



Bluegrass-Aspendale Redesign

Bluegrass-Aspendale Neighborhood

Bluegrass-Aspendale was home to Lexington's first public housing units, with funding from the Public Works Administration and opened in 1937, the site originally consisted of 963 units on 82 acres bordered by Withrow Way, Race, Magnolia, Shropshire and Sixth streets.

Originally built on the site of Lexington's first racecourse (1826-1933), the area was once a vibrant part of Lexington.

For the last several decades, Bluegrass-Aspendale has been recognized as the Lexington Housing Authority's most-troubled and seriously distressed property.

Decision was eventually made to tear down Bluegrass-Aspendale with the assistance of a HOPE VI grant. Demolition took place on October 27, 2006.

Bluegrass-Aspendale Revitalization

The HOPE VI grant is for \$20 million and will help pay for demolition as well as some of the costs of rebuilding.

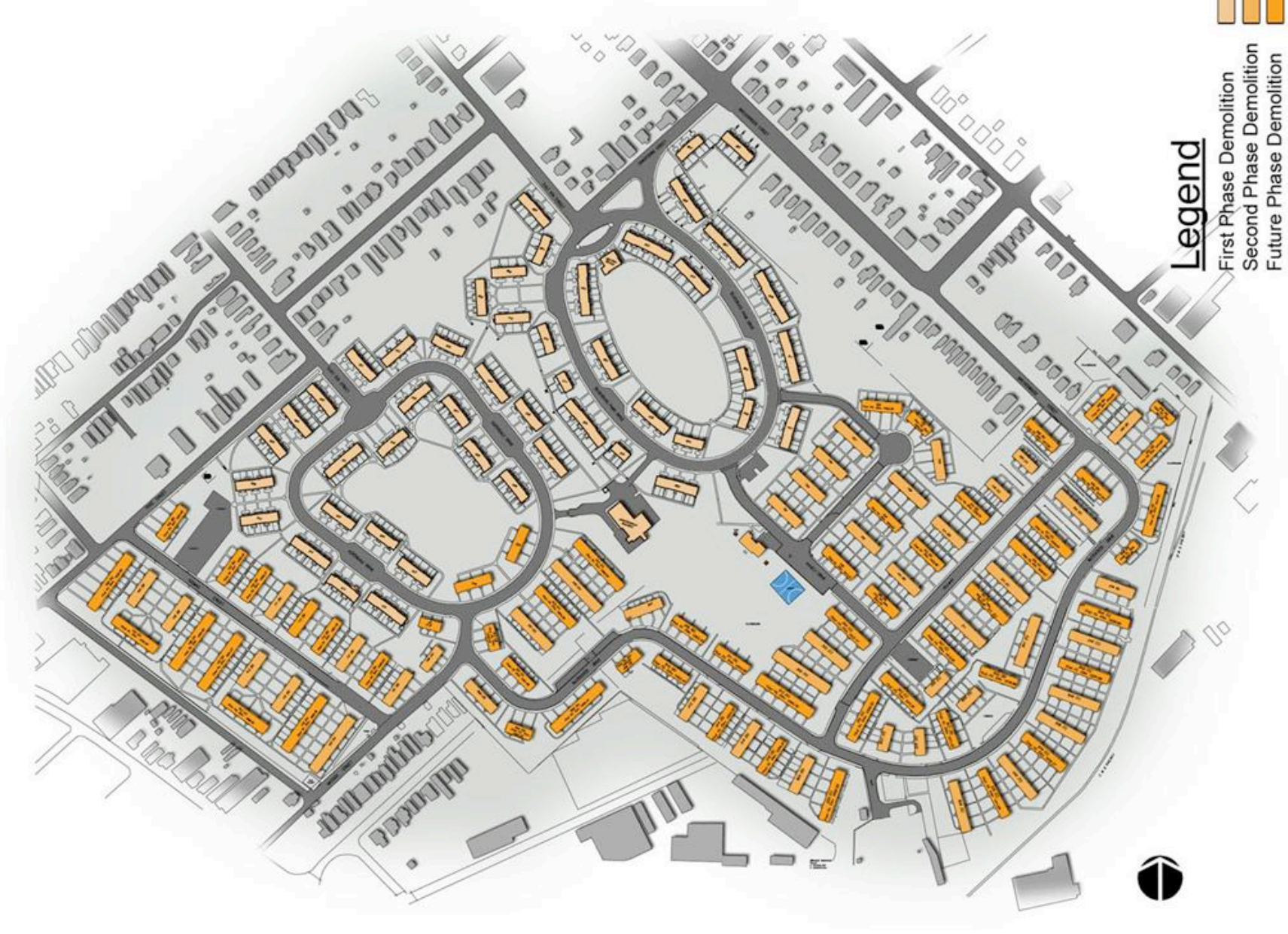
Plans are to use portions of the HOPE VI grant with an additional \$80 million to transform the community into a vibrant and safe neighborhood.

Part of the Plan calls for the creation of a new Elementary school as well as a community center, which will open in the fall of 2008.

While plans are to have the entire area finished by 2010 for the World Equestrian Games, there are several aspects of the project that have yet to be determined.



Site Plan Prior to 1989 Demolition



Legend

- First Phase Demolition
- Second Phase Demolition
- Future Phase Demolition



East End Neighborhood/Bluegrass Aspendale Social Context





























New Grade School
Opened August 2008

Phase 1
Existing HUD housing

Forthcoming
Single Family
Affordable Homes

New Section 8 housing

New Section 8 Housing



Bluegrass Aspendale Housing Data

There are 60 units in Phase III, made up of 1, 2, 3, 4, and a single 5 bedroom unit

1 Bedroom: 22 units; Usually a single resident or a couple.

2 Bedroom: 20 units; Limited to an adult/couple and 1 kid.

3 Bedroom: 13 units; Limited to an adult/couple and 2 kids.

4 Bedroom: 4 units; Limited to an adult/couple and 3 kids.

5 Bedroom: 1 Unit; Limited to an adult/couple and 4 kids.

Total residents: 128 residents, with the breakdown being almost exactly as stated, with the exception of the 5-bedroom unit having 7 people in it.

**There are 5 multi-family units with 4-6 apartments per building.

**There are 2 more phases left to build each with 88 units in them for a total of 292 units in the Bluegrass Aspendale area.

Income Restrictions:

Residents income can't exceed 50-60% of the median income for the city of Lexington.

Current median Household income of Lexington

2000: \$39,813

2006: \$44,211

ALL residents must pay 30% of there gross annual income as rent. Moreover, residents are given utility allowance of around \$60 a month, which is deducted from their rent.

There is also a self-sufficiency program, in which residents must work a minimum of 37 hours a month OR be a full-time student at an accredited university/college.





































