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St. Joseph School Area Neighborhood Housing Project Revitalization Study

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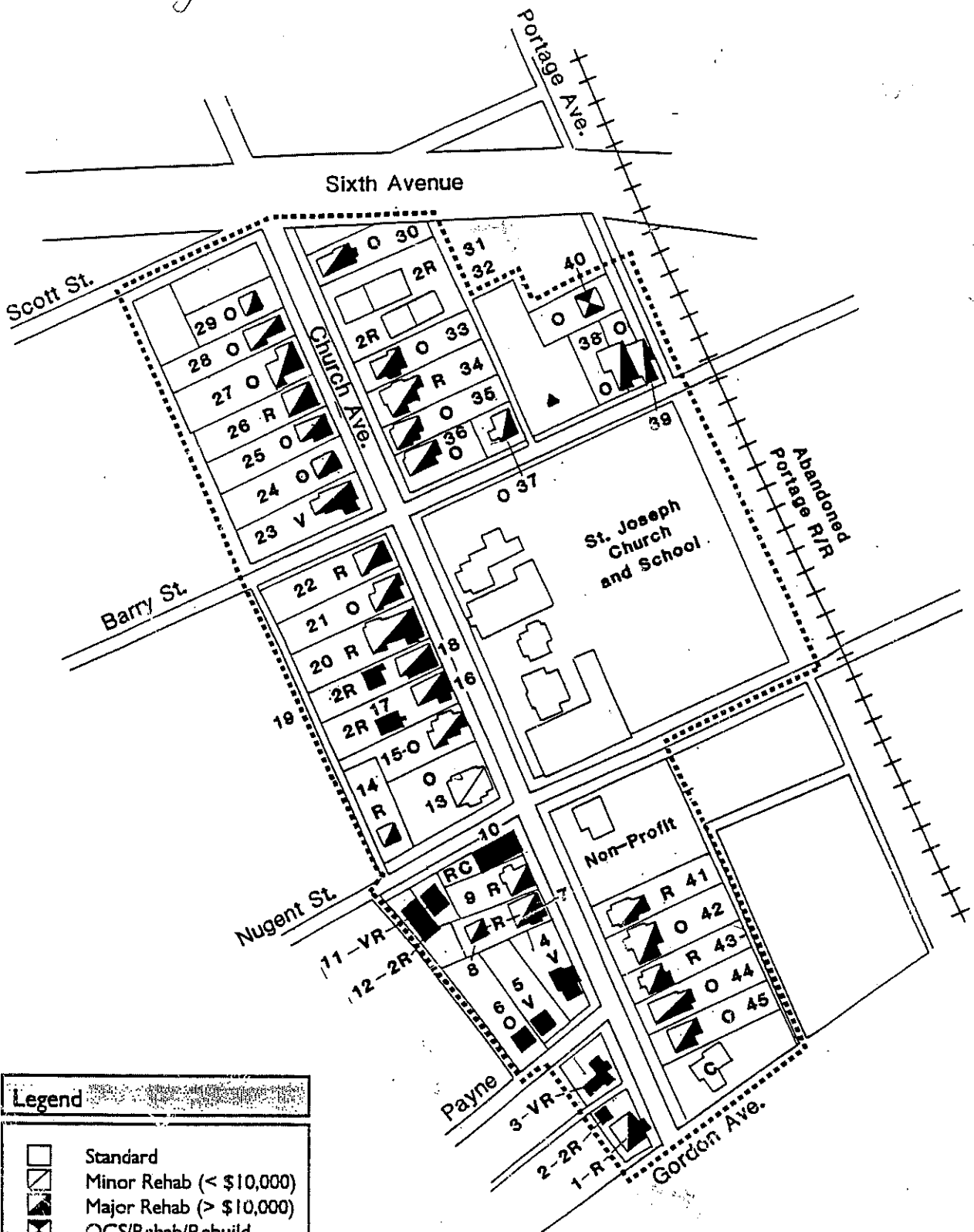
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*Bo/wc
Neighborhoods*



Legend

	Standard
	Minor Rehab (< \$10,000)
	Major Rehab (> \$10,000)
	OCS/Rehab/Rebuild
	Dilapidated
	Owner
	Renter
	Vacant
	Commercial
	Building Number

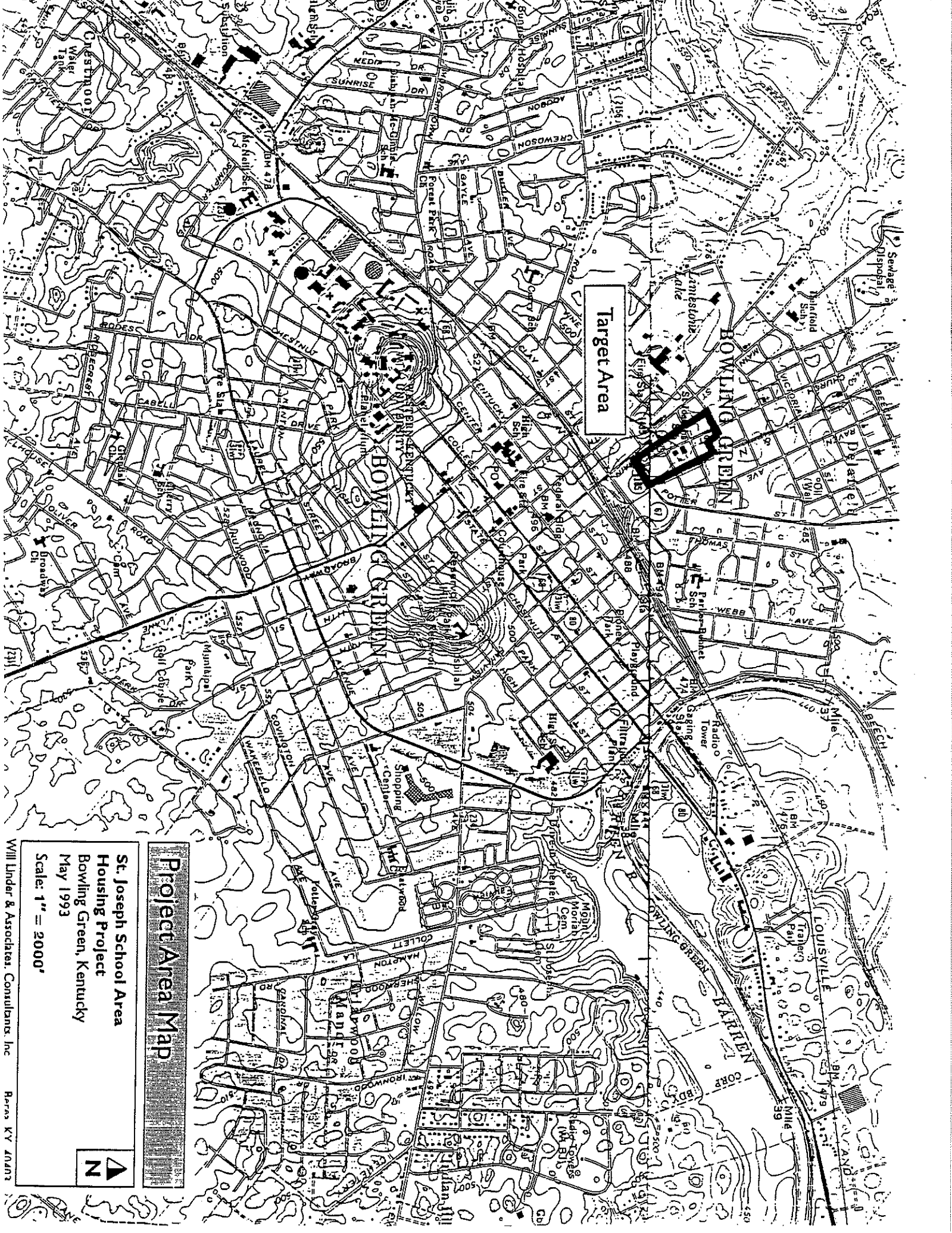
Project Activities Map

St. Joseph School Area
Housing Project
Bowling Green, Kentucky
May 1993
Scale: 1" = 250'



100

1



Target Area

Project Area Map

St. Joseph School Area
 Housing Project
 Bowling Green, Kentucky
 May 1993
 Scale: 1" = 2000'



**II. ADDITIONAL REQUIREMENTS
(Continued)**

Housing and Special Projects

2. ACTIVITY MATRIX (if applicable):

INSTRUCTIONS

Complete the matrix below by indicating the total number of units to be affected by each activity.

	Owner Occupied		Occupied Rental		Vacant Owner		Vacant Rental		TOTAL
	Over	LMI	Over	LMI	Over	LMI	Over	LMI	
ACQ.	0	0	0	9*	0	0	0	5*	14
RELO.	0	0	0	9*	0	0	0	0	9
REHAB	1	18	0	13	0	0	0	1	33
CLEAR/ DEMO	0	0	0	6	0	0	0	4	10

* 3 occupied rental and 1 vacant rental will be acquired/rehabed/resold.

* 5 new lots will be sold for 3 bedroom dwellings or 15 replacement bedrooms

3. 104d INFORMATION (if applicable):

INSTRUCTIONS

For each unit to be demolished by this project, provide the address and number of bedrooms to be affected.

	Address	# of Bedrooms	Comments*	Replacement Units
	317 1/2 323			
1	#2 201 1/2 Gordon Avenue	2	Dilapidated but occupied	2
2	#3 213 Church ✓	2	Vacant & unoccupiable	0
3	#4 303 Church ✓	3	Vacant & unoccupiable	0
4	#5 807 Payne ✓	2	Vacant & unoccupiable	0
5	#6 813 Payne ✓	3	Dilapidated but occupied	3
6	#10 327 Church ✓	1	Local Grocery & one occupied	1
7	#11 814 Nugent ✓	2	Dilapidated but occupied	2
8	#12 816 Nugent	2	Vacant & unoccupiable	0
9	#17 419 1/2 Church ✓	2	Dilapidated but occupied	2
10	#19 423 1/2 Church ✓	2	Dilapidated but occupied	2
	TOTAL BEDROOMS	21	TOTAL REPLACEMENT NEEDED	12*

COST SUMMARY

Public Facilities

DLG USE:

Exhibit C

B - ____ - DC - 21 - 0001) ____)

Applicant: Bowling Green - St. Joseph School Area

ACT. NO.	ACTIVITY CATEGORY	CDBG FUNDS	PROGRAM INCOME	OTHER FUNDS	TOTAL	SOURCE
1)	ACQUISITION	\$179,000	\$0	\$0	\$179,000	
2)	CLEARANCE	\$5,000	\$0	\$65,000	\$70,000	City
3)	RELOCATION					
a)	owner				\$0	
b)	renter	\$10,340	0	\$44,160	\$54,500	City - Vouchers
c)	buisnesses				\$0	
d)	excess payments				\$0	
	TOTAL RELOCATION	\$10,340	\$0	\$44,160	\$54,500	
4)	REHABILITATION					
a)	code enforcement				\$0	City Rehab \$16,500,
b)	grants				\$0	HOME \$100,000, and
c)	forgivable - def. loans	\$469,575	\$100,500	\$193,225	\$763,300	Rehab Match \$76,725
d)	leveraged loans	\$4,000	\$0	\$4,000	\$8,000	Bank Loan
e)	public housing mod.				\$0	
	TOTAL REHAB.	\$473,575	\$100,500	\$197,225	\$771,300	
5)	PUBLIC FACILITIES					
a)	parks & rec. facilities				\$0	
b)	street improvements	\$0	\$0	\$12,000	\$12,000	City - Sidewalk
c)	water lines				\$0	Program
d)	water treatment facilities				\$0	
e)	sewer lines				\$0	
f)	sewage treatment fac.				\$0	
g)	flood & drainage fac.				\$0	
h)	engineering design				\$0	
i)	engineering inspection				\$0	
j)	other public facilities					
	1. Railroad Removal	\$0	\$12,000	\$0	\$12,000	
	2.				\$0	
	3.				\$0	
	4.				\$0	
	5.				\$0	
	TOTAL PUBLIC FAC.	\$0	\$12,000	\$12,000	\$24,000	
6)	PUBLIC SERVICES				\$0	
7)	OTHER					
a)	Family Counseling	\$0	\$0	\$12,000	\$12,000	City - Dept. of C.D.
b)					\$0	
c)					\$0	
d)					\$0	
e)					\$0	
	TOTAL OTHER	\$0	\$0	\$12,000	\$12,000	
8)	SUBTOTAL	\$667,915	\$112,500	\$330,385	\$1,110,800	
9)	PLANNING	\$7,500	\$0	\$0	\$7,500	
10)	ADMINISTRATION	\$60,000	\$5,000	\$0	\$65,000	
11)	CONTINGENCIES	\$14,585	\$0	\$0	\$14,585	
12)	TOTAL PROJECT COSTS	\$750,000	\$117,500	\$330,385	\$1,197,885	

**BOWLING GREEN, KENTUCKY
ST. JOSEPH SCHOOL AREA
CDBG BUDGET**

1. ACQUISITION:		
A. Purchase of 14 properties	\$151,000	
B. Appraisals—14 @ \$275 ea.	3,850	
C. Review Appraisals—14 @ \$200 ea.	2,800	
D. Title Search—14 @ \$275 ea.	3,850	
E. Survey/Parcel Plat—L.S.	3,000	
F. U.R. Plan—Required by KRS 99	9,500	
G. Condemnation/Court Cost	5,000	
TOTAL ACQUISITION		\$179,000
2. CLEARANCE:		
A. Demolition of 10 structures and one OCS/Rebuild	\$65,000	
B. Clean—up of R/R and other Areas	5,000	
TOTAL CLEARANCE		\$70,000
3. RELOCATION:		
A. Moving Expenses—9 rental households @ \$750 ea.	\$6,750	
B. Rental Assistance—9 households @ \$5,250 ea.	47,250	
C. One (1) Temporary Relocation—OCS/Rebuild	500	
TOTAL RELOCATION		\$54,500
4. REHABILITATION:		
A. 17 LMI Owners	\$412,300	
B. 13 Renters	306,900	
C. 1 Vacant/Acq—Rehab—Resale	27,600	
D. 1 Owner Over Income	8,000	
E. Rehabilitation Services—33 structures @ \$500 ea.	16,500	
TOTAL REHABILITATION		\$771,300
5. PUBLIC FACILITIES:		
A. Sidewalk Repair	\$12,000	
B. Railroad Removal	12,000	
TOTAL PUBLIC FACILITIES		\$24,000
6. OTHER COSTS:		
A. Family Counseling		\$12,000
7. PLANNING/APPLICATION		\$7,500
8. ADMINISTRATION		\$65,000
9. CONTINGENCIES		\$14,585
TOTAL PROJECT COST		\$1,197,885

SOURCES OF FUNDS:

1. CDBG	\$750,000
2. Rehab/Rental Match (25% Private Landlord)	76,725
3. HOME Funds	100,000
4. City—Demolition Cost	65,000
5. City—Counseling	12,000
6. City—Vouchers Relocation Assistance	44,160
7. City—Rehab Services	16,500
8. Program Income—5 lots @ \$3,500 ea.	17,500
9. Resale of 4 structures after rehab @ \$25,000 ea.	100,000
10. Bank Loan (50% of Over Income Rehab)	4,000
11. City—Sidewalk Program	12,000
TOTAL SOURCES OF FUNDS	\$1,197,885

IV. PROJECT OVERVIEW

Housing and Special Projects

Project Title: St. Joseph School Area Revitalization Project

Applicant: Bowling Green, Kentucky

Activity Number	Project Needs	Proposed Activities	Anticipated Accomplishments
1	<p>10 dilapidated structures need to be acquired and demolished to eliminate slum and blight. 4 additional structures need to be acquired to rehab and resell, (one vacant)</p>	<p>Acquisition of 14 structures will be completed in accordance with the Uniform Act.</p>	<p>Elimination of all dilapidated structures in the target area.</p>
2	<p>Demolition of 10 dilapidated structures and one OCS/rebuild in need to remove slum and blight. All the vacant lots and abandoned railroad will be cleaned up.</p>	<p>City funds will be utilized for demolition of the 10 dilapidated structures and one OCS/rebuild with all trash and debris sent to a licensed landfill. All the vacant lots and abandoned railroad will be cleaned up.</p>	<p>All dilapidated structures as well as trash and debris will be eliminated for the target area, thus improving the livability of the area.</p>
3	<p>9 rental households reside in substandard dwellings and need relocation to decent, safe and sanitary dwellings.</p>	<p>Relocation of 9 rental structures will be undertaken in accordance with the Uniform Act.</p>	<p>All rental households previously living in dilapidated structures will be living in decent, safe and sanitary dwellings within their ability to pay.</p>

IV. PROJECT OVERVIEW

Housing and Special Projects

Project Title: St. Joseph School Area Revitalization Project

Applicant: Bowling Green, Kentucky

Activity Number	Project Needs	Proposed Activities	Anticipated Accomplishments
4.	32 houses are substandard (17 LMI owner, 13 LMI renter, 1 over income owner and 1 vacant) and require rehab to BOCA standards.	32 structures will be rehabed to BOCA standards; 17 LMI owners will be provided a 7 year FDL. The vacant structure will be acquired/rehabed and resold to the non-profit housing corporation; the 13 rental properties will be required to provide 25% match and freeze rents. The 75% CDBG will be a 10 year FDL. The one over-income will be a 50% match with a 7 years FDL, all structures will be required to sign an agreement to maintain their property after rehab.	After completion of the rehab and the Acq/Demolition, all structures in the target area will meet BOCA Code, thus improving the livability of the area.
5. b & j	Sidewalks in the area need repair and the old abandoned railroad needs to have the tracks removed and the land combined with adjacent property owners.	The City will repair all sidewalks and curbs in the target area as part of its sidewalk program. The abandoned railroad tracks will be removed and the surplus land combined with adjacent properties.	Sidewalks will be safe for residents of the area and the abandoned railroad will no longer be a place for old tires and trash.
7.a	There is a need for family counseling to assist the renters of the area achieve a better lifestyle.	The City's self-sufficiency counselor will assist in provision of family counseling in the target area.	Problems of homeownership, trash in houses and maintenance will be addressed to assist in the long term upgrade of the area.

IV. PROJECT OVERVIEW

(Continued)

Housing and Special Projects

Methodology Used to Determine Project Needs:

Socio Economic - Door to door survey by City
Rehabilitation Cost - Interior and exterior inspections by City Rehab Inspector
Public Facilities Cost - City staff
Acquisition Cost - Local real estate agent and City staff

Total Number of Households Served N/A. (Special Projects Only) Methodology Used:

INSTRUCTIONS

1. List the activity number and letter (if applicable) identifier for each category to correspond with numbers in the codification of activities.
2. On the corresponding line list briefly all Project Needs for which this proposal is intended. Each Need should be specific, and quantified.
3. List clearly each Proposed Activity in the column provided. Position each Activity adjacent to the corresponding Need. For Public Facilities, indicate the linear feet of line to be installed, size of proposed tanks, plant capacity and other relevant project design data. Each activity should be specific and quantified.
4. List clearly the Anticipated Accomplishments, positioning each Accomplishment next to its corresponding Proposed Activity.
5. Describe the methodology used to determine Project Needs (examples include discussion of socioeconomic survey, housing rehabilitation methodology, and engineering studies).
6. Enter the total number of households served from the project and describe methodology used to determine this number. Do not "double count" households served from more than one activity.

Note: One additional Project Overview may be used.

CLARIFICATION OF NEEDS
Housing and Special Projects

Project Title: St. Joseph School Area Revitalization Project

Applicant: Bowling Green, Kentucky

This form may be used to clarify Project Needs as identified in the Project Overview. In concise terms, provide relevant information not included in the Project Overview. (Limit description to two (2) pages.)

The St. Joseph School Area Revitalization Project involves the stabilization of housing located on Church Avenue from 6th Avenue to Gordon Avenue. This area has long been populated by blue collar working poor, many of whom were associated with either the St. Joseph School or the St. Joseph Catholic Church. In 1980, the neighborhood was 89% homeowner, but in 1993 the target area was only 42.9% homeowner. Of the 44 occupied dwellings (4 structures are duplexes), 17 are headed by elderly, 12 by handicapped and 18 by female headed households. Forty-three (43) households or 97% are low and moderate income. Thirty-six (36) households or 82% are Very Low Income (VLI).

The age of the structures in the neighborhood, the ever increasing number of elderly homeowners and the influx of absentee landlords (many of whom provide little or no maintenance), has lead to the deterioration of the St. Joseph School Area. West Main Street immediately adjacent to Church Avenue consists of burnt-out buildings, abandoned structures, and extremely deteriorated and dilapidated buildings. This West Main Street blight has also accelerated the deterioration of the Church Avenue Area.

In an effort to stabilize the St. Joseph School Target Area, the congregation of the St. Joseph Church undertook a complete renovation of the historic St. Joseph Church and a major fund raiser for the St. Joseph School. The improvement of these facilities provides an anchor to this neighborhood and allows the City of Bowling Green to use this anchor in the revitalization of the target area. Upgrading and improving the housing conditions in the St. Joseph School Area will encourage new private investment by young families, many of whom have ties to either the church or the school. ~~Upgrading and revitalization of this target area will also allow the City of Bowling Green to utilize the St. Joseph School Area as a base for later entering into the West Main Street Area.~~ Many structures in the West Main Street Program Area will require demolition with resulting vacant lots which would probably remain unsellable due to the overall condition of the area. Revitalization of the St. Joseph School Area however, will establish the tone and the anchor for the second phase revitalization on West Main Street.

New waterlines, sewer lines, gas lines, and storm drains were constructed in Church Avenue in the late 1980's. The only infrastructure needs of this area involve the need to construct a sidewalk and curb (approximately 40 linear feet) on Barry Street adjacent to the Portage Railroad. Other minor curb and sidewalk repairs are necessary and will be undertaken as part of the overall revitalization effort by the City of Bowling Green utilizing its Sidewalk Improvement Program.

The abandoned Portage Railroad is a dumping area for trash, tires, and other debris. There is a need to remove the track in this area and to incorporate this right-of-way into existing land parcels. The abandoned structures located on Church Avenue and Nugent Street are additional dumping spots for debris, trash and garbage. Snakes, rats and other rodents exist in these abandoned structures and are a threat to neighborhood children.

CLARIFICATION OF PROPOSED ACTIVITIES

Housing and Special Projects

Project Title: St. Joseph School Area Revitalization Project

Applicant: Bowling Green, Kentucky

This form may be used to clarify Proposed Activities as identified in the Project Overview. In concise terms, provide relevant information not included on the Project Overview. (Limit description to two (2) pages.)

Acquisition will consist of fourteen (14) properties; 10 dilapidated (4 vacant and 6 renter occupied) and four deteriorated residential structures (1 vacant and 3 renter occupied) which will be acquired, rehabilitated and resold to a non-profit housing corporation. These fourteen (14) properties will be acquired in accordance with the Uniform Act. Demolition of ten (10) structures and one (1) OCS/rebuild will be undertaken by the City of Bowling Green. This demolition involves two (2) dwellings having asbestos shingles and the potential of lead based paint in all eleven (11) structures. The City of Bowling Green must pay \$35 per ton tipping fee in addition to hauling this debris to a licensed landfill which is approximately a 100 mile trip each way. The City will also utilize its current enforcement powers to eliminate junk debris, abandoned cars, and unattended back yards with high grass and weeds. Condemnation will be utilized if necessary and/or appropriate.

Relocation will be limited to nine (9) rental households. The three households located in structures which will be acquired/rehabed/resold will have the right of first refusal for home buying as a benefit of working with the non-profit housing corporation. All rental families to be displaced reside in either one or two-bedroom dwellings. Actual moving expenses will be provided to these displacees in accordance with the Uniform Act. As all nine households meet Section 8 income requirements, the Bowling Green Department of Community development will provide vouchers to any of the households who desire subsidized housing assistance. As stipulated in the Uniform Act, if a rental family declines subsidized housing and desires to move into private replacement accommodations, a total of \$10,340 in CDBG funds is allocated for additional payments over the available voucher amount. Temporary relocation has been budgeted for one OCS rebuild. Contingencies in the amount of \$14,585 will also be held until the completion of all relocation in order that it can also be utilized as a backup for relocation costs if necessary and/or appropriate. Temporary relocation has been budgeted for one OCS/rebuild even though the initial plans call for reconstruction of the OCS replacement building adjacent to the new OCS facility with demolition occurring after completion of the OCS replacement. All relocation will be undertaken in accordance with the Uniform Act.

A total of thirty-two (32) structures will be rehabilitated according to BOCA Housing Standards. This includes: seventeen (17) LMI owner-occupied structures; ten (10) renter-occupied properties owned by absentee landlords; three (3) renter-occupied structures which will be acquired, rehabilitated and resold to the non-profit housing corporation; one (1) vacant structure to acquire/rehab/resale; and one (1) over income owner-occupied structure. The three (3) rental properties to be acq/rehabed/resold have not been specifically designated as the City is negotiating with the absentee owners and will acquire 3 structures where the owners refuse to provide the 25% rehab match. The acq/rehab/resale will either be resold prior to rehab or the rehab contract will be procured in accordance with the City's Procurement Code. All rehab structures will be advertised and awarded under separate contracts due to the timing of obtaining all necessary documentation which prevents "grouping" of rehabs and the desire to utilize the maximum number of small, local rehab contractors. Thirty-one (31) of the thirty-two (32) structures to be rehabilitated are classified as major rehabilitation. The only minor rehabilitation involves the over income homeowner. Major rehabilitation is defined as those structures requiring improves in excess of \$10,000 as well as having two or more structural defects. Minor rehabs are those requiring rehab under \$10,000. The average rehabilitation cost of a major rehab is \$22,962. This includes \$2,000 per unit for removal of potential lead based paint. All homeowner rehabilitation will be undertaken via a seven year, forgivable, deferred loan. The ten (10) absentee rental

CLARIFICATION OF PROPOSED ACTIVITIES

Housing and Special Projects

(continued)

property owners will be required to provide twenty-five percent (25%) of the total rehabilitation costs from private funds. This 25% local match for absentee landlords reflects the existing regulations of the City of Bowling Greens Rental Rehab Program which is currently funded by KHC from HOME Funds. A Pro Forma will be prepared on each rental building and the existing rent will be evaluated as to whether the absentee owner receives a 10% return cash on cash. If the current rents allow for operating expenses plus interest and principal on the 25% match and still allow a 10% (or greater) return on equity, rents will be frozen for a period of ten years at the existing level with increases allowed annually which reflects the cost of living index.

If the Pro Forma shows that rents must be increased to cover operating expenses, principal and interest, and a 10% return on equity to the investor, these increases will be allowed and the existing tenants will be provided with subsidized housing vouchers to make up the rent increase. The seventy-five percent (75%) subsidy match on these rental properties will be provided through a ten-year forgivable deferred loan. The seven-year homeowner forgivable deferred loan and the ten-year rental deferred payment loan will be secured by a security agreement and mortgage on the property. In most cases, the rental property forgivable deferred loan will be in a second position to a local financial institution. The one (1) over income homeowner will be provided 50% of his costs from Block Grant Funds. This fifty percent (50%) is an inducement to undertake the rehabilitation necessary for this minor rehab. Approximately \$4,000 of this cost is estimated to be needed to eliminate lead-based paint in this dwelling. The fifty percent (50%) CDBG match will be secured by a seven year FDL. The four structures to be owned by the non-profit will be required to sign a 10-year FDL. Rents will be controlled by the Section 8 guidelines. The rehab Granting Agreement and the mortgage will require that the owner maintain the property at code and prevent trash and debris from accumulating. Failure to meet these obligations will result in the owner being required to repay the remainder of the FDL.

Family counseling will be provided on a part time basis for the eighteen month implementation period of this project. This counseling program will be provided through the City of Bowling Green Department of Community Development and will utilize the counselor currently employed to assist in the HUD Self-Sufficiency Program. It is the intent of the counseling effort to work with every family in the target area and to meet in the home of each of these households at least once a month. Counseling will involve both pre CDBG-rehabilitation and homeownership programs as well as post-CDBG and homeownership continuation efforts. The counselor will also be responsible for identification and correction of problems of area residents relating to maintenance, budgeting, poor housekeeping, and overall general maintenance of the structure. The counselor will be responsible for calling in specialized counselors for identified problems such as drugs, alcohol, or other social concerns.

Public facilities will include construction of approximately 30 linear feet of curb and sidewalks on Barry Street in the proximity of the Portage Railroad. Other curb and sidewalk having been damaged in the area will also be corrected by the City of Bowling Green as part of the Sidewalk Improvement Program. The abandoned Portage Railroad track will be removed, trash and debris eliminated, and the resulting land incorporated with adjacent properties to assure long term maintenance. Deed restrictions relating to upkeep, maintenance, and care will be written into the deeds prior to conveying this property to the adjacent property owners.

Demolition of the ten structures will result in five new single family dwellings constructed by the non-profit housing corporation in conjunction with the Kentucky Housing Corporation and local financial institutions. The non-profit housing corporation and all the rental absentee landlords will be encouraged to utilize the Section 8 Voucher Program in order that the Section 8 inspectors can assist in improved maintenance, selection of tenants and improved management practices.

CLARIFICATION OF ANTICIPATED ACCOMPLISHMENTS

Housing and Special Projects

Project Title: St. Joseph School Area Revitalization Program

Applicant: Bowling Green, Kentucky

This form may be used to clarify Anticipated Accomplishments as identified in the Project Overview. In concise terms, provide relevant information not included in the Project Overview. **(Limit description to two (2) pages.)**

The primary goal of the proposed St. Joseph School Area Revitalization Project is to stabilize the neighborhood and to reverse the deteriorated trend which has occurred in the neighborhood during the last ten years. This program will not only bring 100% of the dwelling units up to BOCA Housing Code, but also increase homeownership from 42.9% to 63.9% (23 homeowners of 36 dwellings after completion of the proposed project).

Revitalization of the St. Joseph School Area will allow the St. Joseph Church and School to become an anchor for the entire neighborhood, with phase I along Church Avenue providing an example to both residents of the neighborhood and the city at large which will allow for future revitalization of West Main Street as part of this overall neighborhood revitalization effort. The low and moderate income families residing in this area will be able to reside in decent, safe, and sanitary dwellings within their financial means. The City of Bowling Green's local effort on this proposed project includes \$100,000 of HOME funds currently awarded to the City of Bowling Green for rental rehab in April, 1993, \$65,000 in demolition cost, \$12,000 for sidewalk improvements, \$12,000 in counseling costs and \$16,500 in rehab inspection services. The City will also provide major assistance to the St. Joseph School Area through intense code enforcement and a Sidewalk Improvement Program.

Completion of this revitalization project will improve the livability of the St. Joseph School Area and begin a spin-off effect for future phases of this overall neighborhood revitalization effort.

V. NATIONAL OBJECTIVES IDENTIFICATION
LOW & MODERATE INCOME

Applicant: Bowling Green, Kentucky

In the first column list the number and letter, if applicable, of each proposed activity, as shown on the Project Overview, that will address Benefit to Persons of Low and Moderate Income. In the second column respond to the following items for each activity (use additional pages if necessary):

- a. Identify source documentation for LMI benefit, e.g. survey, census data.
- b. Explain how activity will benefit LMI.

Activity Number	LMI Benefit
-----------------	-------------

Source: Door-to-door surveys were conducted in May, 1993 by the City's Community Development Staff, and by Will Linder & Associates.

01/02/03 A total of 11 persons in 9 rental households (11 of which are LMI) will benefit from acquisition of dilapidated properties.
Benefit to LMI = 100%.

04 Rehabilitation assistance will benefit a total of 96 persons, of which 90 are LMI.
Benefit to LMI = 94%.

05 The entire project area will benefit from public facility improvements which will provide safe passage along sidewalks as well as by removing the abandoned RR tracks and clean-up of the area. There are 118 persons in the target area, 112 of which are LMI.
Benefit to LMI = 95%.

V. NATIONAL OBJECTIVES IDENTIFICATION
PREVENTION OR ELIMINATION OF SLUMS OR BLIGHT

Applicant: Bowling Green, Kentucky

In the first column list the number and letter, if applicable, of each proposed activity, as shown on the Project Overview, that will aid in the Prevention or Elimination of Slums or Blight. In the second column respond to the following items for each activity (use additional pages if necessary):

- a. Explain and quantify extent of deterioration of buildings or improvements.
- b. Explanation of how area meets KRS 99 definition of slums or blight.
- c. Source of documentation for slums or blight.
- d. Explanation of how this activity will eliminate or prevent slums or blighted conditions.

Activity Number	Prevention or Elimination of Slums or Blight
--------------------	--

01/02	The entire target area will benefit from acquisition and clearance activities which will acquire 14 properties. Of the 14 properties to be acquired 10 will be cleared and 4 will be acquired, rehab, and resold. Benefit to LMI = 95%
-------	---

**V. NATIONAL OBJECTIVES IDENTIFICATION
URGENT NEEDS**

Applicant: Bowling Green, Kentucky

In the first column list the number and letter, if applicable, of each proposed activity, as shown on the Project Overview, that will address Urgent Needs. In the second column respond to the following items for each activity (use additional pages if necessary):

- a. When problem began.
- b. Other agencies approached for funding and response.
- c. Explain how activity will completely solve problem.
- d. Attach state authorization for Urgent Needs use.
- e. Attach certification by Chief Executive Officer.

Activity
Number

Urgent Needs

Not Applicable

VII. HOUSING AND COMMUNITY DEVELOPMENT NEEDS

INSTRUCTIONS

This form is to be used to define your community's overall housing and community development needs. All questions in each category must be answered even if your project is not designed to specifically address that category. All questions must be answered in respect to the entire jurisdiction of the applicant(s), not just the project area.

a. ECONOMIC DEVELOPMENT:

(1) Describe overall Economic Development needs:

Diversification of the economic activity to provide to provide economic opportunity cyclical variations. Maintain and foster growth of existing business and industry. Continue positive attitude toward existing business. Focus recruitment efforts on industry providing high-wage employment and enhance regional position in trade, service, medical, and education center. Expansion of existing industries into the field of high technology. Small business competition offering additional employment for unskilled or semi-skilled persons.

Source/Rationale:

"Resources for Economic Development--Bowling Green." "City of Bowling Green Quarterly Fiscal Analysis Report--Analysis of 1.5% Occupational Withholding Receipts." Chamber of Commerce. Bowling Green--Warren County 1990 Comprehensive Plan.

(2) Describe Economic Development needs specific to LMI residents:

Job training and vocational education. Additional permanent unskilled and semi-skilled jobs. Affordable public transportation is needed to aid LMI residents in getting to and from employment.

Source/Rationale:

Without necessary training and skills LMI residents cannot compete for more permanent skilled positions. (Sources same as above). The City has no transit system in place for residents.

(3) Define community's goals (methods for meeting needs) projected for three years:

Support the Economic Development Center at Western Kentucky University. Support the development of the Kentucky Advanced Technology Center. Re-orient local industry from service to manufacturing. Purchase and development through federal, state, and city sources. Development of limited public transit.

(4) Describe the relationship of the proposed project to stated Economic Development goals: _____

The proposed project will provide affordable housing for the working poor, both rental and first-time homebuyers. The area is within walking distance of many existing jobs.

VI. PROJECT BENEFIT PROFILE
Housing and Special Projects

Applicant: Bowling Green, Kentucky

1 Total Beneficiaries (all activities): 118

2 Activity	3 Total		4 White		5 Black		6 Hispanic		7 Asian/ Pacific Islander		8 American Indian/ Alaskan Native		9 Disabled		10 Elderly		11 LMI		12 Low		13 Female HH	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	
1	11	100	11	100									2	18			11	100	9	82	1	
2	11	100	11	100									2	18			11	100	9	82	1	
3	11	100	11	100									2	18			11	100	9	82	1	
4	96	88	84	88	8	8	4	4	0	0	0	0	12	13	17	18	90	94	65	68	13	
5	118	81	95	81	19	16	4	3	0	0	0	0	14	12	17	14	112	95	86	73	18	

VII. HOUSING AND COMMUNITY DEVELOPMENT NEEDS
(continued)

b. **HOUSING:**

(1) Describe overall Housing needs:

Construction of single-family residential units of medium price range. Construction of elderly and other subsidized certificates and vouchers. Rehabilitation of homeowner and rental units. Continuation of code enforcement in the City. Continued removal of slum and blight.

Source/Rationale:

"Single-family Residential Mortgage Demand Study for Warren County" prepared by BRADD Data Book, 1990. Waiting lists in public housing and Section 8. Age of existing housing, 1980 Census. Staff surveys and code and rehabilitation activities within the City. Bowling Green-Warren County 1990 Comprehensive Plan. Kentucky 1992 Comprehensive Housing Affordability Strategy.

(2) Describe Housing needs specific to LMI residents:

New moderately priced (KHC range) single-family residential construction. Availability of low-cost single-family residential lots. Construction of elderly and 2- and 3-bedroom subsidized housing units. Additional Existing Market Section 8 certificates and vouchers. Rehabilitation of rental and homeowner units.

Source/Rationale:

1986 Bowling Green Special Census. (Additional sources same as above.) The present cost of privately development lots is approximately \$8,000 to \$10,000 (at a minimum) which is unaffordable for LMI persons. Kentucky Comprehensive Housing Affordability Strategy.

(3) Define community's goals (methods for meeting needs) projected for three years:

Apply for any allocation available through HUD for Section 8 units, Existing Market Section 8 units and construction of Section 202 Elderly units. Apply for CDBG and/or HOME funds in subsequent years to provide financial assistance for low-interest, deferred payment loans for LMI homeowners. Apply for CDBG funds allocated through the HOME Program to insure affordable, decent, safe, and sanitary housing for LMI tenants. Continue enforcement of the BOCA Basic Property Maintenance Code.

(4) Describe the relationship of the proposed project to state Housing goals:

The proposed project will stabilize the St. Joseph School Area through utilization of CDBG, HOME and City funds. Rehabilitation will be utilized to upgrade existing dwellings. Acquisition and demolition will allow for construction of new single-family dwellings, and acquisition/rehab/resale will allow for changing the area from predominately renters to predominately homeowners.

VII. HOUSING AND COMMUNITY DEVELOPMENT NEEDS
(continued)

c. PUBLIC FACILITIES:

(1) Describe overall Public Facilities needs:

Street, curb, sidewalk and storm sewer improvements. Additional park construction and improvements. Inspection of sewer connections with public sewer. Upgrading of fire hydrants and improve urban fire flow. Additional fire station. New police station. Upgrade traffic signals.

Source/Rationale:

"City of Bowling Green Capital Improvements Program, 1992-1998." "Bowling Green Municipal Utilities, Water-Sewer Division." Bowling Green-Warren County 1990 Comprehensive Plan.

(2) Describe Public Facilities needs specific to LMI residents:

Street, sidewalk, and storm sewage reconstruction and improvements. Park construction. Affordable public transportation.

Source/Rationale:

Same sources as above. The majority of LMI residency is in the older areas of the City and therefore need more street, sidewalk, and storm sewage reconstruction. The City does not have any type of transit system which would enable LMI residents to reach areas where employment is likely.

(3) Define community's goals (methods for meeting needs) projected for three years:

The City of Bowling Green and Bowling Green Municipal Utilities have adopted a capital improvements program to partially address a six year need. Through agreements with elementary schools in LMI areas, the City will partially fund playground renovations and extension. The City is conducting a feasibility study on providing a transit system in the community and plans to provide limited transit within the year.

(4) Describe the relationship of the proposed project to stated Public Facilities goals:

The City will utilize its Street Improvement Program which is part of its Capital Improvement Program to upgrade the sidewalks and curbs in the target area.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

INSTRUCTIONS FOR COMPLIANCE WITH TITLE VI
OF THE CIVIL RIGHTS ACT OF 1964

Title VI of the Civil Rights Act of 1964 states:

"No person in the United States shall, on the ground of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance."

Section 1.4(b) (2) (i) of the regulations of the Department of Housing and Urban Development issued pursuant to Title VI requires that:

"A recipient, in determining the types of housing, accommodations, facilities, services, financial aid, or other benefits which will be provided under any such program or activity, or the class of persons to whom, or the situations in which, such housing, accommodations, facilities, services, financial aid, or other benefits will be provided under any such program or activity, or the class of persons to be afforded an opportunity to participate in any such program or activity, may not, directly or through contractual or other arrangements, utilize criteria or methods of administration which have the effect of subjecting persons to discrimination because of their race, color, or national origin, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity as respect to persons of a particular race, color, or national origin."

As evidence of compliance with the above, the applicant shall provide the information as requested in a, b, c, and/or d below, as appropriate, to supplement the data relative to the locations of concentration of minority groups and proposed activities shown on the map submitted as part of the application. Additional pages should be used, if necessary. If there are no minorities in the community, check here and disregard questions a through d.

- a. IDENTIFY THE MINORITY GROUP(S) POPULATION OR PORTION THEREOF, RESIDING IN THE APPLICANT'S JURISDICTION THAT WILL NOT BE SERVICED BY ONE OR MORE OF THE PROPOSED ACTIVITIES.

Minority areas in Bowling Green include High Street, West Main Street, and other scattered areas. The St. Joseph School neighborhood is part of the West Main Street area.

b.. EXPLAIN WHETHER THE MINORITY GROUP POPULATION, OR PORTION THEREOF, IS SERVICED BY THE PROPOSED ACTIVITY(IES) ALREADY RECEIVES SUCH SERVICE. IF SO, DEFINE THE EXTENT OF EACH OF THESE EXISTING SERVICES AND INDICATE WHETHER THEY ARE EQUAL TO, GREATER THAN OR LESS THAN THE PROPOSED ACTIVITY(IES) RELATIVE TO THE LEVEL AND QUALITY OF SERVICES TO BE PROVIDED.

Many minority areas have been previously served with CDBG funds. Future projects will serve additional minority areas.

c. IF THE MINORITY GROUP POPULATION, OR PORTION THEREOF, DOES NOT RECEIVE SUCH SERVICES(S) NOW AND WILL NOT RECEIVE THE BENEFIT OF THE PROPOSED ACTIVITY(IES), INDICATE THE APPROXIMATE TIME SUCH SERVICES(S) WILL BE PROVIDED TO SUCH RESIDENTS.

N/A

d. IN THE EVENT NO FUTURE SERVICE(S) IS PLANNED FOR THE MINORITY GROUP POPULATION, OR PORTION THEREOF, PROVIDE A STATEMENT OF THE REASONS WHY.

N/A

The phrase "minority group" as used herein, refers to Black, not of Hispanic Origin; Hispanic (a person of Mexican, Puerto Rican, Cuban, Central or South American or other Spanish culture regardless of race); Asian or Pacific Islander; American Indian or Alaska Native.



Signature, Chief Executive Officer

Daily News

PUBLISHED BY NEWS PUBLISHING COMPANY

POST OFFICE BOX 90012
BOWLING GREEN, KENTUCKY 42102-9012

AFFIDAVIT OF PUBLICATION

City of Bowling Green
Bowling Green, KY

Re: Public Hearing Notice - Accepting Applications under
1993 Community Development Block Grand (CDBG)

This is to certify that on March 29, 1993, a public notice which measured 7 1/2" inches ran in the Daily News, a newspaper in and for the county of Warren, city of Bowling Green, state of Kentucky.

I further certify that all of the foregoing facts are true on such date aforesaid.

Dated this 6th day of May, 1993.

Glenn M. Fuller

Subscribed and sworn to before me this 6th day of May, 1993.

My commission expires: June 24, 1995

Kimberly Ann Rich

Kimberly Ann Rich, Notary Public
State at Large, Kentucky
My Commission Expires 6/24/95

IX. CITIZEN PARTICIPATION
Housing and Special Projects

INSTRUCTIONS: Answer the following:

1. Notice of CDBG information to public
 - a. Date of publication 3 / 29 / 93 and 4 / 6 / 93
2. Notice of public hearing
 - a. Date of advertisement 3 / 29 / 93
 - b. Date of hearing 4 / 6 / 93
3. Describe methods used to solicit participation of low and moderate income persons:

Public hearing notice was published in the largest, local circulation newspaper serving Warren County.

4. Denote any adverse comments/complaints received and describe resolution:

Attach to this form:

- a. Tear sheet of all public notices.
- b. Minutes of the public hearing including lists of attendees.
- c. Copy of response(s) to comments and/or complaints.

LPGA in N

By The Associated Press

NASHVILLE, Tenn. — Seeing her name at the top of the LPGA's earnings list is giving Kristi Albers fits.

"My answering machine has maxed out," Albers said as she prepared for today's start of the 54-hole, \$525,000 Sara Lee Classic. "There are so many people I have to call."

Albers collected \$180,000 last week for winning the Sprint Classic, her first victory in eight years on the tour. That paycheck topped her 1992 earnings of \$173,189, which had been her best year ever.

She also rocketed from 43rd on the money list to No. 1, ahead of Trish Johnson and Patty Sheehan.

Albers said the money is causing interesting problems.

Whiten a pleasant surprise for Torre

By The Associated Press

Mark Whiten thinks baseball is bringing.

"I go home, turn on the TV, and boze off," the St. Louis Cardinals right fielder said. "I can only watch for so long. It's a good sleeping pill."

He does like the hightlights, though. Especially when he might catch himself in action. Whiten isn't the type to get caught up in his accomplishments, but he's happy with the way things have worked out after being acquired from Cleveland pitcher Mark Clark and a minor leaguer in March.

Whiten is batting .270 with five home runs, only four fewer than he had all of last season, and has had a chance to show off one of the most feared arms in the major leagues.

He's been a pleasant surprise, because I didn't know what to expect. St. Louis manager Joe Torre said "Right now, he's finding out what he's capable of doing."

Meanwhile, in Boston, Andre Dawson underwent arthroscopic surgery on his damaged right knee Tuesday, one day after being placed on the 15-day disabled list. Dawson was allowed to return to the field some after the surgery and was begin rehabilitation in about a week. Dawson was expected to remain sidelined 4-6 weeks.

PUBLIC NOTICE

To all interested citizens of Bowling Green, Kentucky. The Kentucky Department of Local Government is accepting applications under the 1993 Community Development Block Grant (CDBG) Program. The following information concerning the CDBG program is available for public inspection:

- A. Amount of funds available and range of activities that may be undertaken.
- B. Estimated amount of funds proposed to be used for activities benefiting persons of low and moderate income.
- C. Plans for minimizing displacement of persons as a result of activities assisted with CDBG funds and plans for providing assistance to those persons to be actually displaced as a result of CDBG funded activities.
- D. Records regarding the past use of CDBG funds.
- E. A summary of other important program requirements.

The above information is available at the Housing and Community Development Department, City Hall Annex, 1017 College Street, until May 13, 1993, during regular business hours.

STATEMENT OF PROPOSED ACTIVITY

The City is proposing to utilize CDBG funds for housing rehabilitation activities in the St. Joseph School Area. The public is invited to examine the Statement of Proposed Activity.

COMMENTS ON APPLICATION

A copy of the CDBG application will be on file in the Housing and Community Development Office for citizen review and comment during business hours from May 7, 1993, through May 13, 1993. Comments on the proposed application may be submitted to the attention of the Housing and Community Development Director until 4:00 p.m., May 13, 1993.

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BUSINESS

Personal income rises

WASHINGTON (AP) — Americans' personal income increased only modestly in February but their spending held strong, the government said today.

Income rose 0.2 percent to a seasonally adjusted annual rate of \$5.23 trillion, following a gain of 0.5 percent in January and a strong 1 percent jump in December.

Spending, meanwhile, increased 0.6 percent in February to a seasonally adjusted \$4.26 trillion, following gains of 0.3 percent in January and 0.9 percent in December.

To keep up the pace of spending, Americans had to dip into their savings. The savings rate — savings as a percentage of income — fell to 4.1 percent from 4.4 percent in both January and December. The February rate was the lowest since October 1990.

Economists have warned that unless job and income growth strengthens, consumer spending — which represents two-thirds of the overall economy — will start to fade. In advance, analysts were expecting a healthier 0.5 percent increase in February incomes.

In another economic report, the department said sales of new homes rebounded 4.6 percent in February to a seasonally adjusted annual rate of 595,000 units after a sharp 12.7 percent decline in January, the worst in a decade. Sales in the Midwest sank to the lowest level since September 1991. Sales also fell in the South but they advanced in both the Northeast and West.

A number of special factors held back income growth in February when compared with the month before.

PUBLIC HEARING NOTICE

To all interested citizens of Bowling Green, Kentucky. The Kentucky Department of Local Government is accepting applications under the 1993 Community Development Block Grant (CDBG) program. The following information concerning the CDBG program is available for public inspection:

- A. Amount of funds available and range of activities that may be undertaken.
- B. Estimated amount of funds proposed to be used for activities benefiting persons of low and moderate income.
- C. Plans for minimizing displacement of persons as a result of activities assisted with CDBG funds and plans for providing assistance to those persons to be actually displaced as a result of CDBG funded activities.
- D. Records regarding the past use of CDBG funds.
- E. A summary of other important program requirements.

The above information is available at the Housing and Community Development Department in City Hall Annex, 1017 College Street, on March 29, 1993 through April 7, 1993 during regular business hours. The City of Bowling Green will hold a public hearing on Tuesday, April 6, 1993 at 7:00 p.m. at the City Hall Commission Chambers, Bowling Green, Kentucky. The main purpose of this hearing is to obtain views on housing and community development needs, review proposed activities, past use of funds, program performance and to inform citizens that technical assistance is available to help groups representing low and moderate income persons in developing proposals.

BUSINESS NEWS

Business news items should be submitted by noon each Thursday for consideration in Monday's business section. Send business news to: Stan Raegan, business editor, The Daily News, P.O. Box 90012, Bowling Green, Ky. 42102-9012.

Financial Snapshot

Friday, March 26, 1993

%	INTEREST RATES	Week's close	Week ago	Year ago
Average rate paid on bank money-market accounts (Bank Rate Monitor)	2.63%	2.64%	3.65%	
91-day Treasury Bill yield	2.94%	3.01%	4.09%	
30-year Treasury Bond	6.85%	6.80%	7.93%	
\$	COMMODITIES			
Commodities Research Bureau Index	211.14	213.67	209.74	
Associated Press Commodities Index	627.51	628.15	623.90	
↑↓	STOCKS			
Dow Jones 30	3,439.98	3,471.58	3,231.44	
S&P 500	447.78	450.18	403.50	
Wilshire 5000 (mkt. value of 5000 stocks)	\$4,398.593 billion	\$4,419.880 billion	\$4,008.617 billion	

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AGENDA

CDBG PUBLIC HEARING

KENTUCKY 1993 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

- I. INTRODUCTION
- II. REVIEW CDBG PROGRAM - GOALS & PAST PERFORMANCE
- III. LOCAL EVALUATION
 - 1. VIEW OF CITIZENS ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS
 - 2. ECONOMIC DEVELOPMENT NEEDS
- IV. REVIEW OF APPLICATION/ACTIVITIES PROPOSED FOR 1993 CDBG APPLICATION AND CITIZEN COMMENTS
 - 1. ESTIMATED AMOUNT OF FUNDS FOR ACTIVITIES TO BENEFIT LOW AND MODERATE INCOME PERSONS
 - 2. FUNDING
 - 3. EFFORTS TO BENEFIT LOW & MODERATE INCOME PERSONS
- V. LOCAL EVALUATION
 - 1. VIEW OF CITIZENS ON SCOPE OF PROJECT
 - 2. VIEW OF CITIZENS ON FUNDING PROPOSED

1993 Community Development Block Grant Program
Public Hearing
April 6, 1993 7:00 p.m.
City Hall Commission Chambers

The hearing was called to order by Mayor Johnny D. Webb. He turned the meeting over to Richard Rector, Housing and Community Development Director, who made the following comments:

The purpose of the public hearing is to obtain comments on housing and community development needs, review proposed activities, past use of funds, program performance and to inform citizens that technical assistance is available to help groups representing low and moderate income persons in developing proposals.

The City of Bowling Green is eligible to apply for Community Development Block Grant (CDBG) funding under the State of Kentucky's Small Cities Program.

(1) Amount of funds available:

Kentucky's total amount for distribution \$32,813,300

Program areas and funding breakdown:

Economic Development	35%	\$11,484,655
Public Facilities	35%	\$11,484,655
Housing	25%	\$ 8,203,325
Special Projects	5%	\$ 1,640,665

Grant ceilings for each program area per year are as follows:

Economic Development	\$1,000,000
Public Facilities, Special Projects, and Housing are each	\$ 750,000

Deadlines for submission of applications to the Kentucky Department of Local Government are:

Public Facilities	May 14, 1993
Housing	May 14, 1993
Special Projects	September 15, 1993 and February 1, 1994
Economic Development	April 1, 1993-February 1, 1994

Program Income is also available through the Bowling Green Revolving Loan Fund (RLF). These funds are repayments of previous economic development loans and are utilized for essentially the same type projects as CDBG. The funds also have nearly the same restrictions and regulations as CDBG, as well as local policies. The annual funding level of the RLF is approximately \$240,000. The City is required to utilize any current balance in the RLF when requesting CDBG Economic Development funds.

- (2) Eligible activities which may be undertaken are detailed in Section 105 of the Housing and Community Development Act of 1974, as amended. Each activity must address one of three national objectives:
- (1) Benefit to low and moderate income persons (activity involving CDBG must benefit 51% LMI)
 - (2) Prevention or elimination of slums or blight
 - (3) Meet community needs which have a particular urgency.
- (3) Technical Assistance is available for persons or groups representing persons of low and moderate income. The staff of the Housing and Community Development Department is available to assist in developing proposals.
- (4) Displacement resulting from CDBG activities will be minimized in accordance with the Residential Antidisplacement and Relocation Assistance Plan adopted by the City of Bowling Green on March 19, 1991.
- (5) Citizen Participation guidelines have been changed for the CDBG program by HUD. This will be the only pre-application public hearing for this funding year.

Prior to submission of any CDBG application, a notice will be published in the Daily News of the City's intent to apply for funds and of the availability of the application to be reviewed by the public.

In the event an application is funded, a second public hearing will be held at the time of project closeout.

(6) Proposed Activities

Economic Development -- Although no proposals have been drawn up, the City will continue to seek funds, as in the past, to assist companies in expansion or startup costs, with the stipulation of hiring low and moderate income persons. During the 1992 funding cycle, the City was awarded approximately \$956,000 in total for three projects.

Special Projects -- The City is working with the Southern Kentucky Community Action Agency in developing a proposal for special project funds. The project would involve the relocation of the Headstart and Senior Center from the

former High Street Community Center into the facility at 225 Third Avenue. Past use has included the health department project in which \$500,000 was received.

Housing -- The Mayor has appointed an Affordable Housing Task Force which will be developing a non-profit for the purpose of furthering affordable housing efforts in the City. No specific CDBG plans have been made.

Following these comments, the floor was opened to the public for comments. Commissioner McIvor asked what types of projects would be included in the Public Facilities category. Rector answered that it included several areas such as water and sewer but that Bowling Green would not typically rate and rank very well on the state level as there would be competition with communities with no such facilities. He also added that regulations have changed on infrastructure in an industrial park and the City would need to consider the changes when developing a park.

Mayor Webb added that the development of an industrial park is presently a "critical need" as there is very little inventory of industrial land left in the City.

With no other comments, the hearing was adjourned.

Approved: 
Housing and Community Development Director

Date: 4/7/93

PLEASE SIGN IN:

NAME

ADDRESS

- | | |
|-------------------------|--------------------|
| 1. Sharon L. Whittaker | 701 Barry Street |
| 2. Cara L Taylor | 308 Church St |
| 3. Jean Kean | 4449 Magnolia Rd |
| 4. Wanda Gann | 401 Church St. |
| 5. Myrtle Phelps | 216 A Church Ave. |
| 6. Joel Fry | Will Linder + asso |
| 7. Stanley Carson | 513 Church |
| 8. Elms (Mildred) | 304 Church |
| 9. Dot Harper | 502 Church |
| 10. Evert Hurt | 437 CHURCH |
| 11. Chris Gann | 401 Church |
| 12. Wanda Dowell | 532 Church |
| 13. Mr. + Mrs. Joe York | 539 Church |
| 14. Chel Hart | 872 Rialto Dr. |
| 15. Lucian Carson | 506 Church St. |
| 16. Cheryl Dowell | 523 Church St |
| 17. | |
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| 19. | |
| 20. | |
| 21. | |
| 22. | |
| 23. | |
| 24. | |
| 25. | |

X. STATEMENT OF ASSURANCES

The applicant hereby assures and certifies that:

- (a) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (b) Its governing body has duly adopted or passed as an official act a resolution, motion or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the applicant's chief executive officer to act in connection with the application and to provide such additional information as may be required.
- (c) It has complied with all the requirements of Executive Order 12372, and that either:
 - (1) Any comments and recommendations made by or through clearinghouses are attached and have been considered prior to submission of the application; or
 - (2) The required procedures have been followed and no comments or recommendations have been received prior to submission of the application.
- (d) It has facilitated or will facilitate citizen participation by:
 - (1) Publishing a statement of proposed activities so that affected citizens have an opportunity to submit comments on the proposed activities and the community development performance of the applicant;
 - (2) Providing adequate notices for two or more public hearings, specifically to persons of low and moderate income;
 - (3) Holding two or more hearings on the proposed application at times and locations convenient to potential beneficiaries, convenient to the handicapped, and meeting needs of non-English speaking residents, if appropriate, to obtain citizens' views before adoption of a resolution or similar action by the local governing body authorizing the filing of the application;
 - (4) Providing citizens information concerning the amount of funds available for proposed community development activities and the range of those activities;
 - (5) Providing citizens with information concerning the estimated amount of funds that will benefit persons of low and moderate income;
 - (6) Furnishing citizens with the plans made to minimize the displacement of persons and to assist persons actually displaced as a result of grant activities;
 - (7) Providing technical assistance to groups representing persons of low and moderate income requesting such assistance in developing proposals;
 - (8) Providing citizens with reasonable notice of substantial changes proposed in the use of grant funds and providing opportunity for public comment;
 - (9) Providing citizens with reasonable access to records regarding the past use of CDBG funds received; and
 - (10) Any modifications or amendments of the program that are made from time to time will be made in accordance with the same procedures required in (d) for the preparation and submission of a statement of proposed activities.
- (e) It has identified housing and community development needs, including those of low and moderate income persons and the activities to be undertaken to meet such needs.
- (f) The Community Development program has been developed so as to give maximum feasible priority to

activities which will benefit low and moderate income families, or aid in the prevention or elimination of slums or blight.

(The requirement for this certification will not preclude the State from approving an application where the applicant certifies, and the State determines, that all or part of the community development program activities are designed to meet other community development needs having a particular urgency as specifically explained in the application.)

- (g) It will minimize displacement of persons as a result of activities assisted by grant funds.
- (h) It will not attempt to recover any capital costs of public improvements assisted in whole or in part with grant funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless (1) grant funds are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than grant funds, or (2) for purposes of assessing any amount against properties owned and occupied by persons of low and moderate income who are not persons of very low income, the recipient certifies to the State that it lacks sufficient grant funds to comply with the requirements of clause (1).
- (i) It will comply with the regulations, policies, guidelines and requirements of OMB Circular's Number A-87, A-122, A-128, A-133 and the "Common Rule," 24 CFR, Part 85 as they relate to the application, acceptance, and use of Federal funds under this document.
- (j) It will comply with:
 - (1) Section 110 of the Housing and Community Development Act of 1974, as amended, 24 CFR 570.603, and State regulations regarding the administration and enforcement of labor standards;
 - (2) The provisions of the Davis-Bacon Act (40 U.S.C. S 276a-5) with respect to prevailing wage rates;
 - (3) Contract Work Hours and Safety Standards Act of 1962, 40 U.S.C. 327 et. seq., requiring that mechanics and laborers (including watchmen and guards) employed on federally assisted contracts be paid wages of not less than one and one-half times their basic wage rates for all hours worked in excess of forty in a work-week;
 - (4) Federal Fair Labor Standards Act, 29 U.S.C.S 102/et. seq., requiring that covered employees be paid at least the minimum prescribed wage, and also that they be paid one and one-half times their basic wage rate for all hours worked in excess of the prescribed work-week;
 - (5) Anti-Kickback (Copeland) Act of 1934, 18 U.S.C.S 874 and 40 U.S.C.S 276c, which outlaws and prescribes penalties for "kickbacks" of wages in federally financed or assisted construction activities; and
 - (6) KRS 337, with respect to Kentucky Prevailing Wage Rates and labor standards.
- (k) It will comply with all requirements imposed by the State concerning special requirements of law, program requirements, and other administrative requirements.

(l) It will comply with:

- (1) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures necessary to effectuate this assurance. If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits;
 - (2) Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;
 - (3) Section 109 of the Housing and Community Development Act of 1974 (ACT), as amended, and the regulations issued pursuant thereto (24 CFR 570.601), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with funds provided under the Act. Any prohibition against discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to otherwise qualified handicapped individuals as provided in Section 504 of the Rehabilitation Act of 1973 shall also apply to any such program activity;
 - (4) Executive Order 11063, as amended by Executive Order 12259 on equal opportunity in housing and non-discrimination in the sale or rental of housing built with Federal assistance, and requiring that programs and activities relating to housing and urban development be administered in a manner affirmatively to further the goals of Title VIII of the Civil Rights Act of 1968; and
 - (5) Executive Order 11246 as amended by Executive Orders 11375 and 12086, and the regulations issued pursuant thereto (24 CFR Part 130 and 41 CFR Chapter 60), which provide that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- (m) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income persons residing within the unit of local government in which the project is located; and that contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing within the unit of local government.
- (n) It will to the greatest extent practicable under State law, comply with Sections 301 and 302 of Title III (Uniform Real Property Acquisition Policy) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and will comply with Sections 303 and 304 of Title III, and HUD implementing instructions at 24 CFR Part 42.

- (o) It will:
- (1) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and 24 CFR 570.606;
 - (2) Provide relocation payments and offer relocation assistance as described in the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Community Development Block Grant program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex, or source of income; and
 - (3) Provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of grant funds to acquire or substantially rehabilitate property.
- (p) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
- (q) It will comply with the provisions of the Hatch Act which limits the political activity of employees.
- (r) It will give the State, HUD and the Comptroller General, through any authorized representatives, access to and the right to examine all records, books, papers, or documents related to the grant.
- (s) Its chief executive officer or other officer of applicant approved by the State:
- (1) Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 (NEPA) (42 U.S.C. S 4321 et. seq.) and other provisions of Federal law, as specified in 24 CFR Part 58, which furthers the purposes of NEPA, insofar as the provisions of such Federal law apply to the Kentucky Community Development Block Grant Program; and
 - (2) Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal courts for the purpose of enforcement of his responsibilities as such an official.
- (t) It will comply with:
- (1) The National Environmental Policy Act of 1969 (42 U.S.C. S 4321 et. seq.) and 24 CFR Part 58, and in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 468), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1974 (16 U.S.C. 469a-1, et. seq.) by:
 - (a) Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity; and
 - (b) Complying with all requirements established by the State to avoid or mitigate adverse effects upon such properties.
 - (2) Executive Order 11988, Floodplain Management;
 - (3) Executive Order 11990, Protection of Wetlands;

- (4) Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4106) as it relates to the mandatory purchase of flood insurance for identified special flood hazard areas;
- (5) The Endangered Species Act of 1973, as amended;
- (6) The Fish and Wildlife Coordination Act of 1958, as amended;
- (7) The Wild and Scenic Rivers Act of 1968, as amended;
- (8) The Safe Drinking Water Act of 1974, as amended;
- (9) The Clean Air Act of 1970, as amended;
- (10) The Federal Water Pollution Control Act of 1972, as amended;
- (11) The Clean Water Act of 1977; and
- (12) The Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976.

It will comply with Section 401(b) of the Lead-Based Paint Poisoning Act, as amended (42 U.S.C. s 4831(b)).

It will adopt and enforce a policy of prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations and will enforce applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

-) It will provide a drug-free workplace and provide a "Place of Performance" form in accordance with the Drug-Free Workplace Act.
-) It will comply with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

The applicant hereby certifies that it will comply with the above stated assurances.

Johnny D. Webb
Signature, Chief Executive Officer

Johnny D. Webb
Name (typed or printed)

Mayor
Title

May 12, 1993
Date

City of Bowling Green

ROBBIE E. BOND
COMMISSIONER

JOHNNY D. WEBB, MAYOR
P. O. BOX 430
BOWLING GREEN, KENTUCKY 42102-0430

CAROL J. McIVOR
COMMISSIONER

JOE W. DENNING
COMMISSIONER

JOHN O. OLDHAM
COMMISSIONER

PHONE: (502) 782-2489
FAX: (502) 843-5836



CITY HALL
1001 COLLEGE STREET

May 14, 1993

Mr. Ron Cook
Kentucky State Clearinghouse
2nd Floor, 1024 Capital Center Drive
Frankfort, Kentucky 40601

RE: 1993 Community Development Block Grant Applications

Dear Mr. Cook:

Enclosed please find fifteen (15) copies of the Project Profile and maps of our Community's application for FY 1993 CDBG Project funds for your review. Copies are being submitted concurrently to the Department of Local Government for review pursuant to CDBG Program guidelines.

If additional information is needed, please contact this office.

Sincerely,

Johnny D. Webb
Mayor

Enclosures (15)

KENTUCKY STATE CLEARINGHOUSE
ENVIRONMENTAL INFORMATION FORM

SAI# _____

1. **Facility Name:** St. Joseph's School

2. Describe in a step by step manner, from raw material receiving to final product shipping, the industrial (commercial) processes performed at this facility.

N/A No industrial processes shall occur.

Provide applicable Standard Industrial Classification (SIC) Codes

3. **Water** - Provide the following:

Water Server: Bowling Green Municipal Utilities

Use: (Industrial, Domestic, or Both):

Domestic

Service Line(s):	Current:	Size	<u>8</u> inch(s)	Capacity	<u>1,126,400</u> GPD
	Proposed:	Size	<u>8</u> inch(s)	Capacity	<u>1,126,400</u> GPD
Facility Usage:	Current:	Normal	<u>12 M</u> GPD (Gallons Per Day)	Peak	<u>15 M</u> GPD
	Proposed:	Normal	_____ GPD	Peak	_____ GPD

4. **Process Wastewater** (Industrial by-product) - Provide the following:

Constituent	Volume (Percentage or in milligrams per liter)
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____

Describe treatment (pretreatment if sent to a Publicly Owned Treatment Work [POTW]--Municipal wastewater treatment plant):

N/A

Treatment By:

N/A

POTW, give name of owning entity and name plus Kentucky Pollutant Discharge Elimination System (KPDES) number of treating plant:

N/A

Non-POTW, give legal name of owner ~~and KPDES number of treating plant~~

N/A

5. Sanitary Wastewater (Domestic by-product) - Provide the following:

POTW, give name of owning entity, and KPDES number plus name of treating plant: KY002403

Bowling Green Municipal Utilities

Non-POTW, give legal name of owner and KPDES number of plant:

An onsite system, give local (district or county) health department name and its permit number for the system: _____

6. Stormwater (Completion not needed for facilities with each and all SIC codes greater than 5200).

Are any of the following materials exposed to rainwater during storing, loading and unloading, transporting, or conveying:

Raw Materials	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Intermediate Product	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Finished Product	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
By-Product	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Waste Product (Including garbage)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Does (Is) this facility have (applying for) a KPDES stormwater permit? Yes No

If yes, give KPDES stormwater permit number:

7. Contact Person (Familiar with facility's operation):

Name: Gary Asbury, Superintendent

Firm: Bowling Green Municipal Utilities

Address: 801 Center Street

P.O. Box 10300

Bowling Green, KY 42102

Telephone: 502/782-1200 Ext. 371

Use Additional Sheets If Necessary

XII. AUTHORIZING RESOLUTION

Housing and Special Projects

INSTRUCTIONS

Attach a copy of the resolution authorizing submittal of this application.

MUNICIPAL ORDER NO. 93 - 90

MUNICIPAL ORDER AUTHORIZING SUBMISSION OF AN APPLICATION AND ACCEPTANCE THEREOF FOR A 1993 KENTUCKY COMMUNITY DEVELOPMENT BLOCK GRANT OF UP TO \$750,000 TO THE KENTUCKY DEPARTMENT OF LOCAL GOVERNMENT

WHEREAS, the City of Bowling Green is entitled to submit an application to the Kentucky Department of Local Government for 1993 Community Development Block Grant funds; and,

WHEREAS, the required public hearings regarding the application have been conducted; and,

WHEREAS, the application has been prepared for housing rehabilitation activities in the St. Joseph School area.

NOW, THEREFORE BE IT ORDERED by the City of Bowling Green, Kentucky as follows:

1. That said application is hereby approved.
2. That Mayor Johnny D. Webb is authorized and directed to execute and submit said application on behalf of the City of Bowling Green, under seal by the City Clerk.
3. This Municipal Order shall be in full force and effect upon signature and recordation.

ADOPTED: May 12, 1993

APPROVED: Johnny D. Webb
Mayor, Chairman of Board of Commissioners

ATTEST: Linda Taylor Leigh
City Clerk

CERTIFIED TRUE COPY
5-12-93
ATTEST: Linda Taylor Leigh
CITY CLERK, BOWLING GREEN, KY

SPONSORED BY: Charles W. Coates, City Manager, 5/6/93, 2:15 p.m.

XIII. DISCLOSURE FORM

Housing and Special Projects

INSTRUCTIONS

Attach a copy of the Disclosure Form and complete as instructed.