

Ford, Chair
Akers, Vice Chair
Ellinger
Kay
Lawless
Stinnett
Scutchfield
Myers
Beard
Lane

A G E N D A

Social Services & Community Development Committee

June 18, 2013 11:00 A.M.

1. 5.28.13 Committee Summary (1-3)
2. Senior Citizens Center Update (4-18)
3. Office of Aging Services & Disability Support (19-32)
4. Items Referred to Committee (33)

"The social services and community development committee, to which shall be referred matters relating to the department of social services and its divisions, and any related partner agencies and the division of community development, related partner agencies, and other matters relating to community development and economic development"

Council Rules & Procedures, Section 2.102 (1)

2013 Meeting Schedule (all other meetings at 11:00 AM)

June 18	September 24	November 19
August 27	October 22	December 10

Social Services & Community Development Committee May 28, 2013 Summary & Motions

Ford called the meeting to order at 11:02 AM. All members were present except Lawless.

4.30.13 Committee Summary

On a motion by Beard, second Scutchfield, the summary of the 4.30.13 Social Services & Community Development Committee meeting was approved unanimously.

Domestic Violence Prevention Board Overview

Ford called on Commissioner Beth Mills, who introduced Teri Faragher, Director of the Domestic Violence Prevention Board.

Faragher discussed the purpose, mission and goals of the Domestic Violence Prevention Board. She also provided history on the Board. Faragher provided data regarding domestic violence nationally, within Kentucky and in Lexington specifically. Faragher also discussed two grants the Board had received and she provided the annual report of the Domestic Violence Prevention Board.

Stinnett asked about outcomes and results of the efforts to reduce domestic violence. In response Faragher stated that they track results and have linked with a researcher from the University of Kentucky who analyzes arrest data.

Housing Authority Tenant Relocation Process

Ford introduced Austin Simms, Executive Director of the Lexington Housing Authority.

Simms provided information on the conversion of the Pinlico Apartments to a Section 8 Rental Assistance Demonstration Program project. He stated that the residents in the 206 unit complex had the option of moving into another public housing facility or they could be provided housing through the Section 8 housing voucher program. Simms stated that so far most of the residents have opted for the Section 8 vouchers.

He stated that the residents should be moved by early fall and the conversion/rehabilitation of the complex should be completed within 15 months.

Myers discussed the relocation process. He indicated that he was satisfied with the relocation policies and procedures used by the Housing Authority. In response Simms stated that the rehabilitation will bring several million dollars into the 8th district and improve housing stock.

Beard asked about the relationship with the Public Schools. In response Simms stated that staff with Tates Creek has been involved in the relocation process. He also stated

that the school appears to be flexible in allowing students who relocate out of the school district to return to Bates Creek if they can provide transportation.

Kay asked about the tax credit financing of the project. In response Simms stated that the Housing Authority obtained 4% tax credits. He also stated that the Housing Authority has created a limited liability corporation, and has private investors as well. He stated that the use of those tax credits shouldn't adversely affect any other affordable housing projects in Lexington. Simms stated that the federal shift in support of public housing and affordable housing required the Housing Authority to find creative public and private investment partners, including the Kentucky Housing Corporation.

Akers asked about the tax credits as well as the self sufficiency component of the Centre Meadows complex. In response Simms discussed the tax credit application and the self sufficiency aspects of the new project as well as case management. Simms stated that the Housing Authority does not have a social services/social worker on staff but relies on the Department of Social Services as well as other entities in the community.

Myers discussed the Hope VI model of transitioning residents from subsidized public housing to market rate housing choices.

Myers asked about the wait list for the Section 8 voucher program. In response Simms stated that the wait list was closed in 2010 but there is between 300-400 on the wait list. In response to a question from Myers, Simms stated that the residents for the Centre Meadows will come primarily from the wait list. In a response to a question from Myers, Simms stated that the wait list is made up of people that are residing primarily in sub standards housing currently elsewhere in the community.

Ford discussed the Pimlico conversion process, its purpose and the Housing Authority relocation process. He stated that there is a shortage of affordable housing options and the Centre Meadows project is an attempt to fill part of that void.

Small Area Planning Background

Ford called on Chris King to introduce the subject of small area planning. King stated that a small area plan is an intense study of a specific area and is intended to guide growth and development or redevelopment in the area. King stated that small area plans were conducted in 2008 & 2009 for the Central Sector, the East End and the South Nicholasville Road corridor. He also stated that a North Nicholasville Road study was initiated in 2008 but was suspended due to a lack of neighborhood consensus.

He stated that the plans become a part of the Comprehensive Plan. He stated that Council had allocated \$ 39,000 in UDAG funds in 2012 to assist with a small area plan in the Gainesway area. King also stated that the FY 14 Mayor's Proposed Budget includes \$ 175,000 for professional services, some of which will be used to support small area planning. He stated that the Planning Commission is examining small area plans for

several locations including Winburn, Cardinal Valley, Turfland Mall, North New Circle/Winchester Rd, Citation Blvd, Blue Sky and Avon, in addition to Gainesway.

Akers asked about implementation strategies. In response King indicated that implementation was critical. He stated that most of the current plans include implementation components. He stated that implementation was a joint responsibility Between the public and private sector.

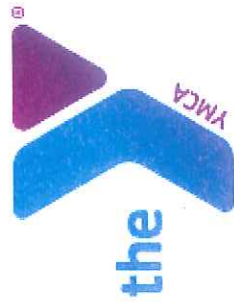
Ford asked how the Council should get involved in small area plans. In response King stated that they can help facilitate and fund implementation, but can also facilitate the public input phase of the plan process.

Committee Referral List

On a motion by Myers, second Scutchfield, the Housing Authority relocation process was removed from the referral list.

The meeting adjourned at 12:45 PM.

PAS 5.29.13



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

INVESTING IN OUR COMMUNITY

LFUCG AND YMCA OF CENTRAL KENTUCKY
SENIOR CENTER COLLABORATION

June 2013



OVERVIEW

Serving Lexington's Senior Population

- LFUCG has committed to replacing its existing senior center
 - Standalone facility located on Nicholasville Road would require extensive repairs and upgrades
- Initial discussions among city officials yielded a proposed construction/renovation of a single, standalone facility located on Lexington's Southside
- Concurrently, as part of its mission, the YMCA of Central Kentucky was seeking opportunities to expand its services to seniors

BY THE NUMBERS

Fayette County has a growing population of active older adults who need expanded services and facilities to accommodate their needs

- Nearly 11% of Fayette County's population is over the age of 65
 - That figure is expected to increase over the next decade
- The current Senior Center serves more than 500 active older adults
 - 125 on average daily
- The YMCA of Central Kentucky serves more than 5,800 active older adults through its programming and services

PROPOSED PARTNERSHIP

In partnership, the LFUCG and the YMCA of Central Kentucky would combine our resources and expertise to expand services to Lexington's senior population while saving taxpayer money

- Four geographically convenient senior centers throughout the city
 - Renovation of three existing YMCAs to include dedicated senior center space
 - Beaumont Centre Family YMCA
 - North Lexington Family YMCA
 - High Street YMCA
 - Part of the construction of a proposed new facility in Hamburg



PROPOSED PARTNERSHIP- CONTINUED

- The partnership could help the LFUCG reduce its capital outlay
 - Could save taxpayers as much as \$3 million
- The Y would contribute a portion of the funding required for the expansions/renovations of the existing facilities and the construction of the proposed new facility
- The Y is willing to assume operational responsibility for the senior centers
 - Could save taxpayers \$350,000 to \$500,000 annually



BENEFITS OF THIS PARTNERSHIP

This proposed partnership would be advantageous to all entities involved—the LFUCG, its citizens and the YMCA of Central Kentucky—because it provides:

- Four geographically convenient locations
 - Reducing transportation costs and other issues
 - More accessible for seniors located in all areas of Lexington



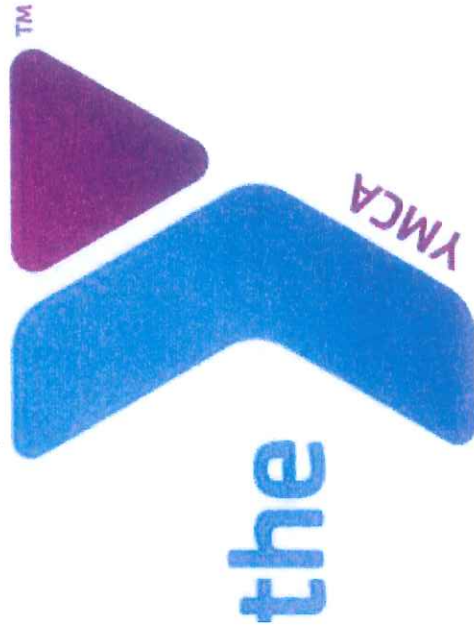
BENEFITS OF THIS PARTNERSHIP - CONTINUED

- Sharing resources increases long term success
- The combined expertise of the LFUCG Senior Services staff with that of the Y would make this program one of the most experienced and forward-thinking active older adult programs in the area
- Programming geared towards a variety of populations—from health seekers to camaraderie seekers
- Seniors seeking more advanced healthy living programming will benefit from a center's proximity to the Y
- Accelerates the campaign to construct a much-needed YMCA facility in the Hamburg area

PROVEN TRACK RECORD

The YMCA has a proven track record of success with type of partnership

- More than a dozen successful collaborations around the country
- Two of the YMCA of Central Kentucky's key leadership—its CEO and COO—have proven success in this type of collaboration

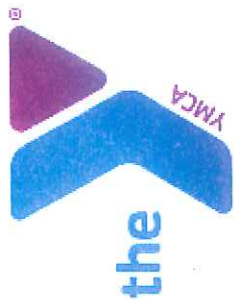


CONCLUSIONS

- Save the LFUCG as much as \$3 million in taxpayer dollars for capital
- Increase the overall size of senior facilities from approximately 15,000 square feet to 20,000-40,000 square feet
- Seniors will benefit from the limited access to existing Y facilities for a mutually agreed upon schedule of aquatic and group exercise programming
- Ongoing savings to the LFUCG because the Y will assume operational responsibility of the senior centers; the estimated savings would be the current operating costs, plus the estimated \$350,000 to \$500,000 required annually to operate the single, larger facility

CONCLUSIONS

- Provide a high level of services for its senior residents
- Offer programming at four convenient locations throughout Fayette County, rather than a single location as currently offered and being considered
- Allow the YMCA to expand its services into the underserved Hamburg area of Fayette County



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THANK YOU

DAVID MARTORANO
PRESIDENT AND CEO
YMCA OF CENTRAL KENTUCKY

239 East High Street,
Lexington, KY 40507

(P) 859-367-7330

(C) 859-227-9972

(F) 859-255-5653



Potential Collaboration Framework – Senior Center

Lexington Fayette Urban County Government and YMCA of Central Kentucky

Background

The LFUCG is committed to providing an excellent quality of life that includes an array of healthy options for residents while also building an economically strong future for the City and County. As part of that commitment to providing exceptional services to its citizens, the LFUCG recognized that it had to address its deteriorating senior center facility, while balancing the need to target future investment for the greatest good and sustainability. The LFUCG concluded that its residents deserve more amenities for senior services and has allocated funds to potentially build one new senior center to replace the existing center. The Senior Services Commission has been exploring potential programming and locations for the proposed new senior center.

Similarly, the YMCA of Central Kentucky is committed to strengthening the foundation of its community through youth development, healthy living and social responsibility. For 160 years, the YMCA of Central Kentucky has provided health, wellness and progressive programs to generations of youth, adults and seniors. The YMCA presently operates three facility locations in Fayette County, with 15 additional satellite locations providing services for residents in Fayette, Scott and Jessamine counties.

The Y is widely considered to be a positive, influential resource to the community.

When considering and evaluating its current delivery system in Lexington, the Y reaches the majority of Lexingtonians. However, there is a recognized gap in its services in the Hamburg area, which has undergone extensive growth in the last decade. It is the desire of the Y to seek opportunities to build a facility in this part of Fayette County so as to reach an area of the population that the Y is currently not able to serve fully with its array of valuable community-oriented services, such as health, wellness, childcare and more.

It is with these complementary aspirations that we believe that the LFUCG and the YMCA of Central Kentucky should explore the potential for a joint venture that would provide a comprehensive senior, health and education resource plan for the residents of Lexington and Fayette County. With the potential for four year-round senior center locations attached to the recreational facilities of the YMCA, this plan would be viewed as an anchor and a network to encourage senior relationship interactions, education, active lifestyles, and outdoor and indoor recreation assets which would be valuable resources for the residential and business community alike.

Concept

In partnership, the LFUCG and the YMCA of Central Kentucky would plan, develop, construct and operate four senior center facilities attached to YMCA facility locations.

This would include the renovation/expansion of three existing Y's—Beaumont, High Street and North Lexington—and the construction of a new facility in the Hamburg area. These locations are strategically located in four key sectors that would allow easy, convenient access to all Fayette County senior residents. Currently, the YMCA of Central Kentucky already provides services to 5,800 seniors at the existing locations.

YMCA Locations

Beaumont Centre Family YMCA

3251 Beaumont Centre Circle
Lexington, KY 40513
Primarily serving Council Districts 9,10,11,12

High Street YMCA

239 East High Street
Lexington, KY 40507
Primarily serving Council Districts 3 and 4

North Lexington Family YMCA

381 West Loudon Avenue
Lexington, KY 40508
Primarily serving Council Districts 1 and 2

Hamburg Family YMCA (Proposed new construction on land already owned by the Y)

2681 Old Rosebud Road
Lexington, KY 40580
Will primarily serve Council Districts 5,6,7,8

Facility

The existing senior center, located off Nicholasville Road, is approximately 15,000 sq. ft. facility. Due to ongoing infrastructure needs and space requirements for programming the current site is not adequate. The LFUCG Senior Services Commission is presently exploring multiple single site locations and giving consideration to extensive programming needs. To date, no conceptual work has occurred on the new center; however programming considerations have been discussed. A facility of this size would typically require the purchase of a four to six acre site, depending on whether outdoor space would be immediately adjacent to the building.

The YMCA proposes the expansion, renovation or construction—depending on the location—to provide a senior center at all four YMCA locations. These senior center locations would have separate naming and entrance for program participants and provide adequate square footage for existing and future programming.

Costs and Capital Funding

Although no specific planning or design work has commenced on the single site LFUGC concept, it is presently budgeted that development would cost approximately \$15 million, including land acquisition, site work and construction. There also would be additional operating exposure to current levels for LFUCG at an estimated \$350,000 to \$500,000 annually, with the added increase in the size of the building and programming options.

The Y would propose a long-term partnership, oversee and manage construction, and would own the building. While no planning or design work has commenced, we believe the four projects collectively could cost an estimated \$12 million and funded through the allocated LFUCG budget. LFUCG and the YMCA would work collaboratively on assembling the square footage needs based on regional projections of senior populations and needed services. Pending locations, these estimates could be in the range of four separate 5,000-10,000 sq. ft. senior centers.

Operating Model

The proposed operating model for this partnership would be:

- The Y would be responsible for staffing and all operating cost risk for the facility;
- The Y and LFUCG would be jointly responsible for developing and implementing the long-term capital improvement;
- The Y would provide existing and expanded programs for senior centers; Participation at the senior center will continue to be a free service for the residents, with the basic programming like table tennis, bingo, line dancing, fitness, ceramics, etc.;
- The Y would provide late afternoon and evening YMCA programming in the centers to make the centers financially sustainable for operations;
- The Y would also pursue Community Development Block Grants, Area Development District funds, and other sources of funding;
- In addition, the YMCA would conduct annual fund raising to help support scholarships for programs and the Y's Open Doors program, the Y's scholarship program for members; and
- Senior residents would be eligible to utilize and purchase YMCA membership and services.

It is anticipated that the hours of operation would be consistent at all four locations:

- Senior Center Hours
 - Mon through Fri, 8:00 a.m. to 3:00 p.m.
 - Available for special events/activities Sat/Sun p.m.
- YMCA After School and Programs
 - Mon through Fri, 3:15 p.m. to 8:00 p.m.
 - Saturday a.m.

Proposed Framework

- LFUCG and YMCA partner to provide the future senior center services for the residents of Fayette County;
- YMCA agrees to provide four sites for senior services for the residents;
- YMCA agrees to provide and cover staffing and operating costs for centers;
- YMCA agrees to provide all programming and provide limited access to its current facilities for group and aquatic exercise, with both parties agreeing on a schedule that is mutually beneficial;
- LFUCG provides capital of \$12 million for the development of the four senior centers and the associated costs for the relocation of existing Y services;
- LFUCG and YMCA coordinate the square footage requirements/amenities for each site; and
- LFUCG and YMCA will have joint responsibility for long-term capital needs.

Conclusion

In general terms, the proposed plan has been successful around the country, including the RC Durr YMCA in Northern Kentucky, the YMCA of Twin Cities, Oklahoma City YMCA, YMCA Elkhart County IN, Birmingham YMCA, YMCA Aurora IL, Akron OH YMCA, Louisville KY YMCA, YMCA of Torrance CA, Countryside YMCA with Otterbein College, YMCA Vincennes IN, and YMCA San Antonio TX.

Specifically, this proposed plan would be advantageous for both the LFUCG and the YMCA of Central Kentucky in the following ways:

- Save the LFUCG as much as \$3 million in taxpayer dollars for capital;
- Increase the overall size of senior facilities from approximately 15,000 square feet to 20,000-40,000 square feet;
- Seniors will benefit from the limited access to existing Y facilities for a mutually agreed upon schedule of aquatic and group exercise programming;
- Ongoing savings to the LFUCG because the Y will assume operational responsibility of the senior centers; the estimated savings would be the current operating costs, plus the estimated \$350,000 to \$500,000 required annually to operate the single, larger facility;
- Provide a high level of services for its senior residents;
- Offer programming at four convenient locations throughout Fayette County, rather than a single location as currently offered and being considered; and
- Allow the YMCA to expand its services into the underserved Hamburg area of Fayette County.

Reference:

https://www.ymcatwincities.org/community_programs/social_services/community_outreach/senior_centers/
<http://akronymca.reachlocal.net/LakeAnna.aspx>
<http://www.vincennesymca.com/our-focus/seniors/>
<http://www.ymcaokc.org/Locations/LINCOLNPARKSENIORCENTER/AbouttheSeniorCenter.aspx>

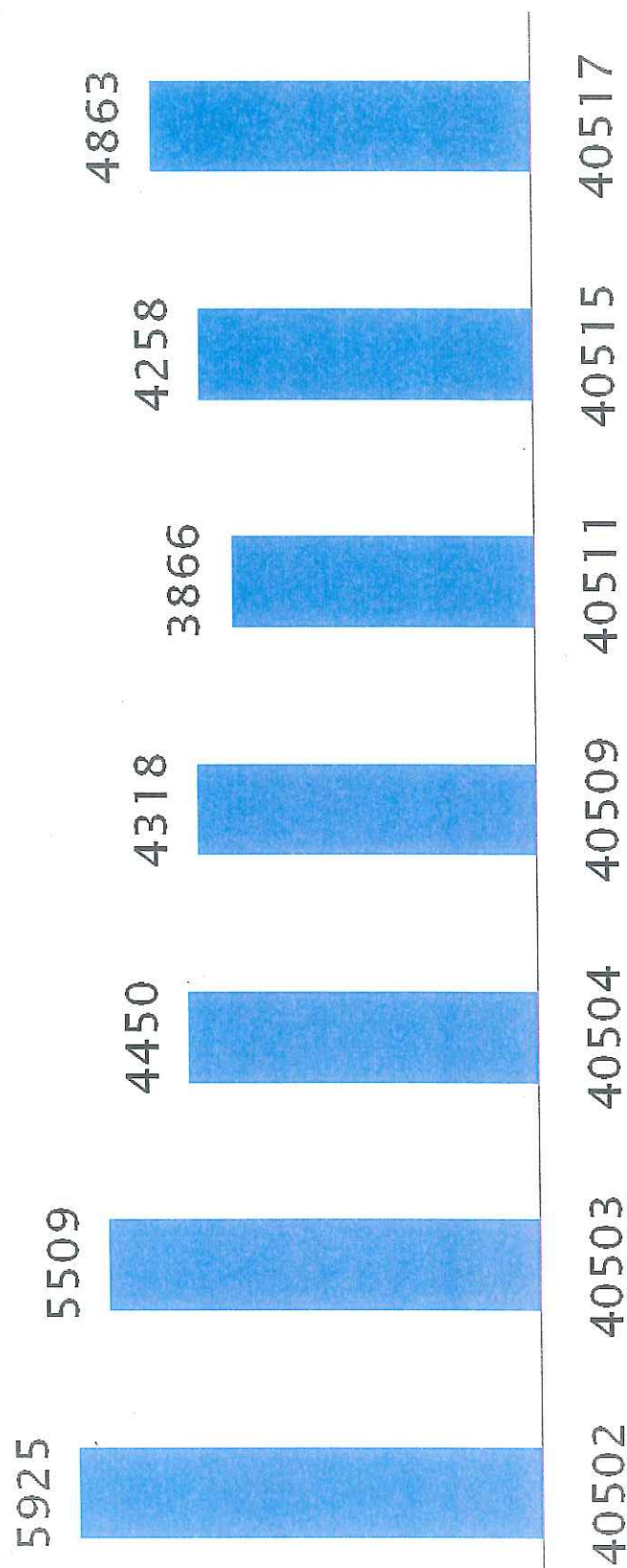
Office of Aging Services and Disability Support:

Kristy Stambaugh, CTRS, MRC, CRC
Office of Aging Services and Disability Support
Lexington-Fayette Urban County Government
kstambau@lexingtonky.gov
859-258-3806

Senior by the Numbers

Seniors by Zip Code >3000

■ Seniors



Disabilities by the Numbers

- ▶ There are 54 Million Americans with disabilities.
 - This number is rising with the return of active duty service personnel with injuries
 - 1 in 3 persons has a mental illness
 - Kentucky ranks 3rd as having the most persons with disabilities
 - 65% of Seniors aged 65 and older have a disability

Aging Services and Disability Support

- ▶ Senior Program Sites operated by the City
 - Bell House
 - Eldercrafters (located at the Black and Williams Center)
 - Lexington Senior Center
 - Charles Young Center

Lexington Senior Center

- ▶ 1530 Nicholasville Rd
- ▶ Open M-F, 8-5pm
- ▶ Free of Charge
- ▶ Activities
- ▶ Information and Assistance



11-17-2011

Senior Center Participants by the Numbers

- ▶ 129 Average daily attendance
 - 146 Largest Single daily attendance
- ▶ 870 Unique Users
- ▶ Housing Arrangements
 - 40.3% live alone
 - 59.7% live with others
- ▶ Average Age is 78
 - 75 % are Woman
 - 25% are Men

Office of Aging Services and Disability Support

- ▶ Kristy Stambaugh, CTRS, MCR, CRC
- ▶ 859-258-3806
- ▶ Lexington Fayette Urban County
Government, Dept. Social Services



Bluegrass Help at Home Registry

www.bluegrasshelpathome.org

- ▶ Developed in partnership with the BGADD and AARP
- ▶ Online resource for Providers of Services and recipients of services
- ▶ Created in response to requests for list of independent service providers
 - Modeled after SC Access

Senior Intern Program

- ▶ Award Winning Program
- ▶ Fayette County Residence 50+
- ▶ June 2013
- ▶ Weeklong opportunity to learn about City Government



A Senior Minute

The Senior Services Commission's



wkyt.com/betterliving

Billboard sponsored by Robert McClelland and Associates

Conferences and Special Events

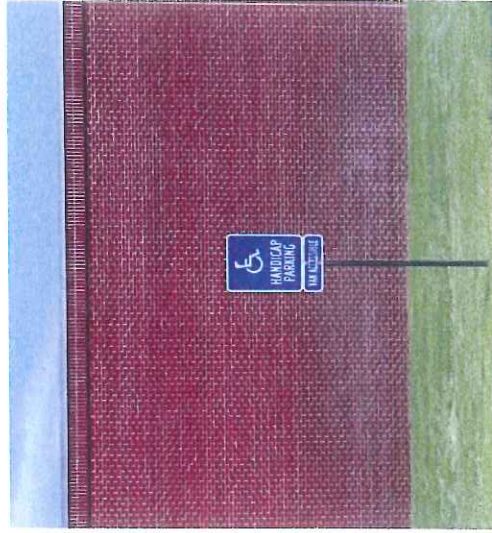
- ▶ GAP Conference
 - March 20, 2014
- ▶ I Know Expo
 - April, 2014
- ▶ Meeting the Challenges of Aging
 - May 15, 2014
- ▶ Older Americans Month
 - May 2014
- ▶ Senior Intern Program
 - June 2014



10-22-12

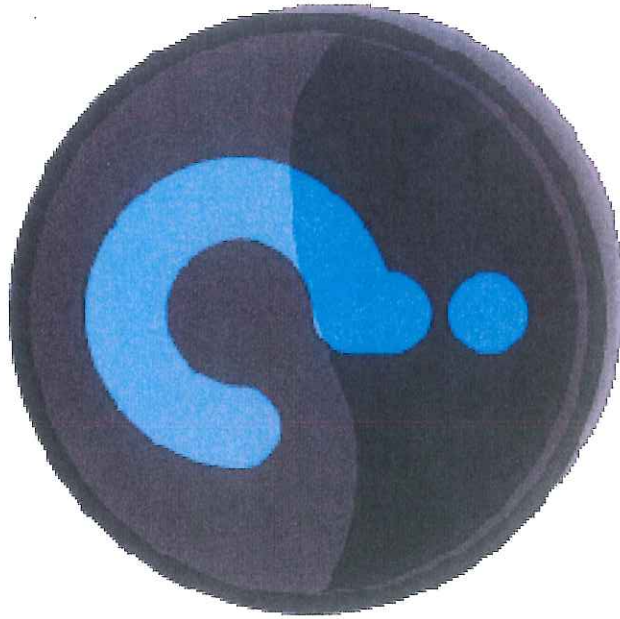
Volunteer Opportunities

- ▶ Senior Services
 - First Friday of each month at 8:30am
- ▶ Commodities Delivery
 - 4th Wednesday of each month
- ▶ Where Not to Park
 - Ongoing



11-17-2011

Questions



11-17-2011

Aging Services and Disability Support: Overview of Opportunities

Kristy Stambaugh, CTRS, MRC, CRC
Office of Aging Services and Disability Support
Lexington-Fayette Urban County Government
kstambau@lexingtonky.gov
859-258-3806

Social Services/Community Development Committee Referrals

Item Referred	Referred By	Date Referred	Status
Vice Mayor appoints a task force to look at the need for a new senior citizen's center	Finance and Social Services Link Committee	8.16.11	Moved to Work Session For Update
Workforce Investment & Training	Ford	10.16.12	Nov 20, 2012
Small Area Plan Implementation & Funding	Ford	5.7.13	

PAS 6.12.13