



CITY OF PADUCAH

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Home of the Award Winning
Artist Relocation Program
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January 2, 2007

To Whom It May Concern:

The Paducah City Commission, acting as the Local Redevelopment Authority, is pleased to be able to submit to reviewing authorities a Base Redevelopment Plan and Homeless Assistance Submission on the following locations:

Site 1: (KY 062) The Army Reserve Training Center-AMSA 70 Headquarters 3rd Battalion, 100th Division at 2956 Park Avenue in Paducah, KY.

Site 2: (KY 064) The 386TH Medical Detachment – CDL at 2001 N. 12th Street in Paducah, KY.

Anyone with questions or wanting further information about these submissions and the LRA's request for approval of same should contact myself, as the LRA Point of Contact, as above or by email at dfrost@ci.paducah.ky.us.

Thank you.

Sincerely,

David Frost, Grant Administrator

PADUCAH, KY LOCAL REDEVELOPMENT AUTHORITY
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PADUCAH, KY LOCAL REDEVELOPMENT AUTHORITY TIMETABLE

LRA Request for Recognition Filed Office of Economic Adjustment	April 12, 2006
LRA Recognized Office of Economic Adjustment	May 1, 2006
Newspaper Publication of Recognition	May 22, 2006
LRA NOI Advertisement	June 4, 2006
Direct Outreach Mailing to Homeless Assistance Providers in PADD	June 20, 2006
Staff On-Site Inventory Meetings with Army	June 22, 2006
DoD's Lynn Boese Meets with LRA In Commission Chambers, City Hall	June 27, 2006 - 6 PM
Workshop at US Army Reserve Site 1 2956 Park Avenue, Paducah	August 2, 2006 - 9 AM
Workshop at US Army Reserve Site 2 2001 N. 12 th Street, Paducah	August 2, 2006 - 11 AM
Second Direct Outreach Mailing to Homeless Assistance Providers in PADD	August 28, 2006
NOI's from Interested Parties Due <i>(Later extended to December 4, 2007)</i>	October 2, 2006 - 4:30 PM
Last Day to re-submit NOI or submit NOI addendums	December 4, 2006
Staff Review of NOIs Approves All	January 5, 2007
Presentations to LRA by Interested Parties West Kentucky Community & Technical	March 5, 2007 – 5:30PM
DoD's Lynn Boese Meets with LRA Lourdes Medical Pavilion	March 20, 2007 – 1 PM
LRA Meeting Commission Chambers, City Hall	April 3, 2007 – 5:30PM

Submission Date Extension Filed Office of Economic Adjustment <i>(Original submission date: June 28, 2007)</i>	June 6, 2007
Newspaper Publication of 1 st Public Hearing	June 24, 2007
Draft Plans Presented at LRA Public Hearing Commission Chambers, City Hall	July 10, 2007 – 5:30 PM
Newspaper Publication of 2nd Public Hearing	August 12, 2007
Revised Plans Second Public Hearing Commission Chambers, City Hall	August 28, 2007 – 5:30 PM
LRA Revised Plans Introduction Commission Chambers, City Hall	September 11, 2007 – 5:30 PM
LRA Revised Plans Adopted Commission Chambers, City Hall	September 25, 2007 – 5:30 PM
LBA with Paducah Park Services	September 25, 2007
LBA with Paducah Cooperative Ministry	October 1, 2007
Submission Date Extension Filed Office of Economic Adjustment <i>(Requested submission date: January 4, 2008)</i>	October 10, 2007
LRA/City Commission Meeting Ordinance Adoptions	December 4, 2007
LRA/City Commission Meeting Ordinance Amendment	December 11, 2007
LBA with Merryman House Domestic Crisis Center	December 14, 2007
Submission of Plan Documents	January 4, 2008

The Paducah, Kentucky Local Redevelopment Authority (LRA) Military Base Redevelopment Plan

In addition to this narrative attachments to this submission or documents on file can attest to and verify the Paducah LRA's compliance with requirements the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (BRAC) and subsequent administrative regulations in discharging it's responsibilities. In this regard, the LRA Timetable may be one of the most useful of the attachments for reviewers.

All documents not included in this submission are available for audit or public review at the City of Paducah Planning Department, 300 South 5th Street, Paducah, KY, 42001 and will be supplied to reviewing authorities upon request.

This redevelopment plan applies these two sites.

Site 1: (KY 062) The Army Reserve Training Center-AMSA 70 Headquarters 3rd Battalion, 100th Division at 2956 Park Avenue in Paducah, KY.

Site 2: (KY 064) The 386TH Medical Detachment – CDL at 2001 N. 12th Street in Paducah, KY.

Summary:

Paducah Park Services requested the Site1 and Site 2.
Merryman House Domestic Crisis Center (MHDCC) requested Site 1.
Paducah Cooperative Ministry (PCM) requested Site 2.

Park Services later withdrew their request for Site 2.

The LRA has signed Legally Binding Agreements (LBA's) with all parties that submitted NOIs.

The LBA with Park Services transfers the title of Site 1 to that agency.
The LBA with MHDCC provides that agency with sustaining annual support and a one-time cash payment \$135,000.
The LBA with PCM transfers the title of Site 2 to that agency

All NOI proposals conform to existing local land use and zoning regulation

The LRA cites verifiable compliance with the BRAC process and signed LBAs by all parties that submitted NOIs as evidence of plans and assistance that represents a balance of community interests/needs and merits approval.

These sites are within the jurisdictional boundaries of the City of Paducah. The City is the closest local level of governing authority. When the Paducah City Commission learned that these locations had been declared surplus facilities in the spring of 2006, it sought and was granted recognition as the LRA by the appropriate authority. In compliance with the US Department of Housing and Urban Development (HUD) Guidebook on Military Base Reuse and Homeless Assistance the LRA adopted the following as goals.

- The LRA will seek to balance the community's potentially wide variety of expressed needs for redevelopment with the expressed needs of homeless individuals, families and service providers in our area.
- The LRA will seek to ensure that base redevelopment planning is inclusive and directed by the constituent groups and citizens in the community.
- The LRA will seek a rapid redevelopment of the facilities.
- The LRA will consult and/or negotiate with HUD before and during its plan review processes.

Subsequent to its recognition, the LRA moved quickly to publicly advertise the availability of the sites in compliance with HUD guidelines and conduct it's required outreach effort to homeless service providers. To meet and exceed the requirements, outreach letters were twice sent to all homeless service providers within the Congressionally defined eight county Area Development District - the Purchase Area Development District. This district contains Paducah and McCracken County.

After the availability of the two facilities became officially and widely known, a number of community agencies and institutions informally expressed their interest to the LRA Point of Contact. Most local police, fire and social service agencies, however, quickly dropped their initial interest as a consequence of their own assessment of the sites or upon learning that their proposed use would not qualify for the BRAC public benefit conveyance provision allowing a cost-free transfer.

With the cooperation of local Army officials, workshops and tours were held at each facility for interested parties and the public. Copies of a wide range of DoD documents with detailed information on the facilities available were given to those at the workshop by Army representatives.

Among those documents provided was a listing of the inventory of office equipment and the like, all of which will be left at the site when the Army vacates.

Interested parties were allowed to spend at least two hours at the facilities. Since the workshop local Army officials have continued to make their facilities available to interested parties on an appointment basis.

Shortly after the workshops, Mr. Lynne Boese, Project Manager of the Office of Economic Adjustment, Office of the Secretary of Defense traveled to Paducah to provide the LRA with an overview of their responsibilities so that they could discharge them properly, and answer questions. All parties that had expressed interest in either facility were invited to attend Mr. Boese's presentation at this LRA meeting and participate freely.

After allowing a generous amount of time for agencies to prepare, the LRA eventually received four NOI's for the two facilities. The LRA did not receive any expressions of interest or a NOI for economic re-use. Those that submitted NOI's were:

1. The Paducah Cooperative Ministries (PCM) - a long-term local social service agency and homeless service provider – seeking a public benefit transfer of the N. 12th Street Facility, Site 2, in order to address an unmet housing need by opening a transitional facility for homeless women from correctional facilities.
2. Merryman House Domestic Crisis Center (MHDCC) - an established agency operating an emergency shelter for women victims of domestic abuse - seeking a public benefit transfer of the Park Avenue Facility, Site 1, in order to expand the venue they offer to include transitional housing services for families.
3. The City of Paducah Parks Services Department (Parks Services) seeking a public benefit transfer of both Sites 1 and 2 in order to accommodate unmet needs for community recreational services and to expand services into new areas.

A review by LRA staff did not find any of the NOI's lacking or deficit in any manner. All NOIs conform to all local land use and zoning regulations

Reports from well-qualified accountants in local government on behalf of the LRA regarding the NOI fiscal submissions indicate that all agencies are in compliance with GAAP and are in sound overall financial condition; able to take on the activities proposed in the NOIs.

Each party that submitted an NOI had an unfettered opportunity to present the merits of its proposal using the means of its own choosing at a LRA meeting set specifically and exclusively for this purpose held at West Kentucky Community and Technical College At this meeting Parks Services officially withdrew its NOI for Site 2, the 12th Street property.

Two weeks later Mr. Boese publicly met again with the LRA in Paducah to introduce newly elected LRA members to their responsibilities and re-acquaint holdover members with the decision-making process.

At the next LRA meeting, attended by all interested parties, that body began its deliberative process about how to balance the varying expressed needs and wants of the parties filing NOIs.

Park Services showed its willingness to help bring balance to the process and outcome earlier by withdrawing its request for Site 2. As this withdrawal cleared the way for approval of PCM's NOI, the LRA directed staff to negotiate with that agency about the terms of a title transfer of the North 12th Street property.

In another attempt at balance, the LRA also directed staff to meet with MHDCC and help them develop an alternative plan that would meet their needs as the LRA was inclined (at this unofficial point in the process, based on information currently available) to transfer the Park Avenue facility, Site 1, to Park Services.

The rationale behind the LRA's decision (later officially adopted by the LRA after research, documentation and development of the Plans/LBAs) to move the Base Redevelopment Plan and Homeless Assistance Submission in the direction of accommodating Park Service's remaining NOI was based on (1) the notion that the Park Services programming would serve a broader spectrum and more members of the community/region and (2) the idea that the womens and families programming needs articulated by MHDCC in their NOI could be met by means other than the transfer of a specific property, Site 1.

LRA Members also expressed the intention to be an active party in helping supply some of the financial means necessary for MHDCC to develop an alternative plan, in its capacity as City Commission.

After deliberations with Park Services staff a mutually agreeable National Park Services LBA was signed to transfer the title of the Park Avenue facility, Site 1, to Park Services that allows that agency to proceed with the programming detailed in their NOI.

After negotiations with the PCM Board of Directors, a mutually agreeable LBA was developed and signed to transfer the title for 12th Street facility, Site 2, to PCM that allows that agency to proceed with the programming detailed in their NOI.

After extensive and far-ranging negotiations about a variety of alternative plans with the MHDCC Board, a mutually agreeable LBA was developed and signed that will help MHDCC proceed with the kind of programming detailed in their NOI without taking possession of Site 1, the Park Avenue facility. In addition to LBA

clauses of considerations and continuing financial assistance on an annual basis, the City of Paducah also agreed to a one-time cash transfer of \$135,000.

The LRA submits that these LBAs - especially the MHDCC LBA - genuinely reflects and represents the balance sought by reviewing authorities.

The content of the Base Redevelopment Plan and the content of the Homeless Assistance Submission were presented at a Public Hearing and was comment sought.

Revisions suggested by a variety of parties were incorporated into the plans and the amended plans brought before the LRA for consideration at a Second Public Hearing. The LRA subsequently adopted these revised plans and forward them to HUD and the appropriate military representatives for review.

This redevelopment plan recommends and requests:

1. that the Park Avenue facility, Site 1, be public benefit, title-transferred to Paducah Park Services;
2. that the 12th Street facility, Site 2, be public benefit, title-transferred to PCM; and
3. that the City of Paducah provide the services and assistance described in the LBA with MHDCC to that agency.

The City of Paducah Ordinances authorizing the Base Redevelopment Plan, the Homeless Assistance Submission (and the LBAs that are a part of these documents) and requires their submissions to reviewing authorities requesting approval.

The Paducah, Kentucky Local Redevelopment Authority (LRA) Homeless Assistance Submission

This Homeless Assistance Submission applies these two installations.

Site 1: (KY 062) The Army Reserve Training Center-AMSA 70 Headquarters 3rd Battalion, 100th Division at 2956 Park Avenue in Paducah, KY.

Site 2: (KY 064) The 386TH Medical Detachment – CDL at 2001 N. 12th Street in Paducah, KY.

OUTREACH: These sites are within the jurisdictional boundaries of the City of Paducah. While the Local Redevelopment Authority (LRA) technically represents only the City of Paducah, a city of 26,307 located on the Ohio River in far western Kentucky, the LRA – representing the largest city in the local eight county Area Development District - took a broader view in terms of it's outreach to homeless assistance providers.

The LRA general circulation newspaper advertisement announcing the receipt of Notices of Interest (NOI's) published June 4, 2006 was also mailed on June 20, 2006 to all identified homeless assistance providers in the Purchase Area Development District with a population of 193,495. In order to further exceed BRAC outreach requirements a second mailing was sent this same group on August 28, 2006.

WORKSHOPS: A workshop was held at Site 1 at 9AM on August 2, 2007 and at Site 2 at 11AM on the same day. In addition to LRA staff and Interested Parties were Rita Keller and Virginia Peck of the Louisville, KY HUD Field Office and John A. Westbrook and Michael O'Steen of the US Army.

Army representatives provided a tour of the facilities/sites and had previously provided a wide variety of DoD documents about the building from site plans to the number of folding chairs to be left behind on listings of inventory. LRA staff passed out these DoD document packets, the local Notice of Availability and relevant information about the BRAC process.

Army and HUD officials both made themselves available for questions. Subsequent to the workshop local Army officials have generously made the facilities available for further inspection by appointment to parties that filed NOI's.

HOMELESS INFORMATION: A wide variety of documents from an equally wide variety of federal, state, local and not-for-profit agencies were examined in an attempt to determine the extent of the homeless problem in the City of Paducah,

the actual jurisdiction that comprises the LRA. In addition to determining the number of homeless persons in the jurisdiction, the LRA was interested in any significant (real or perceived) gap in services to these individuals and families. The LRA also paid special heed to the statements of need expressed in the NOI's submitted by the local homeless assistance providers.

Advocacy sources were also consulted including the National Low-Income Housing Coalition, the National Center on Family Homelessness, the National Alliance to End Homelessness and the National Law and Center on Homelessness and Poverty. Most of these sources cite a percentage or a range of percentages of the general population as a means to determine the homeless population in any particular locale.

Government sources – HUD, The Governor's Office for Local Development (GOLD), The Kentucky Housing Corporation (KHC), Kentucky's Ten-Year Plan to End Chronic Homelessness, the local Continuum of Care Planning Board and the Commonwealth's Consolidated Plan were also examined to determine the extent of the homelessness in Paducah and McCracken County.

Most of the government sources qualified their actual counts and estimates noting that determining the number of homeless persons was as one report stated, "... is anything but an exact science". Another report noted that, "...many persons who are homeless are hard to locate or hidden in isolated areas." Most professionals in the field seem to subscribe to the notion that the extent of homelessness is under-reported.

One study by Burt and Aron of the Urban Institute found in the Consolidated Plan uses the Census Bureau's National Survey of Homeless Assistance Providers and Clients estimates 800,000 persons in the nation are homeless on any given night and between 2.3 and 3.5 million are homeless at least once during the course of a year. Using the above single night statistic (800,000 divided by 281,400,000) means that .0028% of the nation's population is homeless on any given night. If one applies this percentage to Kentucky, McCracken County and the City of Paducah, it translates into 11,317 homeless persons in the State, 183 homeless persons in the County, and 74 homeless persons in the City on any given night.

Other calculations using data from other national sources range from the above numbers in some regard but, not wildly. Using national data, however, is somewhat suspect as it does not take into account regional and local differences that can be substantial.

Kentucky's 198-page Consolidated Plan was heavily referenced in the preparation of this submission and the LRA finds it's submission in keeping with same. It should be noted that within the Consolidated that Plan there is no Table1 or Table 2 as referenced in the HUD Guidebook on Military Base Reuse

and Homeless Assistance, and therefore none is included in this particular LRA submission. The Consolidated Plan while not included with this submission is available at:

http://www.kyhousing.org/uploadedfiles/Publications/Consolidated_Plan/2004-2008ConPlanAmended.pdf

The NOI's from PCM and MHDCC both propose addressing the needs of homeless women. A descriptive survey completed by the Continuum of Care Agencies found in the Consolidated Plan (beginning on page 120) report that just over 59% of the homeless population is female. In light of these statistics, the NOI's from PCM and MHDCC, which seek to serve women with longer-term transitional services, seem very appropriate. This same survey reported that minorities are over-represented in the homeless population.

This same survey again reported the rank order for respondents answering "yes" to reasons for homelessness are inability to pay rent/mortgage (30.0%), unemployment (29.9), domestic violence (26.3%), alcohol/substance abuse (9.4%), eviction/foreclosure (15.1%), and family rejection (14.8%). While many of these reasons are not mutually exclusive and are interrelated "... Interestingly enough, domestic violence was the most listed single reasons (20%) for current homelessness." On the basis of statistics the LRA deemed the NOIs from the local homeless service providers very appropriate.

The Consolidated Plan (page 163) provides a Gaps Analysis by Area Development District that provides an "Estimated Need" by specific category. The Paducah LRA, within McCracken County, is a member of the eight county Purchase Area Development District (PADD). The PADD'S 2000 Census population is 194,207, Paducah's is 26,907 and McCracken County's is 65,514. Paducah's and McCracken County's percentage of PADD population, 7.2% and 23.4% respectively, are useful in helping to measure the specific by-category unmet needs in these jurisdictions.

LRA staff prepared a more specific locally based Gap Analysis based on the preceding statistics is included for reference and seems to indicate the NOIs from homeless service providers are appropriate.

Continuum of Care: Gaps Analysis

		Purchase ADD			
		Estimated Need	Current Inventory	Unmet Need/ Gap	Relative Priority
Individuals					
Example	Emergency Shelter	115	89	26	M
Beds/Units	Emergency Shelter	91	56	35	M*
	Transitional Housing	252	12	240	H
	Permanent Housing	339	0	339	H
	Total	682	68	614	
Estimated Supportive Services Slots	Job Training	259	0	259	H
	Case Management	1042	29	1013	H
	Substance Abuse Treatment	197	0	197	H
	Mental Health Care	164	0	164	H
	Housing Placement	703	0	703	H
	Life Skills Training	375	9	366	H
	Prevention	419	20	399	H
	Other				
Estimated Sub-Populations	Chronic Substance Abusers	115	0	115	H
	Seriously Mentally Ill	82	0	82	M
	Dually-Diagnosed	82	0	82	M
	Veterans	7	0	7	L
	Persons with HIV/AIDS	45	10	35	M
	Victims of Domestic Violence	SEE FAMILIES			
	Youth	5	0	5	L
	Physically Disabled	39	0	39	L
Persons in Families With Children					
Beds/Units	Emergency Shelter	221	90	131	M*
	Transitional Housing	601	49	552	H
	Permanent Housing	941	36	905	H
	Total	1763	175	1588	
Estimated Supportive Services Slots	Job Training	707	150	557	H
	Case Management	2436	407	2029	H
	Child Care	2436	50	2386	H
	Substance Abuse Treatment	320	0	320	H
	Mental Health Care	270	0	270	H
	Housing Placement	941	245	696	H
	Life Skills Training	676	180	496	H
	Prevention	939	32	907	H
Other					
Estimated Sub-Populations	Chronic Substance Abusers	185	0	185	H
	Seriously Mentally Ill	135	0	135	M
	Dually-Diagnosed	135	0	135	M
	Veterans	5	0	5	L
	Persons with HIV/AIDS	10	0	10	L
	Victims of Domestic Violence	101	25	76	M
	Physically Disabled	109	0	109	M

* Funding for existing facilities is a high priority.

Continuum of Care: Gaps Analysis

	Individuals	PADD Estimated Need	City of Paducah Est. Need	McCracken Co. Est. Need
Beds/Units	Emergency Shelter	91	12	31
	Transitional Housing	252	34	85
	Permanent Housing	339	46	115
	Total	682	93	231
Estimated Supportive Services Slots	Job Training	259	35	88
	Case Management	1042	142	353
	Substance Abuse Treatment	197	27	67
	Mental Health Care	164	22	56
	Housing Placement	703	96	238
	Life Skills Training	375	51	127
	Prevention	419	57	142
	Other			
Estimated Sub- Populations	Chronic Substance Abusers	115	16	39
	Seriously Mentally Ill	82	11	28
	Dually-diagnosed	82	11	28
	Veterans	7	1	2
	Persons with HIV/Aids	45	6	15
	Victims of Domestic Violence	See Families		
	Youth	5	1	2
	Physically Disabled	39	5	13

Persons in Families with Children

Beds/Units	Emergency Shelter	221	30	75
	Transitional Housing	601	82	203
	Permanent Housing	941	128	319
	Total	1763	240	597
Estimated Supportive Services Slots	Job Training	707	96	239
	Case Management	2436	331	825
	Child Care	2436	331	825
	Substance Abuse Treatment	320	44	108
	Mental Health Care	270	37	91
	Housing Placement	941	128	319
	Life Skills Training	676	92	229
	Prevention	939	128	318
Other		0	0	
Estimated Sub- Populations	Chronic Substance Abusers	185	25	63
	Seriously Mentally Ill	135	18	46
	Dually-diagnosed	135	18	46
	Veterans	5	1	2
	Persons with HIV/Aids	10	1	3
	Victims of Domestic Violence	101	14	34
	Physically Disabled	109	15	37

It was the LRA's good fortune that Kentucky Housing Corporation (KHC) conducted a statewide Kentucky Point-In-Time Count of homeless individuals and families in January of 2007. These counts were conducted in each of Kentucky's Area Development Districts. Paducah and McCracken County were included in the count conducted in the Purchase Area Development District (PADD).

The Counties of Ballard, Carlisle, Fulton and Hickman are in the PADD, but have no homeless service providers, which typically conduct the survey. While the KHC attempted to recruit other agencies to conduct the January survey none took on the task.

Despite its limitations, the LRA regards this most recent Point-In-Time Count as the most accurate and reliable of all the counts and statistics available to it.

McCracken County

REGION 1 Homeless Population	Sheltered: Emergency	Sheltered: Transitional	Unsheltered	Total
1. Number of Households with Dependent children	12	10	1	23
1a. Number of persons in these households (adults and children)	46	28	3	77
2. Number of households without dependent children	61	3	5	69
2a. Total number of persons in these households	67	3	5	75
Total Households	73	13	6	92
Total persons in households (Add 1a and 2a)	113	31	8	152

Part 2: Homeless Subpopulations (Adults only, except g below)	Sheltered	Unsheltered	Total
a. Chronically Homeless	5	1	6
b. Severely Mentally Ill	6	0	6
c. Chronic Substance Abuse	2	0	2
d. Veterans	12	0	12
e. Persons with HIV/AIDS	0	0	0
f. Victims of Domestic Violence	26	1	27
g. Unaccompanied Youth (under 18)	0	0	0

Persons of good intent can look at the same statistics and see them differently. They can reach different conclusions based on those identical statistics. The LRA sees the count of 152 homeless individuals in McCracken County on January 25, 2007 as a roughly accurate number. The following statistics are also seen as significant.

Of the 152 homeless individuals on the day in question 144 (94.7%) were sheltered and 8 (5.3) were unsheltered.

Of the 152 homeless individuals on the day in question 27 (17.8%) were victims of domestic violence. This is the largest single subcategory of homeless.

152 homeless individuals on the day in question represents less than .03% of the county population.

8 individuals (the unsheltered population) in a county of 65,514 does not translate into a meaningful percentage.

The LRA does, however, recognize that Paducah, as a regional hub in a largely rural area, has homeless individual and families outside of its jurisdiction both seeking and receiving services here. Like individuals from outside the immediate area that come to Paducah seeking medical care, business opportunities, employment, education, cultural and retailing opportunities, the LRA knows those that are homeless individuals from outside Paducah seek as assistance here.

NOI's: The submissions were originally due on October 2, 2006. Technical assistance in development was available to all parties by the LRA Point of Contact. The original due date was later extended to December 4, 2006 to better accommodate Interested Parties.

The LRA received four NOI's for the two sites. The LRA did not receive any expressions of interest or a NOI for economic re-use. Those that submitted NOI's were:

1. The Paducah Cooperative Ministries (PCM) - a long-term local social service agency and homeless service provider – seeking a public benefit transfer of the N. 12th Street Facility, Site 2, in order to address an unmet housing need by opening a transitional facility for homeless women from correctional facilities.
2. Merryman House Domestic Crisis Center (MHDCC) - an established agency operating an emergency shelter for women victims of domestic abuse - seeking a public benefit transfer of the Park Avenue Facility, Site 1, in order to expand the venue they offer to include transitional housing services for families.
3. The City of Paducah Parks Services Department (Parks Services) seeking a public benefit transfer of both Sites 1 and 2 in order to accommodate unmet

needs for community recreational services and to expand services into new areas.

A review by LRA staff did not find any of the NOI's lacking or deficit in any manner. All NOIs conform to all local land use and zoning regulations.

Reports from well-qualified accountants in local government on behalf of the LRA regarding the NOI fiscal submissions indicate that all agencies are in compliance with GAAP and are in sound overall financial condition; able to take on the activities proposed in the NOIs.

In the spring of 2007 at a LRA meeting attended by all interested parties, that body began it's deliberative process about how to balance the varying expressed needs and wants of the parties filing NOIs.

Park Services showed it's willingness to help bring balance to the process and outcome earlier by withdrawing it's request for Site 2. As this withdrawal cleared the way for approval of PCM's NOI, the LRA directed staff to negotiate with that agency about the terms of a title transfer of the North 12th Street property.

In another attempt at balance, the LRA also directed staff to meet with MHDCC and help them develop an alternative plan that would meet their needs as the LRA was inclined (at this unofficial point in the process, based on information currently available) to transfer the Park Avenue facility, Site 1, to Park Services.

The rationale behind the LRA's decision (later officially adopted by the LRA after research, documentation and development of the Plans/LBAs) to move the Base Redevelopment Plan and Homeless Assistance Submission in the direction of accommodating Park Service's remaining NOI was based on (1) the notion that the Park Services programming would serve a broader spectrum and more members of the community/region and (2) the idea that the womens and families programming needs articulated by MHDCC in their NOI could be met by means other than the transfer of a specific property, Site 1.

LBAs: After consultations with Park Services staff a mutually agreeable National Park Services LBA was signed to transfer the title of the Park Avenue facility, Site 1, to Park Services that allows that agency to proceed with the programming detailed in their NOI.

After negotiations with the PCM Board of Directors, a mutually agreeable LBA was developed and signed to transfer the title for 12th Street facility, Site 2, to PCM that allows that agency to proceed with the programming detailed in their NOI.

After extensive and far-ranging negotiations about a variety of alternative plans with the MHDCC Board, a mutually agreeable LBA was developed and signed

that will help MHDCC proceed with the kind of programming detailed in their NOI without taking possession of Site 1, the Park Avenue facility. In addition to LBA clauses of considerations and continuing financial assistance on an annual basis, the City of Paducah also agreed to a one-time cash transfer of \$135,000.

The LRA submits that these LBAs - especially the MHDCC LBA - genuinely conforms with the priorities in the Consolidated Plan and represents the kind of local balance sought by reviewing authorities.

The City of Paducah Ordinances authorizing the Base Redevelopment Plan, the Homeless Assistance Submission (and the LBAs that are a part of these documents) and requires their submissions to reviewing authorities requesting approval.

OUTCOMES: As a result of the balanced efforts on behalf of all parties the consequences of Base Redevelopment Plan and the Homeless Assistance Submission with LBAs will result in PCM having a transitional facility for women with a capacity of 10. MHDCC will have an increased capacity of 26 for women and families.

The Paducah LRA homeless assistance submission produces an increased capacity of 36 to house women and families – the largest category of individuals in need. This is a positive impact and, by definition, will assist low-income individuals and families inside the area Paducah serves.

In terms of economic impact the LRA is equally content with a not-for-profit agency inhabiting a former Army building as it would be with a for-profit entity. Both make productive use of the facilities and both are employers with payrolls. Either is preferable to an empty building.

Additionally, if PCM and MHDCC accomplish their missions with their clientele the area will be more populated with tax-paying citizens and result in a better economic situation. Returning or bringing citizens to productive roles in society will have a positive impact on the community as a whole.

An unrelated, but welcome set of events significantly impacting homeless assistance availability in Paducah, McCracken County and the region was announced in 2007. The Commonwealth of Kentucky intends to build a 100-bed capacity long term residential treatment facility for men with substance abuse problems in Paducah called the Recovery Center.

A joint effort between the Kentucky Housing Corporation (KHC), the Governor's Office for Local Development, units of local government including Paducah and private service providers, ground has been broken for this facility and construction is expected to begin in 2008.

More information about the State's program can be found at this KHC web page:

<http://www.kyhousing.org/page.asp?sec=72&id=320&fragment=0&SearchType=AND&terms=recovery+kentucky>

Because of the Recovery Center and the BRAC process the capacity to assist homeless individuals in Paducah and McCracken is due to increase by 136.

**The Paducah, Kentucky Local Redevelopment Authority (LRA)
Base Redevelopment Plan
Homeless Assistance Submission**

Public Comment/Citizen Participation

Instead of attempting to characterize, paraphrase or selectively quote participants in written minutes a decision was made early in the process to submit an audio and visual DVD record of all LRA meetings.

This DVD record was accomplished by requesting a recording of the entire City Commission meeting from the local cable broadcasting company anytime the Commission was to convene as the LRA. The LRA thought this the best way to comply with this BRAC requirement and have attached those DVDs.

Viewing the totality of the DVD's would involve many hours of watching extraneous material. In no attempt to discourage the reviewers from this task, LRA staff will, however, offer information for the reviewer to contemplate.

Despite the required advertisement and media coverage, there was little to no interest in the part of the general public. While, literally, every adult in the community could have offered comment it was only homeless service providers that submitted NOIs that participated in the public aspects of the process.

A controversial plan will often attract increased public attendance and comment at meetings, letters to the editor of the newspaper, petitions, special study groups and the like. None of those things occurred during the BRAC process in Paducah.

The lack of a controversy and the additional result of signed LBAs between the LRA and all parties that submitted NOI's would seem to indicate that those interested in and effected by the BRAC were heard and accommodated in a balanced manner. The DVD's offer witness to those outcomes.