



COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGIC PLAN

2019 Update



December 21, 2017

H. Philip Paradice, Jr., *Regional Director*
401 West Peachtree Street, NW
Suite 1820
Atlanta, GA 30308-3510

Subject RE: Comprehensive Economic Development Strategy 2017 (CEDS)

Dear Mr. Paradice,

The Full Board of the Bluegrass Area Development District approved the 2017 Comprehensive Economic Development Strategy (CEDS) on October 25, 2017. The Chair signed the resolution on that date. The Secretary signed the resolution on December 20, 2017 after the board approved the minutes from the October meeting.

A copy of the resolution can be found on our website within the CEDS plan at the following link:

<http://bgadd.org/wp-content/uploads/2017/10/CEDS%202017%20Reduced%20Size.pdf>

Thank you,



Joshua Cook, AICP

Bluegrass Area Development District
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Lexington, KY 40517

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**Bluegrass Area Development District
Comprehensive Economic Development Strategy (CEDS) 2017
Resolution**

WHEREAS, the Bluegrass Area Development District is one of fifteen Area Development Districts within the Commonwealth of Kentucky; and

WHEREAS, the Kentucky Area Development Districts, in coordination with the Department for Local Government (DLG) and the Economic Development Administration (EDA), previously engaged in a Commonwealth-wide, community-based, strategic planning process; and

WHEREAS, the CEDS is a continuous process enabling Kentuckians to strategically plan for themselves through consensus management of all resources; and

WHEREAS, the CEDS has been developed in accordance with standards set forth by the U. S. Department of Commerce, Economic Development Authority and is recommended for approval by the CEDS Committees; and

WHEREAS, the Board of Directors recognizes this plan and its annual updates to be used as the Bluegrass Area Development District's consensus for existing and future growth as well as revitalization in the region.

NOW, THEREFORE, BE IT RESOLVED, that the Bluegrass Area Development District Board of Directors approves and adopts the Bluegrass Area Development District 2017 Comprehensive Economic Development Strategy document and will provide copies to the Economic Development Administration, Department for Local Government and make the document available for public inspection both at Bluegrass ADD's web site www.bgadd.org and at the offices of Bluegrass ADD located at 699 Perimeter Drive, Lexington, KY.

Adopted, October 25, 2017



Judge/Executive Mike Pryor, Chair



ATTEST:

Judge/Executive Mike Williams, Secretary

What is a Comprehensive Economic Development Strategy (CEDS)?

A Comprehensive Economic Development Strategy (CEDS) plan is required by the U.S. Economic Development Administration to obtain Federal funding. This plan's main goal is to provide guidance and focus on effective economic development within specifically defined regions and the United States. The CEDS plan acts as the cornerstone for U.S. Economic Development Administration and when successfully implemented provides economic development planning for the public sector within the Bluegrass region.

The main goal of the CEDS plan is to provide a foundation whereon many broad based and diverse regional stakeholders (i.e. public agencies, and private firms, individuals, and industries) can all work to create an environment for regional economic prosperity and resilience.

This foundation allows these various stakeholders to engage in meaningful conversation and debate about goals and objectives that will help foster economic development, and policies to help make those goals and objectives a reality.

Submittal Requirements

Comprehensive Economic Development Strategy (see 13 C.F.R. § 303.7), states that the following sections *must* be included in the final document:

- *Summary Background:* A summary background of the economic conditions of the region;
- *SWOT Analysis:* An in-depth analysis of regional strengths, weaknesses, opportunities and threats (commonly known as a “SWOT” analysis);
- *Strategic Direction/Action Plan:* The strategic direction and action plan should build on findings from the SWOT analysis and incorporate/integrate elements from other regional plans (e.g., land use and transportation, workforce development, etc.) where appropriate as determined by the EDD or community/region engaged in development of the CEDS. The action plan should also identify the stakeholder(s) responsible for implementation, timetables, and opportunities for the integrated use of other local, state, and federal funds;
- *Evaluation Framework:* Performance measures used to evaluate the organization's implementation of the CEDS and impact on the regional economy.
- *Economic Resilience:* The ability to avoid, withstand, and recover from economic shifts, natural disasters, and the impacts of climate change.

Our Role

Starting this year (2017), the Bluegrass Area Development District (BGADD) begins a new five-year cycle for the Comprehensive Economic Development Strategy or CEDS plan, which will be used by the ADD and surrounding counties to help focus economic development within the region.

Staff has held multiple meetings with various stakeholder groups and committees and have developed a S.W.O.T. regarding various sectors of economic development importance. As staff continues to draft the CEDS plan a detailed analysis of important key statistical data shall be included. Following the statistical data discussion, a vision and action plan has been provided. Performance measures and a resiliency plan are located towards the back of the plan.

Regional Projects

The BGADD over the course of the next five (5) years will work toward completing the goals and objectives set in this document, but more specifically will work to complete the following regional projects:

1. Promote Regional Tourism
2. Establish Regional Transportation “One-Stop-Shops”
3. Broaden the MPO Service Area
4. Establish a Transportation Voucher Program
5. Improve Broadband Cable in the Rural Areas
6. Incentivize Manufacturers to locate within the Bluegrass
7. Provide Comprehensive Planning to 100-percent of the region’s planning units.
8. Promote the creation of Planning Legislation to help solidify the Regional Planning role of the BGADD.
9. Protect CSEPP assets
 - a. Sustain regional enforcement teams – Tactical Law Enforcement, and Hazmat Teams.
10. Sanitation projects
 - a. Lincoln County Sanitation Project
 - b. Boyle County Sanitation Project
 - c. Farmdale Package Plants
 - d. Southern Scott County Sewer Service



11. Regional Recycling
12. Repair the Locks and Dams
13. Expand the Legacy Trail
14. Expand pedestrian and Non-motorized vehicular travel Bluegrass Region wide.
15. Participate in the design of the I-75 connector (east-west)
16. Build Capacity for local governments to deal with the Opioid Crisis.



BLUEGRASS AREA DEVELOPMENT DISTRICT STAFF

Joshua Cook, *Regional Senior Planner* (CEDS Plan 2017 and CEDS 2018 Update)

Janice Westlund, *Regional Land Use Planner* (CEDS 2019 Update)

Shane New, *Director of Community Planning*

BLUEGRASS REGIONAL PLANNING COUNCIL

Name	Organization	Membership Representation
Pete Beaty	Jessamine-Wilmore Planning Commission Chair	President (during 2017 CEDS Plan, Vice President (2018 to present))
Dale Allen	Mayor, City of Stanton	Member
Time Cross	Nicholasville Planning Commission	Member
Robert Jeffries	Winchester Clark County Planning Director	Member
Robert Hewitt	Franklin County Planning Director	Vice President (during 2017 CEDS Plan), President (2018 to present)
Andrea Pompei Lacy	Paris-Bourbon County Planning Director	Member
Ed McCarthy	Jessamine County Planning Director	Member
Mack Dunn	Lincoln County Planning Commissioner	Member

REGIONAL TRANSPORTATION COMMITTEE

Name	Organization	Membership Representation
Henry Branham	Clark County	Chair and Judge-Executive
Claude Christensen	City of Sadieville	Vice Chair and Mayor
Jim Adams	Lincoln County	Judge-Executive
Max Conyers	Lexington Area MPO	MPO Director
Craig Dawson	Powell County Industrial Authority	Executive Director
Jared Hollon	Scott County	Deputy Judge-Executive
Allen Clay Stone	Nicholas County	Citizen
Marjorie stone	Nicholas County	Citizen
Kevin Wilson	Clark County	County Road Department Supervisor
Judi Hickerson	KYTC D5	Department of Highways Planning
Carol Callan-Ramler	KYTC D6	Department of Highways Planning
Daniel Menetrey	KYTC D6	Department of Highways Planning
Jeff Dick	KYTC D8	Department of Highways Planning
Jason Blackburn	KYTC D10	Department of Highways Planning
Diana Radcliffe	BFW Engineers	Associate Engineer
Robert Hewitt	Franklin County	Director of Planning and Zoning
Lisa Wilson-Plajer	A.E.I.	Business Development Leader
Ed Taylor	Nicholas County Chamber of Commerce	Long Term Planning
Jerry Anglin	American Engineers	Public Relations
Chris Chaney	Bluegrass ADD	BGADD Planner
Pete Wearstler	Bluegrass ADD	BGADD Transportation Planner
Natalie Flores-Esquivel	Bluegrass ADD	BGADD Transportation Planner

AREA WATER MANAGEMENT COUNCIL

Name	Organization	Membership Representation
Kevin Howard	Berea Assistant Director of Utilities	Member
Elliott Turner	N. Madison Sanitation District Manager	Member
Andrea Pompei Lacy	Paris/Bourbon County P&Z Director	Member
Earl Coffey	Danville City Engineer	Member
Mike Sanford	Lake Village Water Association Manager & Mercer Sanitation Dist. Manager	Member
Mischell Lee	North Mercer Water Dist. Manager	Member
Tony White	Mercer County Water Dist. Manager	Member
Mike Flynn	Winchester Utilities Manager	Member
William Ballard	East Clark Water Dist. Manager	Member
Dale Allen	Stanton Mayor	Vice Chair
Charlie Martin	LFUCG Division of Water Quality Director	Member
Robert Wilhite	Georgetown General Manager	Member
Brit Combess	Scott Health Department Health Environmentalist	Member
Robert Hewitt	Frank County Planning Director	Member
Bob Peterson	Frankfort Deputy Director of Collections	Member
Sharmista Dutta	Frankfort Plan Board Water Engineer	Member
Allan Alsip	Chairman Farmdale Sanitation District	Member
C.L. Watts	Woodford Magistrate	Member
Mitzi Delius	Versailles Utility Manager	Member
John S. Davis	NE Woodford Water District Chair	Member
Bob Amato	Nicholasville Utilities Director	Member
John Horne	Jessamine S. Elkhorn Water District Engineer	Member
Jim Adams	Lincoln County Judge Executive	Chair
Bill Payne	Lincoln County Sanitation District Chair	Member
Kerry Odle	HMB Engineers	Member
Rob Blaire	KY Division of Water	Member
Alan Bowman	Bell Engineering	Member
Tara Hackney	MSE of KY	Member
Megan Hogan	Bell Engineering	Member
Cole Mitchum	Kentucky American Water	Member
Laura Norris	KY Division of Water	Member
Allan Shingleton	KY Division of Water	Member
John Steinmetz	Banks Engineering	Member
Karyn Leverenz	Water Management Planner BGADD	Staff

TOURISM, RECREATION, AND HISTORIC PRESERVATION ADVISORY COMMITTEE

Name	Organization	Membership Representation
Nancy Turner	Executive Director of Winchester Tourism	Member
Karen Hackett	Executive Director of Harrodsburg/Mercer Co. Tourist Commission	Member
Bill Marshall	Self Employed	Vice Chair
Pam Randolph	Retired Educator	Member
John Howard	Deputy Director – Nicholasville – Jessamine County Parks and Recreation	Member
Sandy Goodlett	Mayor of Lawrenceburg	Chair
Larry Prinssen	Retired	Member
Phillip Seyfrit	Madison County Historical Properties & Parks	Member
Vicki Birenberg	Historic Preservation Planner	Guest Speaker
Nancy Turner	Executive Director of Winchester Tourism	Member
Karen Hackett	Executive Director of Harrodsburg/Mercer Co. Tourist Commission	Member
Leann Lacy	BGADD Community Development Specialist	Member
Shane New	BGADD	Member

HOMELAND SECURITY COUNCIL

Name	Organization	Membership Representation
Rick Curtis	Administrative Officer for Public Safety	Member
Kevin Hutcherson	Franklin County Fire Chief	Member
Johnny Adams	Jessamine County EM Director	Member
Donnie Gilliam	Lincoln County EM Director	Member
Trish O'Quin	Lincoln County EM Deputy Director	Member
Ric Maxfield	Harrodsburg Fire Chief	Member
Calvin Denton	Nicholas County EM Director	Member
Drew Chandler	Woodford County EM Director	Member
Judge Executive Jim Adams	Lincoln County Judge Executive	Chair
James Whisenhunt	BGADD	Staff
Leann Lacy	BGADD	Staff

DEVELOPMENT ADVISORY COMMITTEE

Name	Organization	Membership Representation
Rachel Alexander		Member
Danny Isaacs		Member
Ken Parsons		Member
Chris Thomason		Member
Brandalin McClure		Member
David Boggs		Member
George Leamon		Member

HUMAN SERVICES ADVISORY COMMITTEE

Name	Organization	Membership Representation
Ned Sheehy	Accutran	Bourbon County Representative
Susie Kelly		Boyle County Representative
Cora Heffner	Community Education Program	Clark County
Debbie Fatkin	Clark County Community Services	Clark County
Susan Starling	Mercy Health – Marcum & Wallace Hospital	Estill County
Jennifer Robinson	Franklin County Health Department	Franklin County
Marcia Hodge	Garrard County Health Department	Garrard County
Alfanzo Miller	Lincoln County Health Department	Lincoln County
Phillis Adams	Children’s Champions	Madison County
Jared Hollon	Scott County Fiscal Court	Scott County
Melissa Gross	Kentucky River Foothills	Madison County
Megan Miller	City of Georgetown	Scott County
Rashonda Kennedy	Baptist Health – Lexington	Fayette County
Marchelle Jenkins	Franklin Senior Activity Center	Franklin County



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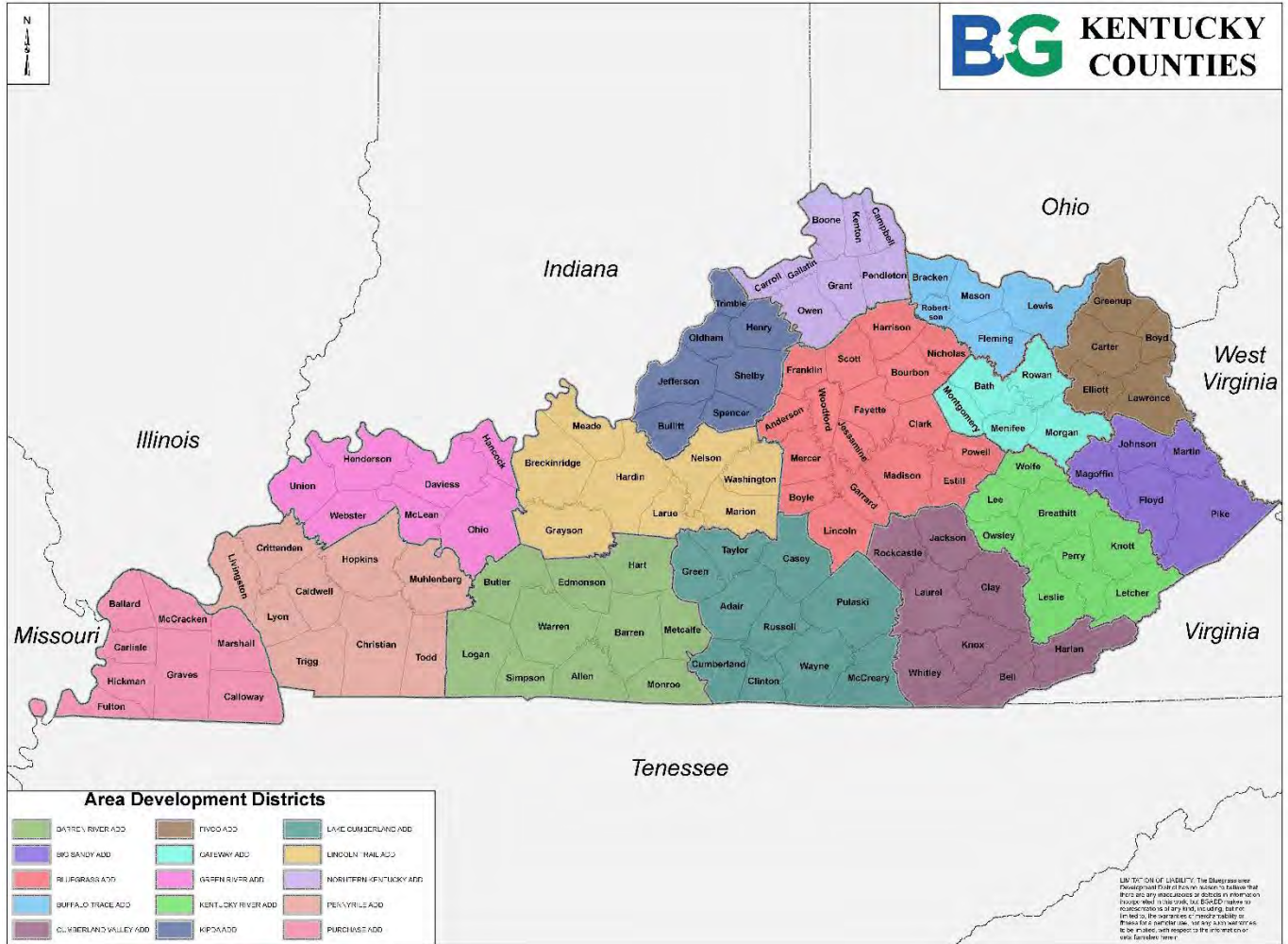
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1.0 REGIONAL INTRODUCTION

The State of Kentucky is comprised of 120 counties that cover approximately 40,409 square miles of environmentally, culturally, and historically rich land. This land area supports a total state population of a little more than 4.4 million people, with an average density of 110 people per square mile. Per Kentucky State Statute requirements, the 120 counties are divided up into fifteen (15) districts. These fifteen districts comprise the Area Development Districts of which the Bluegrass is included.

1.0 REGIONAL INTRODUCTION



The Bluegrass Area Development District is responsible for a seventeen-county region located within Central Kentucky. The counties within the district include the following:

Within the counties listed in the table to the right are 32 cities of varying sizes and geographies.

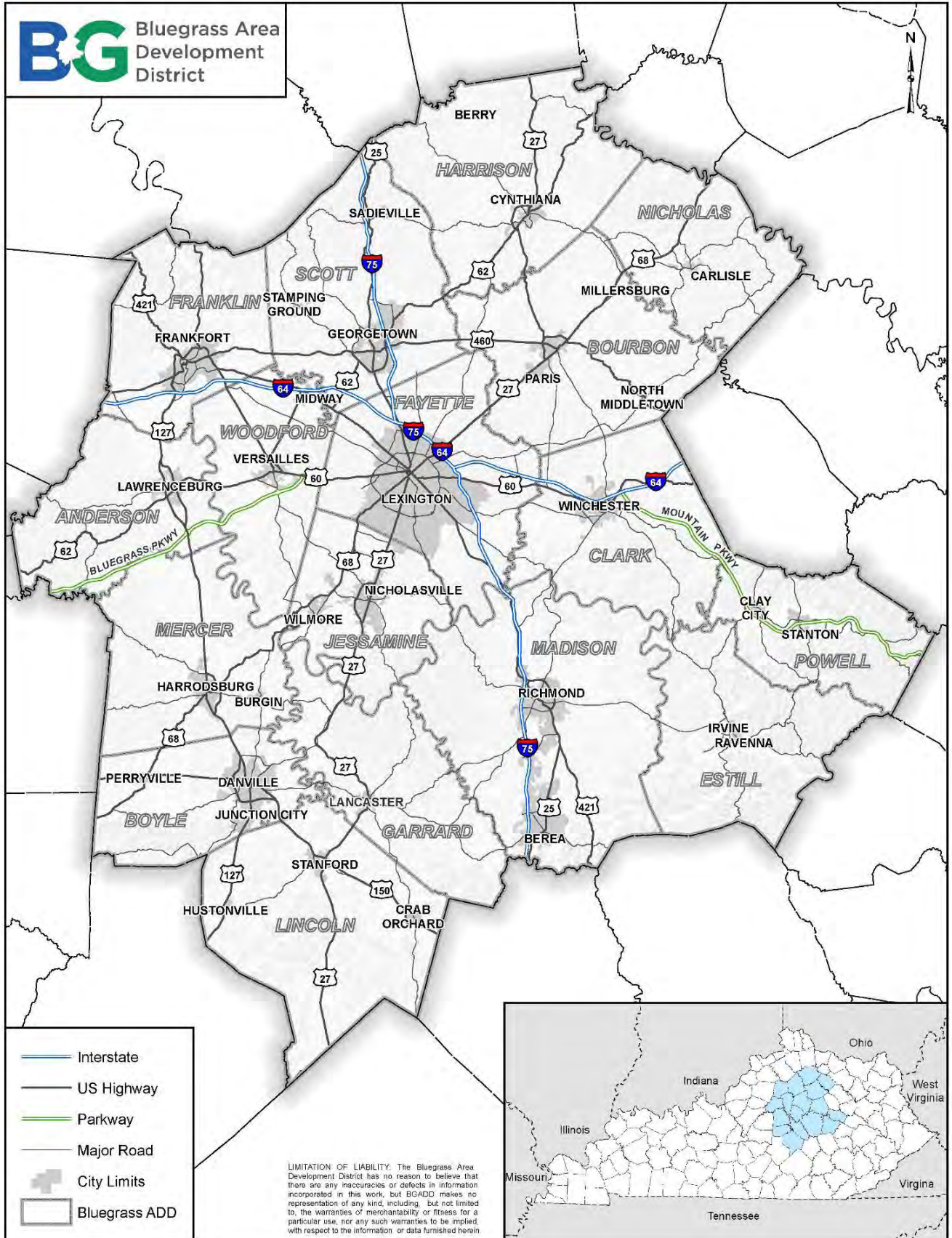
Fayette County and the city of Lexington are the largest in population within the Bluegrass region with a total population of more than 323,000 people according to 2018 Census Bureau estimates.

In contrast to this Nicholas County and the city of Carlisle have the smallest population with a total of 7,166 people within the County according to the 2018 estimates.

The City of Frankfort, in Franklin County is the State Capitol.

COUNTIES	CITIES
Anderson	Lawrenceburg
Bourbon	Paris Millersburg North Middletown
Boyle	Danville Junction City Perryville
Clark	Winchester
Estill	Irvine Ravenna
Fayette	Lexington
Franklin	Frankfort
Garrard	Lancaster
Harrison	Cynthiana Berry
Jessamine	Nicholasville Wilmore
Lincoln	Stanford Crab Orchard Hustonville Eubank
Madison	Richmond Berea
Mercer	Harrodsburg Burgin
Nicholas	Carlisle
Powell	Stanton Clay City
Scott	Georgetown Sadieville Stamping Ground
Woodford	Versailles Midway





1.1 REGIONAL STATISTICAL REVIEW

Demographic data is important to determining how successful and vibrant a region currently is economically. Economic development in a region can be studied and evaluated by focusing on statistical data. Data to review would include base demographics, socio-economic information, and physical characteristics of the region. The CEDS plan statistical evaluation shall include a review and discussion of the following data:

- A. Population
- B. Income / Unemployment
- C. Housing
- D. Employment
- E. Education
- F. Infrastructure
 - 1. Streets and Roadways
 - 2. Water and Wastewater
 - 3. Other Utilities
 - 4. Broadband
- G. Climate
- H. Land Ownership
- I. Natural and Cultural Resources
- J. Economic Performance Measures
 - 2. Mode of Transportation
 - 3. Commuting Patterns



1.2 REGIONAL STATISTICS SOURCES

Kentucky State Data Center's (KSDC) projections have not changed since 2016, therefore, many of the data tables are of the same time period for consistency. All statistics, unless specifically stated on or below the table, were obtained through research at the following sources:

- U.S. Census and the American Community Survey 2015 and 2017 (www.census.gov)
- Think Kentucky (www.thinkkentucky.com) & U.S. Bureau of Labor Statistics (www.bls.gov)
- Kentucky Health Facts (www.kentuckyhealthfacts.org)
- Kentucky Data Center (www.ksdc.louisville.edu) Vintage 2016 Projections
- Kentucky Department of Education (education.ky.gov)

1.1 REGIONAL STATISTICAL REVIEW

1.2 REGIONAL STATISTICS SOURCES

2.0 REGIONAL STATISTICAL ANALYSIS

2.1 POPULATION

Population in any area within the United States is never static. Communities are either growing or shrinking in size. Population is an important factor for economic development. The obvious reason for this is that without people you have no jobs, and without jobs you have no revenue (public or private). However, the reasons go beyond this. If one couples population statistics with education, then certain assumptions can be made regarding the education level of the available workforce which are both extrapolated and interpolated from the available data.

The following table contains data that was obtained from the *Kentucky State Data Center* and relies on the 2016 vintage data sets. The table shows the estimated population growth of the State, and each of the fifteen Area Development Districts (from largest to smallest). Embedded in the second part of the table is the anticipated growth rate. It is important to note that some of the anticipated growth rates show a decline in population. In order to effectively plan for “economic growth” an organization or jurisdiction should show the anticipated negative growth rate, but plan for a minimum of one-percent (1%) growth. Communities are living entities and are either growing or dying.

Table 2-1: Population and Growth Rate Estimates - State and Area Development Districts

	2010 Population	Estimated 2015 Population	Estimated 2020 Population	Estimated 2025 Population
KENTUCKY	4,339,367	4,425,092	4,533,464	4,634,415
KIPDA	959,091	995,115	1,036,344	1,077,108
Bluegrass	770,404	792,026	842,987	881,238
Northern Kentucky	438,647	454,020	470,233	485,669
Barren River	284,195	295,952	308,284	321,091
Lincoln Trail	269,117	271,397	280,073	288,060
Cumberland Valley	236,618	234,300	231,747	227,836
Pennyrile	219,305	216,964	216,553	214,808
Green River	213,472	216,306	218,192	219,091
Lake Cumberland	207,256	207,984	209,833	210,729
Purchase	196,393	195,819	196,653	197,307
Big Sandy	154,093	147,838	142,820	137,084
FIVCO	137,884	134,944	133,540	131,376
Kentucky River	114,762	109,048	104,801	99,893
Gateway	81,652	83,361	85,828	88,108
Buffalo Trace	56,478	55,877	55,576	55,017

Effective planning for the region should consider population change and the reasons for the growth or decline. Inter-regional changes in population will occur (i.e. county to

2.0 REGIONAL STATISTICAL ANALYSIS

2.1 POPULATION

2.0 REGIONAL STATISTICAL ANALYSIS

county) as people move within the region for jobs. The economy and workforce within the region will change when the net growth of the economy improves or declines.

Table 2-2: Population and Growth Rate Estimates - State and Area Development Districts

	Estimated 2030 Population	Estimated 2035 Population	Estimated 2040 Population	Growth Rate Percentage
KENTUCKY	4,726,382	4,808,682	4,886,381	1.98%
KIPDA	1,116,753	1,154,402	1,190,669	3.76%
Bluegrass	919,654	957,644	995,859	4.64%
Northern Kentucky	500,461	514,517	528,027	3.50%
Barren River	334,069	347,077	359,989	4.14%
Lincoln Trail	295,050	300,860	305,801	0.85%
Cumberland Valley	222,647	216,420	209,998	-0.98%
Pennyryle	212,277	209,515	206,588	-1.07%
Green River	219,083	218,332	217,056	1.33%
Lake Cumberland	210,785	210,070	208,870	0.35%
Purchase	197,423	196,732	195,708	-0.29%
Big Sandy	130,709	123,975	117,398	-4.06%
FIVCO	128,526	125,148	121,568	-2.13%
Kentucky River	94,383	88,548	82,881	-4.98%
Gateway	90,463	92,561	94,476	2.09%
Buffalo Trace	54,099	52,881	51,493	-1.06%

Kentucky State Data Center: <http://www.ksdc.louisville.edu/data-downloads/projections/>

According to the data from KSDC the Bluegrass Area Development District (BGADD) is the second largest ADD in the State with a total population (in 2010) of 770,404 people. It is also anticipated that it will have the largest growth rate over the next 20+ years of 4.64%. This means that the BGADD's population will add an estimated 225,000 people within the 17-county region. It should be noted (and will be covered in greater detail later) that that is equivalent to (if we use the State's persons per household number of 2.5) 90,000 households or homes. Each of those homes will require roadways and utilities. Each household will require new commercial and industrial development for jobs and services. The CEDS plan is just a beginning of what we need to complete to begin planning for and anticipating these future costs and needs.

With the above statement in mind, staff will provide additional population tables for each of the counties within the BGADD and will discuss more focused growth rates and what that means for the Bluegrass region.

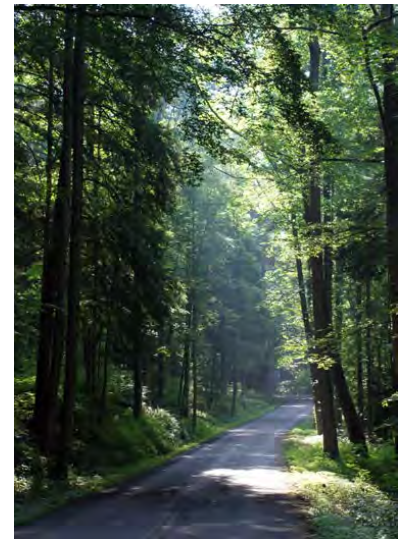
The following table illustrates the estimated population of each of the seventeen (17) counties within the Bluegrass region along with the corresponding anticipated five-year growth rate.

2.1.1 County Population Size and Growth Rates

2.1.1 County Population Size and Growth Rates

Table 2-3: County Population Estimates and Growth Rate

	2010 Population	Estimated 2020 Population	Estimated 2030 Population	Estimated 2040 Population	5-Year Growth Rate
Scott	47,173	59,589	76,607	97,745	11.1%
Jessamine	48,586	56,126	64,398	72,917	6.9%
Fayette	295,803	333,580	375,637	419,813	6.3%
Madison	82,916	91,774	99,688	106,301	5.9%
Boyle	28,432	30,550	31,810	32,431	4.8%
Woodford	24,939	26,593	28,229	29,487	3.4%
Anderson	21,421	22,821	24,327	25,334	2.6%
Franklin	49,285	50,836	51,201	50,704	2.2%
Garrard	16,912	17,476	17,543	17,170	1.9%
Bourbon	19,985	20,090	19,897	19,352	0.7%
Harrison	18,846	18,751	18,464	17,694	0.5%
Clark	35,613	36,206	36,647	36,466	0.4%
Mercer	21,331	21,389	20,962	20,040	0.4%
Nicholas	7,135	7,070	6,896	6,678	-0.1%
Lincoln	24,742	24,324	23,576	22,319	-1.2%
Estill	14,672	14,059	13,188	12,076	-2.1%
Powell	12,613	11,753	10,584	9,332	-2.8%
Bluegrass	770,404	842,987	919,654	995,859	4.64%



This table is sorted per growth rate and not population. As such, while Fayette County currently has the largest population its growth rate is third in the region at nearly seven-percent (7%). This growth rate is still above average. However, Scott county is currently experiencing an approximate eleven-percent (11%) growth rate, nearly double that of any county in the region. Scott County’s population is currently ranked third (3rd) in the region at 97,745 people.

The other fifteen (15) counties have growth rates that range from nearly seven-percent (7%) down to an approximate rate of negative three-percent (-3%). Powell County has the largest population loss rate of all counties in the region, but is ranked sixteenth (16th) in terms of population size. Nicolas County has the smallest population of approximately 7,100 people.

2.1.2 County Population – Sex and Age

2.1.2 County Population – Sex and Age

The Bluegrass region has a fairly even split in population between the sexes with females edging out male population by almost exactly two-percent (2%) as illustrated in the table below.

2.0 REGIONAL STATISTICAL ANALYSIS

County	Population	Male Population	Female Population
Anderson	21,761	10,599	11,162
Bourbon	20,013	9,878	10,135
Boyle	29,388	14,607	14,781
Clark	35,657	17,464	18,193
Estill	14,476	7,118	7,358
Fayette	308,306	151,459	156,847
Franklin	49,778	24,271	25,507
Garrard	16,976	8,332	8,644
Harrison	18,648	9,105	9,543
Jessamine	50,328	24,638	25,690
Lincoln	24,498	11,827	12,671
Madison	85,838	41,648	44,190
Mercer	21,342	10,537	10,805
Nicholas	7,075	3,448	3,627
Powell	12,447	6,114	6,333
Scott	50,178	24,733	25,445
Woodford	25,317	12,254	13,063
Total	792,026	388,032	403,994

County	Under 15 Total	15- to 29 Total	30- to 44 Total	45- to 59 Total	60- to 74 Total	75+ Total
Anderson	4,439	3,765	4,439	4,831	3,112	1,175
Bourbon	3,742	3,522	3,582	4,423	3,282	1,401
Boyle	4,967	6,201	5,114	5,995	4,761	2,351
Clark	6,739	6,240	6,775	7,880	5,634	2,318
Estill	2,678	2,374	2,707	3,257	2,562	912
Fayette	55,187	78,926	65,053	57,653	36,688	14,799
Franklin	8,711	9,458	9,707	10,603	8,114	3,186
Garrard	3,141	2,716	3,327	3,972	2,733	1,120
Harrison	3,580	3,226	3,394	4,270	2,928	1,249
Jessamine	10,418	10,619	9,613	10,468	6,492	2,768
Lincoln	4,851	4,214	4,557	5,169	4,067	1,617
Madison	15,107	23,348	16,223	15,880	10,987	4,292
Mercer	3,948	3,479	3,842	4,845	3,714	1,515
Nicholas	1,373	1,167	1,288	1,528	1,210	524
Powell	2,489	2,303	2,465	2,763	1,805	647
Scott	11,089	9,785	11,190	10,186	6,021	1,957
Woodford	4,734	4,253	4,709	6,152	4,051	1,468
Bluegrass	147,194	175,596	157,982	159,877	108,160	43,299

2.0 REGIONAL STATISTICAL ANALYSIS

County	Under 15 Male	15- to 29 Male	30- to 44 Male	45- to 59 Male	60- to 74 Male	75+ Male
Anderson	2,268	1,887	2,194	2,438	1,367	435
Bourbon	1,995	1,897	1,669	2,223	1,551	543
Boyle	2,585	3,243	2,644	3,024	2,206	906
Clark	3,528	3,231	3,266	3,860	2,655	891
Estill	1,345	1,217	1,374	1,630	1,174	377
Fayette	28,323	39,531	33,018	27,868	17,115	5,604
Franklin	4,660	4,830	4,636	5,097	3,786	1,238
Garrard	1,625	1,358	1,666	1,925	1,316	450
Harrison	1,876	1,630	1,612	2,085	1,420	473
Jessamine	5,445	5,199	4,730	5,075	2,957	1,207
Lincoln	2,389	2,164	2,259	2,590	1,786	650
Madison	7,622	11,495	7,996	7,705	5,206	1,749
Mercer	2,128	1,781	1,907	2,318	1,812	580
Nicholas	676	597	628	741	583	224
Powell	1,229	1,156	1,217	1,363	880	269
Scott	5,565	4,996	5,466	5,046	2,918	742
Woodford	2,439	1,863	2,426	3,027	1,948	551
Bluegrass	75,698	88,072	78,708	78,014	50,682	16,890

County	Under 15 Female	15- to 29 Female	30- to 44 Female	45- to 59 Female	60- to 74 Female	75+ Female
Anderson	2,143	1,886	2,221	2,411	1,741	737
Bourbon	1,743	1,642	1,916	2,220	1,753	861
Boyle	2,380	2,971	2,468	2,956	2,557	1,434
Clark	3,202	3,020	3,548	4,021	3,020	1,419
Estill	1,332	1,155	1,332	1,611	1,398	530
Fayette	27,135	39,525	31,840	29,958	19,449	9,254
Franklin	4,056	4,693	5,050	5,458	4,311	1,964
Garrard	1,513	1,348	1,660	2,049	1,409	666
Harrison	1,689	1,575	1,785	2,185	1,517	792
Jessamine	4,958	5,395	4,907	5,421	3,494	1,516
Lincoln	2,471	2,065	2,306	2,585	2,268	988
Madison	7,512	11,843	8,175	8,308	5,745	2,607
Mercer	1,815	1,696	1,934	2,528	1,902	951
Nicholas	693	562	660	787	627	290
Powell	1,248	1,146	1,235	1,393	925	380
Scott	5,471	4,809	5,725	5,165	3,079	1,196
Woodford	2,286	2,391	2,273	3,122	2,090	901
Bluegrass	71,645	87,724	79,034	82,178	57,285	26,486

As can be seen from the tables above there is roughly the same percentage of individuals, both male and female within the *Under-15, 30-to-44, and 45-59* age groups at approximately 20-percent (+ or – 1%). The age group of *15-to-29* has a slightly lower percentage on average across the Counties. Age groups *60-74, and 75+* are the lowest age groups for both male and female with averages of fifteen- (15%) and five-percent (5%) of the populations respectively. It is important to note that the above percentages are an estimated average of all seventeen (17) counties. Some counties’ age groups contain outlier totals.

2.1.3 Households – Role in Economic Growth

Table 2-8: Total Households per County (using 2015 ACS)

	Total HH	Persons per HH
Fayette County	125,752	2.35
Madison County	32,064	2.49
Franklin County	21,033	2.28
Scott County	18,421	2.65
Jessamine County	18,312	2.65
Clark County	14,173	2.49
Boyle County	11,045	2.42
Woodford County	9,802	2.55
Lincoln County	9,770	2.48
Mercer County	8,824	2.40
Anderson County	8,446	2.56
Bourbon County	7,867	2.51
Harrison County	7,120	2.57
Garrard County	6,594	2.55
Estill County	5,750	2.49
Powell County	4,767	2.56
Nicholas County	2,824	2.47
Bluegrass Region	312,564	2.50

Household information is an important economic factor to consider and evaluate when creating any strategy. Households provide the workforce for production, labor and capital. They are also responsible for purchasing all goods and services that are created by the businesses in the region. Thus, households are directly responsible for both the supply of goods, and the demand for the products created.

Each household in each community is thereby a producer of goods and services, a consumer of the same goods and services,

and finally a tax-payer to government entities.

The Bluegrass Region has approximately 313,000 households per the ACS 2015 five-year estimates. Most these households reside in Fayette County. In fact, it takes eight of the largest populated counties to exceed the total households living in Fayette County. Specifically, Fayette has nearly 126,000 households. If you add the households of Madison, Franklin, Scott, Jessamine, Clark, Boyle, Woodford, and Lincoln Counties you would exceed Fayette’s total by only 8,600 households. This is relevant as it shows that while Fayette county has nearly double the number of households as the surrounding counties it also pulls in much of their workforce from these surrounding counties’ households. The relationship between the counties is therefore symbiotic in nature.

2.1.3 Households - Role in Economic Growth

2.0 REGIONAL STATISTICAL ANALYSIS

2.2 INCOME AND POVERTY

Table 2-9: Income and Poverty (using 2015 ACS estimates)			
	Median HH Income	Per Capita Income	Percent in Poverty
Scott County	63,027	28,232	13.1
Woodford County	58,750	30,490	11.6
Anderson County	53,974	24,353	10.7
Jessamine County	50,558	26,230	18.3
Fayette County	49,778	30,031	19.1
Franklin County	47,964	26,778	13.7
Clark County	47,959	25,492	15.4
Bourbon County	45,208	23,620	14.8
Garrard County	44,243	22,567	17
Madison County	42,390	21,977	18.2
Mercer County	42,083	22,658	15.1
Boyle County	39,704	22,368	17.2
Lincoln County	37,139	18,564	21.2
Nicholas County	36,097	20,039	21.5
Harrison County	35,681	20,490	16.2
Estill County	29,770	16,446	28.2
Powell County	29,736	17,241	26
Bluegrass Region	44,357	23,387	17

When researching or discussing economic development in any region income, and poverty are some of the most important data sets that need to be evaluated. When employers locate their businesses or companies in areas they look at labor pool, labor costs and various other data. When employees consider taking a position they look at proposed income, cost of living in the area, and distance to necessary goods and services. Of those three points proposed income is the single most important deciding factor if that individual will decide to accept the job, or not. It is not hard to understand then, that Scott County, which was shown to be the fastest growing community also provides the highest household income and has one of the lowest percentages (3rd) of people in poverty within the region. In contrast, Fayette County has the largest in population, but half the growth rate of Scott County. They are also thirteenth (13th) out of the seventeen (17) counties in terms of people living in poverty.

Estill and Powell County have the lowest household and per capita incomes, and the highest levels of poverty in the region. Poverty levels in those counties are high enough that statistically they could be considered outlier data. Outlier data falsely inflates/deflates data which in turn causes an area or region to appear worse than it is in terms of the statistical data presented. As an example, the Bluegrass regions median household income would increase by more than \$2,000 by removing those two counties from the data, and the regions poverty level would drop by a full one-percent (1%).

2.2 INCOME AND POVERTY

Note on Income Disparity:

One of the characteristics that we see about the Bluegrass Region from Table X-x is that there is a large disparity in per capita income in the region. Median household incomes range between \$29,770 in Estill County to \$63,027 in Scott County. Median household income reflects the current state of economic opportunity. As such, a higher median income potentially means that there are greater economic opportunities available (largely dependent on personal choice, education, local regulations, and available infrastructure).

Economic development strategies may be more successful when they focus on creating equal opportunities. Thought should be given to implementing education, infrastructure, and industry recruitment policies within each of the Bluegrass region's counties. It can be conjectured that the success of individuals within a society will largely be dependent on the opportunities available to its citizens.

2.0 REGIONAL STATISTICAL ANALYSIS

Further, it is important to note that economic decline in one county will have a negative effect on surrounding counties and the region as a whole. Poverty or low income affects education levels, housing prices, infrastructure decline, and overall workforce.

Table 2-10: Labor Force, Employment and Unemployment 2013 - 2018					
The table below shows the annual not seasonally adjusted Labor Force, Employment and Unemployment data for Multiple Areas in Multiple Time Periods.					
Area	Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Anderson County	2013	11,542	10,793	749	6.5%
	2014	11,435	10,841	594	5.2%
	2015	11,136	10,671	465	4.2%
	2016	11,211	10,766	445	4.0%
	2017	11,562	11,090	472	4.1%
	2018	11,951	11,520	431	3.6%
Bourbon County	2013	9,834	9,141	693	7.0%
	2014	9,653	9,111	542	5.6%
	2015	9,604	9,147	457	4.8%
	2016	9,826	9,363	463	4.7%
	2017	10,447	9,984	463	4.4%
	2018	9,704	9,317	387	4.0%
Boyle County	2013	12,826	11,688	1,138	8.9%
	2014	12,300	11,448	852	6.9%
	2015	11,922	11,259	663	5.6%
	2016	12,157	11,565	592	4.9%
	2017	12,871	12,245	626	4.9%
	2018	12,612	12,053	559	4.4%
Clark County	2013	17,283	15,975	1,308	7.6%
	2014	16,987	15,950	1,037	6.1%
	2015	16,637	15,765	872	5.2%
	2016	16,862	16,065	797	4.7%
	2017	17,695	16,923	772	4.4%
	2018	17,202	16,403	709	4.1%
Estill County	2013	5,542	4,999	543	9.8%
	2014	5,411	5,004	407	7.5%
	2015	5,255	4,935	320	6.1%
	2016	5,312	5,010	302	5.7%
	2017	5,543	5,236	307	5.5%
	2018	5,325	5,033	292	5.5%
Fayette County	2013	168,561	158,719	9,842	5.8%
	2014	167,123	159,127	7,996	4.8%
	2015	165,570	159,176	6,394	3.9%
	2016	168,079	162,204	5,875	3.5%
	2017	176,767	170,578	6,189	3.5%
	2018	174,849	169,048	5,801	3.3%

2.0 REGIONAL STATISTICAL ANALYSIS

Area	Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Franklin County	2013	24,594	22,968	1,626	6.6%
	2014	24,378	23,088	1,290	5.3%
	2015	23,880	22,853	1,027	4.3%
	2016	24,023	23,057	966	4.0%
	2017	24,738	23,763	975	3.9%
	2018	25,051	24,115	936	3.7%
Garrard County	2013	7,753	7,114	639	8.2%
	2014	7,594	7,099	495	6.5%
	2015	7,566	7,181	385	5.1%
	2016	7,570	7,212	358	4.7%
	2017	7,870	7,518	352	4.5%
	2018	7,693	7,352	341	4.4%
Harrison County	2013	8,754	8,088	666	7.6%
	2014	8,429	7,925	504	6.0%
	2015	8,349	7,964	385	4.6%
	2016	8,474	8,085	389	4.6%
	2017	8,893	8,494	399	4.5%
	2018	8,699	8,339	360	4.1%
Jessamine County	2013	25,106	23,465	1,641	6.5%
	2014	24,928	23,622	1,306	5.2%
	2015	24,910	23,860	1,050	4.2%
	2016	25,279	24,306	973	3.8%
	2017	26,560	25,594	966	3.6%
	2018	26,425	25,465	960	3.6%
Lincoln County	2013	9,931	8,864	1,067	10.7%
	2014	9,335	8,511	824	8.8%
	2015	8,960	8,354	606	6.8%
	2016	9,126	8,583	543	6.0%
	2017	9,593	9,089	504	5.3%
	2018	9,366	8,895	471	5.0%
Madison County	2013	45,788	42,759	3,029	6.6%
	2014	45,340	42,888	2,452	5.4%
	2015	44,261	42,326	1,935	4.4%
	2016	44,105	42,297	1,808	4.1%
	2017	45,540	43,717	1,823	4.0%
	2018	46,892	45,083	1,809	3.9%
Mercer County	2013	10,200	9,394	806	7.9%
	2014	9,906	9,295	611	6.2%
	2015	9,726	9,241	485	5.0%
	2016	9,910	9,443	467	4.7%
	2017	10,429	9,943	486	4.7%
	2018	9,871	9,431	440	4.5%

2.0 REGIONAL STATISTICAL ANALYSIS

Area	Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
Nicholas County	2013	3,534	3,227	307	8.7%
	2014	3,454	3,187	267	7.7%
	2015	3,308	3,111	197	6.0%
	2016	3,337	3,157	180	5.4%
	2017	3,450	3,268	182	5.3%
	2018	3,287	3,137	150	4.6%
Powell County	2013	5,063	4,515	548	10.8%
	2014	4,974	4,553	421	8.5%
	2015	4,888	4,545	343	7.0%
	2016	4,947	4,601	346	7.0%
	2017	5,120	4,810	310	6.1%
	2018	5,023	4,724	299	6.0%
Scott County	2013	26,287	24,678	1,609	6.1%
	2014	26,505	25,214	1,291	4.9%
	2015	26,541	25,486	1,055	4.0%
	2016	26,986	25,975	1,011	3.7%
	2017	28,341	27,322	1,019	3.6%
	2018	28,607	27,661	946	3.3%
Woodford County	2013	14,260	13,500	760	5.3%
	2014	14,248	13,613	635	4.5%
	2015	14,167	13,666	501	3.5%
	2016	14,438	13,977	461	3.2%
	2017	15,358	14,892	466	3.0%
	2018	14,793	14,336	457	3.1%
The table below shows the annual not seasonally adjusted Labor Force, Employment and Unemployment data for Multiple Areas in Multiple Time Periods.					
Source: Labor Market Statistics, Local Area Unemployment Statistics Program					
Downloaded: 09/2019					

As one looks at the above labor force and unemployment percentage trends it becomes apparent that there has generally been an increase in the total labor force and a subsequent decline in unemployment within all seventeen (17) counties in the Bluegrass Region. Some of the counties had low unemployment even in 2012 and as such the decline was less noticeable. However, in Boyle, Clark, Estill, Garrard, Lincoln, Mercer, Nicholas, and Powell counties the unemployment rate in 2012 was more than eight-percent (8%) with Estill and Powell exceeding ten-percent (10%). These counties have seen a drastic decrease (greater than four-percent (4%)) in unemployment according to State statistics.

2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-11: States and selected areas: Employment status of the civilian non-institutional population									
Annual Averages - Not Seasonally Adjusted									
State	Year	Civilian non-institutional population	Civilian labor force						Not Participating (Population - Civilian LF)
			Total	Percent of population	Employment		Unemployment		
					Total	Percent of population	Total	Rate	
Kentucky	2011	3,370,176	2,056,410	61.0	1,862,928	55.3	193,482	9.4	1,313,766
Kentucky	2012	3,386,625	2,059,127	60.8	1,891,162	55.8	167,965	8.2	1,327,498
Kentucky	2016	3,458,277	1,991,974	57.6	1,892,273	54.7	99,701	5.0	1,466,303
Kentucky	2018	3,490,151	2,061,622	59.1	1,972,312	56.5	89,310	4.3	1,428,529

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS) (Extracted 09-2019)

Table 2-12: Labor Force Participation Rate: Ages 16+				
Area	Participation Rate %	% of National Participation Rate	Employment Population Ratio	Not in Participation Rate %
US	63.4	N/A	58.9%	36.6
Kentucky	59.4	93.7%	55%	40.6
Anderson	63.9	100.8%	59.8%	36.1
Bourbon	62.6	98.7%	58.3%	37.4
Boyle	53.3	84.1%	53.3%	46.7
Clark	59.8	94.3%	59.8%	40.2
Estill	48.9	77.1%	48.9%	51.1
Fayette	67.9	107.1%	63.6%	32.1
Franklin	62.8	99.1%	58.2%	37.2
Garrard	58.4	92.1%	53.2%	41.6
Harrison	57	89.9%	53%	43
Jessamine	63.4	100.0%	59%	36.6
Lincoln	53.7	84.7%	49.1%	46.3
Madison	62.4	98.4%	58%	37.6
Mercer	61.9	97.6%	56.2%	38.1
Nicholas	55	86.8%	51.3%	45
Powell	50.3	79.3%	47.6%	49.7
Scott	70	110.4%	66.5%	30
Woodford	66.2	104.4%	63.5%	33.8

Source: US Census Bureau, 2013-2017 ACS estimates 9/2019

Table 2-13: Alternative Measures of Labor Underutilization for States							
	Measure -2011 Annual Average (percent)						2011 Annual Labor Force Participation (percent)
	U-1	U-2	U-3	U-4	U-5	U-6	Not Adjusted
United States	5.3	5.3	8.9	9.5	10.4	15.9	64.1
Kentucky	5.1	5.7	9.5	10	10.7	15.6	61.0
	Measure - 2015 Annual (percent)						2015 Annual Labor Force Participation (percent)
	U-1	U-2	U-3	U-4	U-5	U-6	Not Adjusted
United States	2.3	2.6	5.3	5.7	6.4	10.4	62.7
Kentucky	2	2.6	5.4	5.7	6.5	10.3	57.1
	Measure - 2018 Annual (percent)						2018 Annual Labor Force Participation (percent)
	U-1	U-2	U-3	U-4	U-5	U-6	Not Adjusted
United States	1.4	1.8	3.9	4.1	4.8	7.7	62.8
Kentucky	1.3	1.8	4.4	4.6	5.3	8.1	59
U-1, persons unemployed 15 weeks or longer, as a percent of the civilian labor force;							
U-2, job losers and persons who completed temporary jobs, as a percent of the civilian labor force;							
U-3, total unemployed, as a percent of the civilian labor force (this is the definition used for the official unemployment rate);							
U-4, total unemployed plus discouraged workers, as a percent of the civilian labor force plus discouraged workers;							
U-5, total unemployed, plus discouraged workers, plus all other marginally attached workers, as a percent of the civilian labor force plus all marginally attached workers; and							
U-6, total unemployed, plus all marginally attached workers, plus total employed part time for economic reasons, as a percent of the civilian labor force plus all marginally attached workers.							
Source: U.S. Bureau of Labor Statistics, Current Population Survey (CPS) & Local Area Unemployment Statistics (LAUS) (Extracted 09-2019)							



2.3 HOUSING

Housing, in terms of economic development will dictate if a community has the means to immediately accommodate an influx of workers if industrial or commercial development locates within that jurisdiction. If the city of county has vacant housing, then it can be assumed that if businesses locate to that community some of that vacancy will be absorbed by the employees who choose to move closer to their employment. Some of that housing is vacant for other reasons (i.e. age of structure, dilapidation, or is missing certain amenities). These homes will remain vacant until the property is purchased and the structure demolished to make way for new construction.

The other means of providing housing for incoming workers is through new construction, which is a product of development and usually follows industry and business to a community. If housing (i.e. new subdivisions) is being constructed in a community where very little new industry or business has occurred, then there are other factors involved. This may include the possibility that the community is a “bedroom city.”

Table 2-14: Total Housing (using 2015 ACS estimates)

	Total Housing	Total Occupied Housing	Owner Occupied	Renter Occupied	Total Vacant Housing
Anderson	9,278	8,446	6,501	1,945	832
Bourbon	9,025	7,867	4,866	3,001	1,158
Boyle	12,417	11,045	7,235	3,810	1,372
Clark	15,749	14,173	9,094	5,079	1,576
Estill	6,843	5,750	4,011	1,739	1,093
Fayette	139,842	125,752	68,194	57,558	14,090
Franklin	23,248	21,033	13,241	7,792	2,215
Garrard	7,458	6,594	5,054	1,540	864
Harrison	8,217	7,120	4,791	2,329	1,097
Jessamine	20,066	18,312	11,676	6,636	1,754
Lincoln	10,865	9,770	7,189	2,581	1,095
Madison	36,015	32,064	18,991	13,073	3,951
Mercer	10,098	8,824	6,296	2,528	1,274
Nicholas	3,244	2,824	2,015	809	420
Powell	5,590	4,767	3,326	1,441	823
Scott	20,767	18,421	13,019	5,402	2,346
Woodford	11,010	9,802	6,762	3,040	1,208
Bluegrass	349,732	312,564	192,261	120,303	37,168

It is interesting to note that according to the US Census the Bluegrass region has more than 37,000 vacant residences (homes, apartments, mobile homes, or other livable structures). Usually the vacancy rate per county hovers around the ten-percent (10%) mark (plus or minus one- or two-percent).

2.3 HOUSING

2.0 REGIONAL STATISTICAL ANALYSIS

Other important housing information is a further breakdown in the structures that are attached or detached, the number of bedrooms, apartments, and mobile homes within a jurisdiction for both owners and renters.

The following table from 2015 ACS shows the total occupied breakdown of all units within each county and the total for the region (at the bottom of the table).

Table 2-15: Total Occupied Housing (including number of units and housing type)

	Total One-Unit Detached	Total One-Unit Attached	Total Two Units Apartments	Total 3 or 4 Units Apartments	Total Mobile or Other
Anderson	6,723	127	709	448	608
Bourbon	5,963	433	299	1,133	448
Boyle	8,063	309	674	1,822	828
Clark	9,694	822	765	2,764	1,304
Estill	3,922	75	121	638	1,236
Fayette	77,840	6,036	5,533	64,511	1,383
Franklin	14,197	358	1,325	6,604	1,283
Garrard	5,348	132	73	310	818
Harrison	4,991	50	420	812	1,111
Jessamine	13,716	1,337	989	2,472	751
Lincoln	6,898	107	254	537	2,101
Madison	20,232	417	1,731	12,377	2,437
Mercer	6,856	88	485	1,138	662
Nicholas	1,954	34	17	353	576
Powell	3,108	48	248	539	1,044
Scott	13,742	442	700	3,703	1,345
Woodford	8,194	186	265	1,470	186
Bluegrass	211,442	11,000	14,608	101,631	18,121

It is important for each community to make sure they provide enough of each type of housing from single family homes to low income apartments. There have been several supreme court decisions on this matter that require each community to provide housing for all income levels and to not push their low-income residents out, to other communities, this came to be called the Mount Laurel Doctrine. More Specifically, the New Jersey Supreme Court, in *Mount Laurel I* (1975) and *Mount Laurel II* (1983), stated that land use laws that prevent affordable housing opportunities for the poor are unconstitutional and ordered all New Jersey municipalities to plan, zone for, and provide opportunities for their “fair share” of the region’s needed affordable housing.

From an economic standpoint, it should be pointed out that there is a marked difference from a lender’s point of view between owner occupied and non-owner-occupied housing. The interest rate as well as required down-payment are both higher for non-owner-occupied housing. As such occupancy fraud is one of the greatest problems lenders face when reviewing applications for mortgages.

Total 2-16: Owner Occupied Housing (including number of units & housing type)					
(from 2015 ACS estimates)	Owner One-Unit Detached	Owner One-Unit Attached	Owner Two Units Apartments	Owner 3+ Units Apartments	Owner Mobile or Other
Anderson	6,026	26	65	0	384
Bourbon	4,555	68	5	0	238
Boyle	6,468	109	14	14	629
Clark	7,884	391	36	27	764
Estill	3,068	56	0	4	882
Fayette	62,466	2,728	477	1,568	955
Franklin	11,957	199	93	132	861
Garrard	4,523	0	0	0	531
Harrison	3,986	10	14	5	776
Jessamine	10,590	490	47	35	502
Lincoln	5,586	36	0	0	1,567
Madison	16,921	190	114	114	1,633
Mercer	5,597	44	31	44	579
Nicholas	1,606	22	6	0	383
Powell	2,611	0	17	0	698
Scott	11,990	182	13	39	794
Woodford	6,485	81	20	47	128
Bluegrass	172,320	4,632	953	2,031	12,306

Total 2-17: Renter Occupied Housing (including number of units & housing type)					
(from 2015 ACS estimates)	Renter One-Unit Detached	Renter One-Unit Attached	Renter Two Units Apartments	Renter 3+ Units Apartments	Renter Mobile or Other
Anderson	692	101	646	282	226
Bourbon	1,407	363	294	723	213
Boyle	1,593	194	659	1,162	198
Clark	1,818	432	731	1,559	538
Estill	850	19	122	398	351
Fayette	15,368	3,338	5,065	33,441	403
Franklin	2,236	171	1,223	3,732	429
Garrard	829	129	69	228	283
Harrison	1,001	42	408	545	335
Jessamine	3,126	849	942	1,467	246
Lincoln	1,314	67	253	421	527
Madison	3,294	235	1,621	7,125	811
Mercer	1,261	46	453	688	78
Nicholas	348	11	10	246	194
Powell	496	48	231	320	347
Scott	1,756	259	675	2,166	546
Woodford	1,715	106	252	909	58
Bluegrass	39,104	6,412	13,654	55,412	5,782

2.3.1 Age of Structures

2.3.1 Age of Structures

Residential and non-residential development within cities and counties follows a cyclical pattern between economic growth and prosperity to decline and dilapidation to recovery and rehabilitation and then back to growth and prosperity. The timing of those cycles however is not a perfect circle. A community’s growth and prosperity are largely contingent on government policy (the fewer the regulations and taxes the better) along with the size of the community, level of education or entrepreneurial spirit, and facilities and infrastructure. All of these factors affect the timing of growth and prosperity, the timing of the decline and dilapidation, and also the how long it takes a community to recover.

To further convolute the issue, this concept not only affects each community on a macro scale, it also affects them on a micro-scale. Some neighborhoods go into decline as businesses move out of and away from the downtown cores. Then as subdivisions begin to age and the businesses located near those areas begin to age these businesses either migrate further out or they move back to the downtown which begins the decline of one area and the rehabilitation of another area.

Table 2-18: Total Occupied Housing - Age of Structures (2015 ACS estimates)

(from 2015 ACS estimates)	Total Occupied Housing	Constructed						
		Present to 2014	2013 - 2010	2009 - 2000	1999 - 1980	1979 - 1960	1959 - 1940	Pre- 1939
Anderson	8,446	0	135	1,917	3,446	1,681	743	524
Bourbon	7,867	8	87	865	2,211	2,187	1,172	1,337
Boyle	11,045	0	133	1,370	3,258	3,634	1,690	961
Clark	14,173	0	142	2,197	4,309	3,898	1,970	1,658
Estill	5,750	17	46	587	2,220	1,547	702	644
Fayette	125,752	126	2,641	21,252	39,612	35,965	17,228	8,928
Franklin	21,033	0	526	2,524	5,994	6,310	3,681	2,019
Garrard	6,594	0	99	1,649	2,018	1,345	719	765
Harrison	7,120	0	100	968	1,780	1,880	940	1,452
Jessamine	18,312	18	531	4,633	6,464	4,615	1,154	916
Lincoln	9,770	20	166	1,807	3,644	2,589	860	674
Madison	32,064	0	930	7,567	12,345	7,150	2,565	1,507
Mercer	8,824	0	150	1,209	2,259	2,709	1,421	1,068
Nicholas	2,824	0	45	328	881	683	294	593
Powell	4,767	0	52	877	1,716	1,611	367	148
Scott	18,421	18	571	5,563	6,447	3,389	1,068	1,382
Woodford	9,802	20	167	1,294	3,617	2,745	1,049	912
Bluegrass	312,564	227	6,519	56,606	102,220	83,937	37,621	25,488

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Total 2-19: Owner Occupied Housing - Age of Structures (2015 ACS estimates)								
	Owner Occupied	Constructed						
		resent to 2014	2013 - 2010	2009 - 2000	1999 - 1980	1979 - 1960	1959 - 1940	Pre-1939
Anderson	6,501	0	59	1,515	2,646	1,372	553	351
Bourbon	4,866	5	78	599	1,124	1,401	769	900
Boyle	7,235	0	58	919	2,308	2,243	1,114	593
Clark	9,094	0	82	1,646	3,119	2,310	1,128	818
Estill	4,011	16	44	477	1,476	983	529	481
Fayette	68,194	68	1,227	13,366	21,549	17,662	10,093	4,228
Franklin	13,241	0	146	1,880	3,628	4,118	2,370	1,099
Garrard	5,054	0	86	1,329	1,632	1,001	505	500
Harrison	4,791	0	101	733	1,231	1,217	594	910
Jessamine	11,676	12	362	3,433	4,203	2,569	537	572
Lincoln	7,189	14	173	1,438	2,674	1,661	633	597
Madison	18,991	0	494	5,033	6,647	4,292	1,538	988
Mercer	6,296	0	82	913	1,719	1,933	1,007	642
Nicholas	2,015	0	44	314	568	472	175	439
Powell	3,326	0	10	619	1,151	1,211	259	80
Scott	13,019	26	443	4,309	4,518	2,148	664	911
Woodford	6,762	20	128	886	2,718	1,833	609	575
Bluegrass	192,261	161	3,615	39,408	62,913	48,423	23,078	14,686

Total 2-20: Renter Occupied Housing - Age of Structures (2015 ACS estimates)								
	Renter Occupied	Constructed						
		Present to 2014	2013 - 2010	2009 - 2000	1999 - 1980	1979 - 1960	1959 - 1940	Pre-1939
Anderson	1,945	0	80	407	797	307	187	167
Bourbon	3,001	0	12	264	1,089	789	405	441
Boyle	3,810	0	72	450	956	1,387	575	370
Clark	5,079	0	66	549	1,199	1,585	848	838
Estill	1,739	0	0	106	743	562	170	158
Fayette	57,558	0	1,439	7,943	18,016	18,361	7,080	4,720
Franklin	7,792	0	390	639	2,353	2,182	1,309	919
Garrard	1,540	0	12	317	387	343	219	260
Harrison	2,329	0	0	233	550	666	345	538
Jessamine	6,636	0	166	1,201	2,270	2,051	617	332
Lincoln	2,581	0	0	372	968	932	230	80
Madison	13,073	0	431	2,549	5,700	2,863	1,033	510
Mercer	2,528	0	68	293	546	776	420	427
Nicholas	809	0	0	13	313	211	118	154
Powell	1,441	0	42	259	563	402	107	66
Scott	5,402	0	119	1,259	1,918	1,242	394	475
Woodford	3,040	0	40	410	903	915	438	334
Bluegrass	120,303	0	2,937	17,264	39,270	35,574	14,494	10,790

2.0 REGIONAL STATISTICAL ANALYSIS

As we look at the tables below, we can see some distinct patterns in the ages of the housing stock in each of the counties. The construction of new housing slowed to a snail's pace after 1999. The years between 1960 and 1999 were the height of residential (and I believe non-residential) development and growth. The typical lifespan of a building, both residential and non-residential is approximately 30-years. After this point the structure will have reached a point of needing major rehabilitation or reconstruction to preserve it. This is important to note as approximately 47-percent of all structures within the bluegrass region were constructed before 1980.

Table 2-21: Home Values (2015 ACS estimates)

	Median Home Value	Value < 50k	Value 50k to 99.9k	Value 100k to 199.9k	Value 200k to 299.9k	Value 300k to 499.9k	Value 500k to 749.9k	Value 750k to 999.9k	Value > 1.0M
Anderson	128,000	203	399	806	296	47	33	0	33
Bourbon	140,500	283	387	513	172	118	67	36	59
Boyle	124,100	620	556	1,057	353	203	41	58	9
Clark	135,400	493	499	1,316	379	264	18	21	15
Estill	54,400	1,039	710	374	112	2	0	4	0
Fayette	165,700	1,403	2,729	7,687	3,709	2,441	769	192	288
Franklin	126,100	690	864	1,707	644	288	21	0	17
Garrard	106,400	384	541	732	217	63	20	12	0
Harrison	102,700	320	663	716	180	101	32	0	14
Jessamine	159,900	393	387	1,358	541	537	147	21	34
Lincoln	77,900	1,086	1,015	1,048	135	41	44	0	14
Madison	119,000	1,495	1,574	2,475	866	529	179	7	36
Mercer	121,100	382	753	1,002	475	98	19	0	0
Nicholas	75,500	235	349	208	54	11	0	3	0
Powell	69,400	636	582	391	59	20	5	0	0
Scott	142,600	583	447	1,329	454	305	162	7	27
Woodford	174,700	175	208	920	393	297	120	26	44
Bluegrass		10,420	12,663	23,639	9,038	5,366	1,677	387	588



Table 2-22: Median Household Income compared to Average Monthly Housing Costs (2017 ACS estimates)

(2017 ACS estimates)	Median Annual Income	Median Monthly Income	Monthly Housing Costs No Mort.	Monthly Housing Costs w/ Mort.
Anderson	51,681	4,307	377	1,166
Bourbon	47,886	3,991	361	1,118
Boyle	43,076	3,590	365	1,057
Clark	51,547	4,296	420	1,106
Estill	30,692	2,558	306	897
Fayette	53,013	4,418	441	1,297
Franklin	53,539	4,462	401	1,163
Garrard	47,906	3,992	346	1,125
Harrison	44,620	3,718	339	1,091
Jessamine	55,450	4,621	448	1,201
Lincoln	37,930	3,161	278	919
Madison	46,674	3,890	359	1,157
Mercer	47,574	3,965	362	1,121
Nicholas	38,900	3,242	355	887
Powell	34,647	2,887	298	939
Scott	65,598	5,467	397	1,246
Woodford	60,604	5,050	415	1,285



2.3.2 Substandard Housing

Within the code of Federal Regulations Title 24 – Housing and Urban Development Section 5.425 contains a comprehensive definition of substandard housing. Specifically, a summary of the definition states that a unit is substandard if it is dilapidated, does not have operable indoor plumbing, usable flush toilet, usable bathtub or shower, electricity, a source of heat, or usable kitchen.

Each of these circumstances affects families within the region’s communities. Substandard housing is just one indication of extreme poverty. Elimination of substandard housing should be a goal of each county and can be accomplished through economic development, CDBG grants, HUD programs, infill development, and public/private partnerships aimed at rehabilitation or redevelopment of depressed or impoverished neighborhoods.

2.3.2 Substandard Housing

Table 2-23: Total Occupied Housing - Substandard Housing (2015 ACS estimates)

	Lacking Plumbing	Lacking Kitchen Facilities	Lacking Telephone	Lacking Any Type of Heating
Anderson	25	0	245	8
Bourbon	8	24	244	8
Boyle	11	22	265	0
Clark	0	128	468	14
Estill	86	52	201	0
Fayette	377	755	3,144	126
Franklin	63	294	379	0
Garrard	13	26	310	0
Harrison	7	57	463	0
Jessamine	110	165	494	0
Lincoln	29	59	352	0
Madison	128	224	802	32
Mercer	71	88	388	0
Nicholas	73	54	119	0
Powell	148	72	148	0
Scott	74	129	479	0
Woodford	59	29	157	10
Bluegrass	1,283	2,177	8,656	198

Total 2-24: Owner Occupied Housing - Substandard Housing (2015 ACS estimates)

	Lacking Plumbing	Lacking Kitchen Facilities	Lacking Telephone	Lacking Any Type of Heating
Anderson	26	7	176	0
Bourbon	10	24	68	0
Boyle	7	7	166	14
Clark	0	18	200	0
Estill	48	40	84	4
Fayette	136	136	1,023	68
Franklin	53	40	172	0
Garrard	5	10	131	5
Harrison	10	34	168	0
Jessamine	70	93	245	12
Lincoln	29	50	259	0
Madison	95	57	437	0
Mercer	19	0	132	6
Nicholas	56	48	69	2
Powell	57	27	57	3
Scott	39	26	208	13
Woodford	27	20	41	7
Bluegrass	687	638	3,635	135

Total 2-25: Renter Occupied Housing - Substandard Housing (2015 ACS estimates)				
	Lacking Plumbing	Lacking Kitchen Facilities	Lacking Telephone	Lacking Any Type of Heating
Anderson	0	0	72	0
Bourbon	0	0	174	3
Boyle	8	15	91	0
Clark	0	107	264	0
Estill	37	12	118	0
Fayette	230	633	2,130	0
Franklin	16	249	203	0
Garrard	9	18	179	0
Harrison	0	21	291	0
Jessamine	46	73	239	0
Lincoln	3	10	93	0
Madison	39	157	379	0
Mercer	56	86	260	3
Nicholas	18	7	50	0
Powell	89	45	91	0
Scott	32	113	270	0
Woodford	33	9	116	0
Bluegrass	616	1,557	5,020	6

Another important factor when looking at substandard housing, is that this housing is not just homes that look unattractive or are simply outdated. Many substandard housing structures pose a serious health risk for the occupants. Creating economic incentives for developers who want to develop infill projects could help eliminate many of these structures.

2.4 EMPLOYMENT

The following section will contain tables which illustrate total employment in the region and per county and a breakdown of what general sector individuals are typically employed within (i.e public versus private, local, state or Federal, etc.). Also included are tables that show family breakdown with regards to employment as well as particular sectors of employment (i.e. construction, manufacturing, administrative type services, information, retail sales, and others).

2.4 EMPLOYMENT



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Table 2-26: Total Employment of 16 Years of Age and Older and General Area of Employment (2015 ACS estimates)

	Employed Population over 16	Employee of Private Company	Self Employed Incorporated Business	Private Not-for-profit Business	Local, State, Federal	Self Employed Unincorporated Business
Anderson	10,646	6,409	234	458	2,821	724
Bourbon	8,984	6,262	323	476	1,231	701
Boyle	12,218	7,832	428	1,002	1,992	965
Clark	15,950	11,085	606	1,053	2,265	941
Estill	4,855	3,389	73	257	820	320
Fayette	157,198	102,807	5,659	14,934	25,938	8,017
Franklin	22,601	12,024	452	1,130	7,707	1,266
Garrard	7,138	4,683	321	493	1,114	528
Harrison	7,303	5,200	204	453	1,044	409
Jessamine	23,096	15,174	1,132	2,263	3,026	1,478
Lincoln	9,202	6,469	193	543	1,270	727
Madison	39,435	25,751	868	3,667	7,414	1,735
Mercer	9,331	5,925	355	802	1,493	765
Nicholas	2,877	1,959	69	204	403	242
Powell	4,360	3,065	83	214	715	283
Scott	25,105	17,850	678	1,557	3,716	1,305
Woodford	12,748	8,286	472	1,135	1,912	943
Bluegrass	373,047	244,169	12,150	30,640	64,879	21,351

Table 2-27: Families, Families with Children, and Labor Force (2015 ACS estimates)

	Families	Families Children under 18	Married Couples	Married Couples Children Under 18	Husband and Wife in Labor Force	Husband and Wife in Labor Force Children Under 18
Anderson	6,015	2,654	4,760	1,902	2,616	1,430
Bourbon	5,281	2,332	3,815	1,547	2,016	1,215
Boyle	7,107	2,618	5,530	1,788	2,595	1,319
Clark	9,634	3,709	7,140	2,374	3,592	1,762
Estill	4,004	1,509	2,848	919	1,017	473
Fayette	72,466	33,283	51,368	21,319	29,488	15,037
Franklin	12,780	5,328	9,009	3,157	4,603	2,347
Garrard	5,080	1,956	3,922	1,325	1,910	850
Harrison	4,650	1,869	3,435	1,093	1,527	723
Jessamine	13,913	6,302	10,564	4,204	5,632	2,752
Lincoln	7,154	3,007	5,085	1,923	2,245	1,157
Madison	20,290	8,753	15,133	6,119	7,926	4,181
Mercer	6,177	2,181	4,742	1,550	2,416	1,153
Nicholas	1,930	768	1,501	503	641	337
Powell	3,057	1,174	2,035	755	962	599
Scott	13,574	6,543	10,465	4,618	6,416	3,449
Woodford	6,790	2,947	5,463	2,238	3,099	1,721
Bluegrass	199,902	86,933	146,815	57,334	78,701	40,505

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Table 2-28: Jobs, Aggregate Total and Sector Total					
	Total Jobs	Agriculture Forestry Fishing Hunting Mining	Construction	Manufacture	Wholesale Trade
Anderson	10,542	117	647	2,131	166
Bourbon	8,794	1,206	506	1,404	208
Boyle	11,872	348	545	1,771	306
Clark	15,661	318	908	2,596	367
Estill	4,666	106	255	1,278	71
Fayette	154,323	3,204	6,937	13,736	3,804
Franklin	22,280	354	1,484	2,335	232
Garrard	6,921	155	801	954	227
Harrison	7,185	260	437	1,966	68
Jessamine	22,466	463	1,943	2,254	764
Lincoln	8,995	213	704	1,474	162
Madison	38,716	603	2,001	5,205	672
Mercer	9,161	293	724	2,076	153
Nicholas	2,828	178	244	580	0
Powell	4,061	111	283	865	121
Scott	24,797	558	1,069	5,798	592
Woodford	12,492	1,368	556	1,647	147
Bluegrass	365,760	9,855	20,044	48,070	8,060

Table 2-29: Jobs, Aggregate Total and Sector Total					
	Retail Trade	Transportation Warehousing Utilities	Information	Finance Insurance Real Estate Rental Leasing	Professional Scientific Management Administrative Waste Management Services
Anderson	1,023	368	208	485	544
Bourbon	1,046	279	69	373	475
Boyle	1,269	460	329	449	733
Clark	2,308	798	157	937	1,389
Estill	647	362	48	128	281
Fayette	17,650	4,903	2,937	7,980	17,416
Franklin	2,237	881	154	943	1,580
Garrard	886	310	108	285	405
Harrison	821	420	55	231	470
Jessamine	3,110	1,259	162	890	1,756
Lincoln	979	679	211	339	404
Madison	4,675	1,104	635	1,228	2,618
Mercer	906	384	140	464	470
Nicholas	275	176	18	117	245
Powell	321	235	42	102	351
Scott	2,398	1,225	210	783	2,061
Woodford	1,447	439	219	446	1,241
Bluegrass	41,998	14,282	5,702	16,180	32,439

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Table 2-30: Jobs, Aggregate Total and Sector Total (2015 ACS estimates)

	Educational Services Health Care Social Assistance	Arts Entertainment Recreation Accommodation Food Services	Other services (except Public Admin)	Public Admin	Armed Forces
Anderson	2,037	673	603	1,537	3
Bourbon	1,666	730	418	414	0
Boyle	3,262	1,134	700	551	15
Clark	3,029	1,132	851	803	68
Estill	753	279	269	189	0
Fayette	45,260	17,347	7,292	5,674	183
Franklin	3,715	2,512	1,082	4,706	65
Garrard	1,812	299	381	298	0
Harrison	1,540	374	274	269	0
Jessamine	6,179	1,897	1,151	638	0
Lincoln	2,281	550	660	337	2
Madison	11,460	4,183	1,946	2,327	59
Mercer	1,942	595	520	485	9
Nicholas	533	176	130	147	9
Powell	852	374	203	198	3
Scott	5,275	2,471	1,195	1,146	16
Woodford	2,584	914	650	808	26
Bluegrass	94,180	35,640	18,325	20,527	458

The Bluegrass Region’s future growth, prosperity, and quality of life for its residents hinges on our ability to not only retain the jobs and employment in the region, but also to attract new business and human resources to the area.

As we can see from the table Fayette Madison, Scott, and Jessamine Counties have the highest levels of employment or total jobs in the region. As a result of this they have the added advantage of being able to absorb additional employment or jobs. These counties, especially Fayette, Madison, and Scott have reached a point where they control Economies of Scale. As an example, if an industrial type business was contemplating locating in the region and their choices were Scott or Garrard (or any of the other smaller populated counties) the initial infrastructure and other startup costs would be greater in the smaller counties as opposed to a county who’s employment is larger in scale. The initial investment outlay for infrastructure and utilities has already been paid in the larger counties.

Economic growth in a region is incumbent on four main factors, people to occupy the jobs, manufacturing to produce the goods and services, and businesses to sell the goods and services; or in essence, residential areas to house the “workers”, industry to manufacture goods, and commerce to sell the goods and provide services. The final factor is location – distance to the market in question. If a community can keep all three of these factors within their boundary then their economic really begins to be self-

sustaining. However, an imbalance in one of these areas causes problems for future growth and development for the community. A community that lacks the commerce and industry but has the residents becomes more of a bedroom community as their work force will be absorbed by surrounding communities that have an abundance of commerce or industry. Further a community that has an abundance of industry, but few residents or commerce will lose the money they pay to the workers to the communities that have the commerce and residents.

2.5 EDUCATION

Educating a region’s population is one of the key factors or components in economic development in the short term, and economic prosperity in the long term. It seems rather pedantic to discuss the relative importance of education. However, it would be remiss not to point out that without higher education, either through university degrees, or through institute trade skill schools then higher income industry and business would not locate to the region. It would be too expensive to transplant the required workforce necessary to fill the positions for those jobs.

As it is, the region is averaging greater than 83% high school diplomas, while only 20% go on and receive a bachelor’s or higher degree. The outlier data points in the table below include Fayette County with 41% of its citizens receiving Bachelor’s degree or higher, and Estill County where only approximately 8% of its residents receive a degree higher than a high school education. Interestingly thought, if those two points are removed from the average calculation the overall region’s percentage drops a mere 0.5%.

Table 2-31: Education Level – Graduates (percent of age 25 years+)		
2015 ACS ests.	High school Grad or Higher	Bachelor's degree or higher
Anderson	88.1	18.9
Bourbon	82.9	16.0
Boyle	85.7	22.7
Clark	84.0	20.7
Estill	74.3	7.8
Fayette	89.8	41.2
Franklin	86.8	27.0
Garrard	79.6	15.1
Harrison	81.4	14.0
Jessamine	85.1	29.0
Lincoln	78.0	10.6
Madison	85.9	28.6
Mercer	84.6	18.8
Nicholas	79.2	11.2
Powell	74.1	13.0
Scott	89.1	27.8
Woodford	89.1	32.9
Bluegrass Region	83.4	20.9

2.5 EDUCATION



2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-32: ENROLLMENT BY DISTRICT, SCHOOL AND GRADE - 2015 - 2016								
DISTRICT	EL	1	2	3	4	5	6	
Anderson County	227	268	312	292	292	285	319	
Bourbon County	215	185	216	215	232	206	213	
Boyle County	178	171	187	205	180	205	201	
Clark County	343	435	423	441	432	386	440	
Estill County	172	175	186	208	190	173	191	
Fayette County	3,329	3,418	3,419	3,462	3,334	3,270	3,130	
Frankfort Independent	58	58	52	67	60	65	66	
Franklin County	518	515	514	515	519	473	513	
Garrard County	180	220	223	202	205	200	181	
Harrison County	220	226	227	237	215	214	227	
Jessamine County	611	662	683	653	661	596	592	
Lincoln County	265	321	281	310	300	282	293	
Madison County	796	962	923	961	992	933	897	
Mercer County	194	247	220	222	207	193	220	
Nicholas County	88	97	77	90	80	83	84	
Paris Independent	52	61	57	54	47	48	55	
Powell County	176	195	182	210	179	193	200	
Scott County	676	794	712	746	732	697	729	
Woodford County	266	306	305	313	287	291	312	
Bluegrass Region	8,564	9,316	9,199	9,403	9,144	8,793	8,863	
DISTRICT	7	8	9	10	11	12	EC	TOTAL
Anderson County	287	252	312	306	276	238	1	3,667
Bourbon County	185	209	256	228	234	195	1	2,790
Boyle County	208	226	221	245	195	209	3	2,634
Clark County	431	411	436	447	408	421	4	5,458
Estill County	185	199	199	187	188	170	1	2,424
Fayette County	3,089	2,957	3,470	2,954	2,798	2,515	16	41,161
Frankfort Independent	62	63	69	63	53	51	0	787
Franklin County	478	423	612	490	419	361	3	6,353
Garrard County	212	205	183	183	198	179	4	2,575
Harrison County	228	241	258	229	254	194	1	2,971
Jessamine County	595	590	703	622	575	547	7	8,097
Lincoln County	287	320	301	304	263	256	1	3,784
Madison County	895	904	925	856	873	827	9	11,753
Mercer County	221	237	223	236	228	198	3	2,849
Nicholas County	90	88	93	85	96	72	0	1,123
Paris Independent	51	38	50	58	62	43	0	676
Powell County	173	180	173	187	177	154	3	2,382
Scott County	681	682	699	676	615	539	6	8,984
Woodford County	357	323	398	316	322	300	1	4,097
Bluegrass Region	8,715	8,548	9,581	8,672	8,234	7,469	64	114,565
*Note EL = Kindergarten. And EC = Exceptional Children								

2.0 REGIONAL STATISTICAL ANALYSIS

The table above represents all children who are enrolled and attending grades from kindergarten to Senior year in high school in the Bluegrass region. The numbers are also split into individual counties for ease of reference.

The table below shows that there are a remarkable number of higher education facilities in close proximity to Lexington. These schools serve potential students from the region as well as other students from around and outside the State of Kentucky. Also included in that table is a yearly tuition cost for students who attend those schools.

Table 2-33: Higher Education Facilities near Lexington

College	Location	Distance from Lexington-Fayette urban county	Enrollment	Tuition
Asbury University	Wilmore	17 miles	1,990	\$29,500
Berea College	Berea	35 Miles	1,661	\$24,870
Bluegrass Community and Technical College	Lexington	3 miles	9,478	\$4,160
Centre College	Danville	32 miles	1,450	\$40,500
Eastern Kentucky University	Richmond	22 miles	16,612	\$9,366
Georgetown College	Georgetown	13 miles	1,767	\$37,160
ITT Technical Institute Lexington	Lexington	1 mile	397	\$18,048
Kentucky State University	Frankfort	24 miles	1,926	\$8,184
MedTech College Lexington Campus	Lexington	4 miles	389	\$15,648
Midway College	Midway	14 miles	1,217	\$23,950
Morehead State University	Morehead	56 miles	10,580	\$8,950
National College Lexington	Lexington	2 miles	233	\$14,886
Saint Catharine College	St.Catharine	49 miles	649	\$19,857
Somerset Community College	Somerset	81 miles	5,886	\$4,080
Spencerian College Lexington	Lexington	1 mile	74	\$19,590
Transylvania University	Lexington	2 miles	966	\$37,290
University of Kentucky	Lexington	3 miles	29,465	\$11,942

Source: <http://www.collegesimply.com/colleges-near/kentucky/berea/>
<http://www.collegesimply.com/colleges-near/kentucky/lexington-fayette-urban-county/#> (9-2019)

2.6 INFRASTRUCTURE

Infrastructure within a region is a key component to economic development. If a region has ample infrastructure to support business and industry, then the initial start-up or relocation costs for any business will be lower than another area where the infrastructure needs to be constructed first. Infrastructure costs are high and the need for infrastructure can be a deal breaker. A community or region that has access to infrastructure has a distinct advantage over a region or community that does not. Infrastructure includes streets or roadways, water, sewer, cable (including broadband internet), gas, electricity, cell tower networks, and telephone. These infrastructure components are necessary for new businesses. There is also the quality of life infrastructure that helps provide additional support and incentive for families locating to an area, including parks, sidewalks, and other various amenities.

2.6 INFRASTRUCTURE

2.6.1 Streets and Roadways

Throughout the Bluegrass region are many roadways that are classified as primary and secondary state roads. Each of these are considered primary access ingress and egress points for traffic generated by residents and businesses. Some are adequately improved while others need widening. This list does not include all major arterials or collectors within each community; that list would be too long to include. The primary and secondary roadways are listed per County.

It is important to note that those communities and Counties that have planning have adopted subdivision regulations that provide design details for roadways of the different classifications. As new businesses/industry locate to communities, or new subdivisions are platted the roadways are required to be constructed to the design standards included in the subdivision regulations. Those Counties and Cities that do not have planning cannot require developers who locate there to construct infrastructure to a particular standard. As such these communities find themselves at a disadvantage when trying to draw larger business or industrial users.

The State has compiled a list of roadway projects that are anticipated or needed and have included these within KYTC's Six-Year highway plan. Funding has been called into question within the last year as revenue has been lower than anticipated. As such few projects will be funded or constructed.

The total list of primary and secondary routes can be found within the Bluegrass Region's *2017 Hazard Mitigation Plan*.

It is important to illustrate the current costs of roadway infrastructure improvements. As such, the following statistics have been included. Specifically, the average cost for a single lane mile can range between \$1M and \$5M depending on the facility (interstate, county road, etc.) and extent of project. Further, right-of-way, utilities, and bridges add extra expenses to the project. A few projects that the State sponsored are listed below and they show that cost per lane-mile (LM) varies considerably.

- I-75: Add Two (2) lanes from C&O Railroad Bridge to Bryan Station OVP for 4.595mi (9.19LM), \$76.5M = \$8.4M/LM
- NCR: Add two (2) lanes from Leestown to Georgetown for 1.0mi (2.0LM), \$48.1M = \$24.05M/LM
- Newtown Pike Extension, new 4-lane road for 0,6mi (2.4LM), \$32.95M = \$13.8M/LM
- New Connector from Jessamine County to I-75, 4 lanes for 10.5mi (42.0LM), \$173,5M = \$4.2M/LM

2.6.1 Streets and Roadways

2.6.2 Water and Wastewater

Water service is provided to nearly all residents within the Bluegrass Region through the efforts for both public jurisdictions and private water companies.

Wastewater or sewer services are provided most commonly within the cities in the region. Most county land (unincorporated) is required by the health department, in the absence of sewer services, to provide a septic system.

The Bluegrass Area Development District publishes a “Rate Book” which looks at water and sewer customers, and associated costs per City and County within the 17-county region.

In addition to the rate book information, a list of potential wastewater projects can be found within the <http://kia.ky.gov/wris/portal/> website.

2.6.3 Other Utilities

Various private utility companies are located throughout the Bluegrass Region that provide electricity, trash pickup, recycling, gas, and cell and land line phone services. All of these service providers help address quality of life for residents and businesses, which in turn helps improve economic prosperity in the region.

2.7 CLIMATE

The Bluegrass Region is known for its rolling hills, endless grass seas, and a plethora of rivers, streams, creeks, and lakes. Kentucky has over 1,900 miles of navigable waterways (inland) which is more than any other state.

The Bluegrass receives ample precipitation throughout the year exceeding that of the well-known “rainy” states of Oregon and Washington.

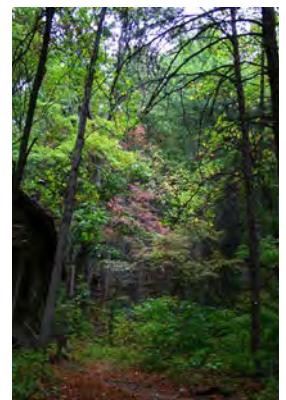
There appears to be three separate weather stations that affect different counties within the Bluegrass Region. Those three stations report slightly different temperature and precipitation levels illustrated below.



2.6.2 Water and Wastewater

2.6.3 Other Utilities

2.7 CLIMATE



2.0 REGIONAL STATISTICAL ANALYSIS

Anderson / Bourbon / Boyle / Clark / Fayette / Franklin / Harrison / Nicholas / Powell / Scott / Woodford

Month	Total Precipitation Normal	Mean Max Temperature Normal	Mean Min Temperature Normal	Mean Avg Temperature Normal
January	3.20	40.9	24.9	32.9
February	3.20	45.6	28.1	36.9
March	4.07	55.4	35.7	45.5
April	3.60	65.8	44.7	55.3
May	5.26	74.4	53.9	64.2
June	4.44	82.9	62.5	72.7
July	4.65	86.1	66.3	76.2
August	3.25	85.6	65.0	75.3
September	2.91	78.8	57.5	68.1
October	3.13	67.5	46.6	57.0
November	3.53	55.4	37.3	46.3
December	3.93	43.9	28.0	36.0

Estill / Lincoln / Madison

Month	Total Precipitation Normal	Mean Max Temperature Normal	Mean Min Temperature Normal	Mean Avg Temperature Normal
January	2.91	44.9	28.1	36.5
February	3.43	50.2	31.0	40.6
March	4.11	59.5	38.0	48.8
April	3.71	70.4	47.4	58.9
May	5.26	77.3	55.8	66.5
June	4.65	84.7	63.9	74.3
July	4.74	87.0	67.3	77.1
August	3.58	86.6	65.8	76.2
September	3.58	80.2	59.2	69.7
October	3.29	69.3	48.9	59.1
November	3.81	58.2	40.7	49.4
December	4.09	47.4	31.0	39.2

Garrard / Jessamine / Mercer

Month	Total Precipitation Normal	Mean Max Temperature Normal	Mean Min Temperature Normal	Mean Avg Temperature Normal
January	3.28	40.7	23.9	32.3
February	3.41	45.8	26.0	35.9
March	3.85	54.5	33.1	43.8
April	3.51	65.1	43.2	54.2
May	4.59	73.8	54.0	63.9
June	4.25	82.2	62.7	72.4
July	4.26	85.8	66.9	76.3
August	3.44	85.4	64.9	75.2
September	2.67	79.1	57.5	68.3
October	2.97	68.0	45.5	56.8
November	3.49	56.1	36.3	46.2
December	3.42	44.1	27.4	35.8

2.8 LAND OWNERSHIP

Land, like other goods and services is a commodity that can be bought and sold. Kentucky’s land is majority privately owned. The percentages of land owned by the public or government, is approximately 12%, leaving a vast majority of the land, approximately 88% owned by private individuals. Unlike other states that are majority publicly owned, Kentucky has a large supply of land. As such, property values tend to be lower than similar properties in other states. Land as a commodity with a large supply and lower value provides a great incentive for outside investors to locate their industry or business to this State.

2.9 NATURAL AND CULTURAL RESOURCES

The Bluegrass Region has many natural and cultural resources. Some of the most profitable resources include forestry, bourbon distillers, the equine industry, and tourism.

Forestry

According to the Kentucky Forestry Economic Impact Report of 2016 the forestry industry provided \$9 billion in direct economic contributions and another \$5.4 billion in indirect costs for a total economic contribution of \$14.4 billion. Further, the industry employed a total of 60,225 individuals and generated \$1.47 billion in salaries (Kentucky Forestry Economic Contributions Report, 2016).

Bourbon Industry

Bourbon is an American made whiskey that is barrel-aged distilled made primarily from corn. It has been distilled since the early 18th century. While the actual origin of bourbon is not well documented there are several legends or stories.

The Kentucky Distillers Association has a website that catalogs some of the facts surrounding Bourbon (http://kybourbon.com/bourbon_culture-2/key_bourbon_facts/). The following bullet points are taken directly from *The Economic and Fiscal Impacts of the Distilling Industry in Kentucky*, which was prepared by the Kentucky Distillers’ Association and was published January 2017.

- “Kentucky is the birthplace of Bourbon, crafting 95 percent of the world’s supply. Only the Bluegrass State has the perfect natural mix of climate, conditions and pure limestone water necessary for producing the world’s greatest Bourbon.
- Bourbon is America’s only native spirit, as declared by Congress in 1964. It must be made with a minimum of 51 percent corn, aged in charred new oak barrels, stored at no more than 125 proof and bottled no less than 80 proof.
- Bourbon is an \$8.5 billion signature industry in Kentucky, generating 17,500 jobs with an annual payroll of \$800 million. Spirits production and consumption pours more than \$825 million in federal, state and local tax coffers every year.

2.8 LAND OWNERSHIP

2.9 NATURAL AND CULTURAL RESOURCES

2.9.1 Forestry

2.9.2 Bourbon Industry

2.0 REGIONAL STATISTICAL ANALYSIS

- More than \$1.1 billion in capital projects has been completed or is planned and underway in the past five years and the next five years, including new distilleries and aging warehouses to bottling facilities and tourism centers.
- Kentucky's iconic Bourbon distilleries filled a whopping 1,886,821 barrels of amber nectar last year, breaking production records all the way back to 1967.
- The previous all-time high was 1,922,009 barrels filled in 1967. Since the turn of the century, Kentucky Bourbon production has skyrocketed more than 315 percent (455,078 barrels were filled in 1999).
- The Commonwealth has a total inventory of 6,657,063 barrels of Bourbon, the most since 1974 when 6,683,654 new charred oak casks were gently aging in Bluegrass warehouses.
- There are now 1.5 barrels for every person living in Kentucky (census population 4,425,092).
- The 2016 tax-assessed value of all barrels aging in Kentucky is \$2.4 billion – an increase of \$299 million from 2015 and a 135 percent increase over the last 10 years.
- Nearly 60 percent of every bottle of spirits in Kentucky goes to taxes or fees, with seven different taxes on Bourbon – including an ad valorem tax on barrels each and every year it ages. Distillers also are paying \$17,814,134 in ad valorem barrel taxes this year, another all-time high. Revenue from this tax funds education, public safety, public health and other needs in local communities where barrels are stored.
- U.S. distilled spirits exports topped \$1.5 billion in 2013. Kentucky Bourbon and Tennessee whiskey made up more than \$1 billion of that amount, making it the largest export category among all U.S. distilled spirits.
- The KDA, a non-profit trade group founded in 1880, represents 33 member companies for the first time since Prohibition as its ranks have swelled with new distilleries, strengthening Kentucky's rightful place as the one, true, authentic home for Bourbon and spirits."

Equine Industry

According to a study completed by the University of Kentucky College of Agriculture, Food and Environment Kentucky's horse or equine industry brings in more than \$3 billion annually and generated more than 40,000 jobs in 2013.

A statistical breakdown of the various aspects of the equine industry include the following bullet points (taken from <http://news.ca.uky.edu/article/study-shows-state%E2%80%99s-equine-industry-has-3-billion-economic-impact>):

2.9.3 Equine Industry

- Breeding had the highest employment figure of 16,198, an output of \$710 million and a value-added impact of \$333 million.
- Racing had the highest output impact at \$1.28 billion, with a figure of 6,251 in employment and \$601 million in value-added impact.
- Competition figures included 2,708 in employment, \$635 million in output and \$297 million in value-added impact.
- Recreation had 594 in employment, \$166 million in output and \$78 million in value-added impact.
- Other, which accounts for operations such as therapeutic riding facilities and those where horses are used for work, had an employment figure of 14,914, a \$194 million output and a \$91 million value-added impact.

According to another study, “The Influence of the Agricultural Cluster on the Fayette County Economy”, completed by Alison Davis, PhD, and Simona Balazs, MS, with the University of Kentucky College of Agriculture, Food and Environment, May 2017, it determined that 1 in 12 jobs in Fayette County were associated with the Ag Cluster, and that employment in the Ag Cluster contributes \$8.5 million to the local tax base through the 2.25% occupational tax rate from 14,091 Ag Cluster jobs, plus another 1,724 jobs in the Hospitality sector. The report further described how the Ag Cluster generates \$2.3 billion in output annually and \$1.3 billion dollars in additional income, profits, and dividends.

Hemp Industry

In 2017, the state of Kentucky created multiple statutes related to the industrial hemp research program, and industrial hemp policy. Industrial hemp was declared a viable agricultural crop in the Commonwealth. The statutes promote the research and study of cultivating, processing, and marketing industrial hemp; and promote the expansion of the Commonwealth’s industrial hemp industry to the maximum extent allowed by federal law and anticipated federal laws to be put into place in the future. The federal Agriculture Improvement Act of 2018 (2018 Farm Bill) provides that states and institutes of higher education may continue to operate under authority of the 2014 Farm Bill, and directs the U.S. Department of Agriculture (USDA) to issue regulations and guidance to implement a program for the commercial production of industrial hemp in the United States.

The 2018 Farm Bill:

- Devolves power to the states to regulate Hemp, *cannabis sativa*, provided there is a “state Plan” in place to monitor and regulate production of the crop.
- Removes industrial hemp from the list of controlled substances. Industrial hemp is defined as *cannabis sativa* and all its extracts, including cannabinoids, with not more than 0.3% THC concentration on a dry weight basis.

2.9.4 Hemp Industry

- Makes industrial hemp eligible for federal crop insurance and other USDA programs.
- Ensure that to grow or process hemp, you must hold a license from Kentucky Department of Agriculture.

As of February 2019, the Kentucky Department of Agriculture Industrial Hemp Research Pilot Program's 2019 Processor/Handler List had 82 hemp license holders throughout the entire state of Kentucky to do one or more hemp research focus areas in research, processing extraction, product development, marketing, etc. involving grain, fiber, floral material, laboratory analysis, and/or as a broker. Of the 82 hemp licenses, 34% were from the 17-county Bluegrass Area Development District (BGADD) area. Kentucky is about 40,409 square miles. The 17-county BGADD area equals 4,292 square miles, or 10.6%, of the land area of the state of Kentucky, therefore, the BGADD area holds 34% of all the hemp licenses on only 10.6% of the land area of Kentucky.

An example of the upsurge of the Hemp Industry is the 41-acre indoor greenhouse and 145,182 square feet production and shipping facilities located in Bourbon County to be growing 200,000 cuttings per day; drying, stripping, and milling more than 100,000 plants per day in the agricultural processing center; and employing 113 fulltime employees and more than 340 workers during peak season. It is estimated that more than 5 million clones were planted in 2019 on more than 1,500 acres from a collection of farms in Central Kentucky averaging less than 15 miles from the greenhouse facility.

Then the extraction and manufacturing facility located in the Bourbon County Business Park 15 minutes from the indoor greenhouse facility, will use the harvested hemp to extract ethanol from the biomass. Between the indoor greenhouse and facility and the outdoor farming planting and harvesting, a fleet of more than 200 tractor trailers will be involved, with some refrigerated.

Cynthiana- Harrison County held its second annual "Kentucky Hemp Days" festival in June 2019, and Winchester-Clark County held its first "Hemp Harvest Festival" in October 2019. Both festivals included farm tours, vendors, food, music, a special dinner, and an educational/history component about Hemp. Bluegrass Community and Technical College now has a Hemp curriculum.

2017 Census of Agriculture

The 2017 Census of Agriculture was released by the United States Department of Agriculture (USDA) in April of 2019. In comparing to the 2012 Census of Agriculture, for the BGADD area, the data showed that overall the loss of farmland equaled 1.6 % of the entire BGADD area. However, some BGADD counties lost acreage in farms and while some gained. Fayette County lost the most farmland at a loss of 233 acres, however, some of the loss may attributed to the development of farmland within the Urban Service Area boundary and some of the loss of farm land acreage may be from ten acre lots no longer being classified as being used for agriculture. Woodford County gained the most acreage in farms, since the 2012 Census of Agriculture, at an increase of 273 acres. The average size of farms in the state of Kentucky is 171 acres which is closer to the upper

2.9.5 2017 Census of Agriculture

2.0 REGIONAL STATISTICAL ANALYSIS

range of farm sizes for the individual county's farms in the BGADD. Kentucky has 50.1% of its land area in farmland, while the BGADD area has 73.1% of its land area in farmland, hence the agricultural character of much of the BGADD.

Also, according to the 2017 Census of Agriculture, farmland covers 3,139.12 square miles of the 4,291.83 square miles in the 17-county BGADD area. The combined market value of Ag products sold for the combined 17-county BGADD area in 2017 was \$1.04 billion, with a total net cash farm income total of \$239 million. For the BGADD counties combined, the total market value of the "Horses, ponies, mules, burros, donkeys" category equaled \$358.4 million of the \$1.04 billion total market value of all Ag products which means that category made up 34% of the Market Value for all Ag Products combined in the BGADD area. The "Cattle and calves" category of Ag product sold made up 20%, or \$208.6 million, of the total Market Value of all Ag Products combined in the BGADD area.

2017 Census of Agriculture, United States Department of Agriculture, April 2019 release							
County	Land Area (acres)	Land in Farms (acres)	Percent of Land in Farms	Number of Farms	Avg. Size Farm (acres)	Mkt. Value of Products Sold	Net Cash Farm Income
Anderson	130,707	81,868	62.6%	774	106	\$12,327,000	-\$2,507,000
Bourbon	186,586	170,872	91.6%	915	187	\$209,562,000	\$69,011,000
Boyle	117,005	88,642	75.8%	602	147	\$31,338,000	\$2,069,000
Clark	163,277	147,283	90.2%	871	169	\$34,028,000	\$734,000
Estill	163,558	53,102	32.5%	367	145	\$4,104,000	-\$506,000
Fayette	182,720	114,624	62.7%	622	184	\$215,519,000	\$59,111,000
Franklin	135,667	74,568	55.0%	599	124	\$18,857,000	\$1,976,000
Garrard	149,696	141,016	94.2%	793	178	\$35,374,000	\$1,544,000
Harrison	198,291	167,635	84.5%	1,138	147	\$35,107,000	\$1,996,000
Jessamine	111,616	76,259	68.3%	671	114	\$79,868,000	\$51,106,000
Lincoln	215,251	163,249	75.8%	1,090	150	\$59,008,000	\$11,832,000
Madison	283,629	229,824	81.0%	1,187	194	\$50,558,000	\$5,421,000
Mercer	162,086	136,446	84.2%	1,108	123	\$45,903,000	\$2,982,000
Nicholas	125,952	92,873	73.7%	556	167	\$25,939,000	\$5,731,000
Powell	115,200	27,998	24.3%	194	144	\$2,704,000	-\$136,000
Scott	182,650	130,586	71.5%	851	153	\$51,685,000	\$5,617,000
Woodford	122,880	112,190	91.3%	689	163	\$132,593,000	\$23,090,000

Comparing to Ag products within each of the 17 counties, for 11 of the BGADD counties "Cattles and calves" was their Ag product category with the highest Market Value Sold. For five of the counties it was "Horses, ponies, mules, burros, donkeys", and for one

county it was “Grains, oilseeds, dry beans, dry peas”. Of all the 17 counties, Fayette County had the highest Market Value of Products Sold overall, at \$215.5 million for all categories combined, and Fayette’s “Horses, ponies, mules, burros, donkeys” product category, had the highest Market Value of any individual Ag product categories at \$133.5 million. Bourbon County came in a close second place for both overall for all Ag categories’ Market Value Sold at \$209.5 million, and for its “Horses, ponies, mules, burros, donkeys” at a market value sold of \$112.5 million. Madison County has the highest Market Value sold for the “Cattle and calves” category at \$42.2 million. Madison County, the largest county by land area, had the largest amount of land as farmland at 229,824 acres, while Garrard County had the largest percent of area being in farmland at 94.2%.

The average size of farms among the 17 counties ranged from 106 acres (Anderson County) to 194 acres (Madison County). Madison County had the most individual farms at a total of 1,187 farms, while Powell County had the fewest number of individual farms at a total of 194 and Powell County’s average farm size was 144 acres. Consequently, Powell County also had the smallest percentage of its land in farmland at 24.3%. The county with the highest percentage of its land in farmland was Garrard at 94.2%.

Tourism

The Kentucky Tourism, Arts and Heritage Cabinet conducted a study titled, *Economic Impact of Kentucky’s Travel and Tourism Industry – 2015 and 2016*. This study examined expenditure, employment, and tax impacts that were generated by tourism and travel related activities within the State of Kentucky. The following tourism related statistics are pulled directly from the executive summary of the above document:

- The tourism and travel industry contributed nearly \$14.5 billion to Kentucky’s economy in 2016. Direct expenditures by tourists accounted for over \$9.2 billion of this total—an increase of 5.1 percent since 2015.
- The 2016 tourism industry generated nearly \$1.52 billion in tax revenues to government - \$1.32 billion to the state and over \$195 million locally. This is an increase from \$1.44 billion in tax revenues in 2015.
- All nine tourism regions showed gains in revenues between 2015 and 2016. The largest increase occurred in the Kentucky’s Southern Shorelines Region. It increased by 7.6 percent between the two years. It was followed closely by the Northern Kentucky River Region with a 7.3 percent increase.
- A total of 192,697 jobs in Kentucky were supported by the tourism industry in 2016— up 5,925 jobs from 2015. Direct expenditures created 134,942 of these jobs.
- The tourism-generated jobs provided over \$3.2 billion in wages to Kentucky workers—an increase of more than \$156 million from 2015 wages.

2.9.6 Tourism

A small list of activities that can be found in the Bluegrass of Kentucky include:

- Horses: Fayette County (Lexington) and surrounding counties, specifically Bourbon County, is the horse capital of the world. In this area one can find the Kentucky Derby Museum, Kentucky Horse Park, Keeneland Racing, Kentucky Downs Race Course, Kentucky Equestrian Center, and various other horse related venues (riding stables and such).
- Bourbon: Bourbon in the Bluegrass area is like wine in California and Oregon. There are multiple bourbon “trails” fashioned similar to the wine tasting venues on the west coast. These include the Kentucky Bourbon Trail, and the Urban Bourbon Trail.
- Outdoors: Within a short distance from Lexington one can find hiking and multipurpose trails, fishing or hunting, boating Wildlife Management Areas.
- Heritage/Historical: Kentucky was also the location of several battles that were fought during the Civil War as well as many important historical sites. A few of these sites include Mary Todd Lincoln House, Fort Boonsboro, Kentucky Military History Museum, Lexington Opera House, and Liberty Hall Historic Site.

2.10 ECONOMIC PERFORMANCE MEASURES

Economic growth is defined as the increase in the inflation-adjusted market value of goods and services produced by an economy over time. It is typically measured as a percent rate of increase in real GDP (real Gross Domestic Product) per capita. For example, the nation’s economy is measured by taking the total value of all final goods and services produced in the year. Income is generally one of the most significant measures of a region’s economic growth. GDP measures a region’s economic activity.

At this point it is important to differentiate between final products or value-added products and intermediate products. As an example, if a jalapeño farmer sold the jalapeno’s to a salsa manufacturer then that sale would be an intermediate sale because the final good would be the salsa. However, any jalapeno sold in a grocery store would be considered a final product.

The following factors will be key in determining the economic growth and performance in the Bluegrass Region:

- Rate of State debt reductions
- Income Disparity (High versus low, and median) (the higher income levels in a region the greater buying power or hiring potential in the region)
- Productivity
- Skilled Workforce
- Homes prices (and fluctuation?)
- (Un)Employment or employment participation rates
- Availability of Technology (i.e. Broadband Density)
- Education Levels of the Population (Cost of higher education)
- Economic Dynamics or Resiliency

2.10 ECONOMIC PERFORMANCE MEASURES

2.10.1 Modes of Transportation

The following table illustrates the driving patterns or modes of transportation used by all commuters in the region. These commuters are using a variety of modes of transportation including driving alone, carpooling, public transportation, walking, taxi, motorcycle, bicycle, or worked from home.

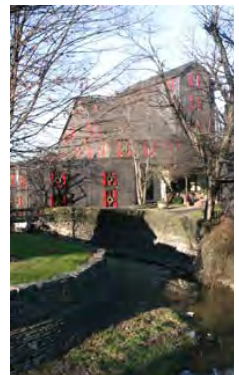
2.10.1 Modes of Transportation

Table 2-34: Totals for mode of Transportation to/from Work (2015 ACS estimates)

	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Taxi, Motorcycle Bicycle, Other	Worked at Home
Anderson	8,725	1,602	0	23	48	144
Bourbon	6,867	977	33	163	88	666
Boyle	9,328	1,350	10	511	153	520
Clark	12,937	1,573	76	336	163	576
Estill	3,616	808	0	32	66	144
Fayette	122,052	14,741	2,892	5,731	2,824	6,083
Franklin	18,663	2,199	313	410	141	554
Garrard	5,611	770	28	50	85	377
Harrison	5,985	776	5	129	121	169
Jessamine	18,032	2,722	68	519	46	1,079
Lincoln	7,354	909	12	113	7	600
Madison	30,636	3,577	164	2,270	1,046	1,023
Mercer	7,772	774	0	120	62	433
Nicholas	2,313	347	0	45	7	116
Powell	3,023	878	0	43	45	72
Scott	20,620	2,357	92	580	238	910
Woodford	10,199	1,232	30	326	117	588
Bluegrass	293,733	37,592	3,723	11,401	5,257	14,054

If one adds up the totals of all modes of transportation it becomes apparent that the 365,760 total commuters is less than the total employed in the employment table above in Section 2.4. Staff believes that this difference can be explained by those that commute outside of the bluegrass region, for example to Louisville or other surrounding counties and cities not within the seventeen counties listed in the table above.

Staff is also including modes of transportation used for each job sector below. These tables will show the total number of commuters per sector as well as the mode of transportation used.



2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-35: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)

Manufacturing	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Bicycle, Taxi, Motorcycle other	Worked at Home
Anderson	1,784	347	0	0	0	0
Bourbon	1,231	141	0	5	0	27
Boyle	1,431	235	0	47	7	51
Clark	2,109	313	16	57	46	55
Estill	995	264	0	0	0	19
Fayette	11,338	1,222	269	203	179	525
Franklin	2,104	218	0	13	0	0
Garrard	824	109	13	0	8	0
Harrison	1,771	164	5	0	17	9
Jessamine	1,842	342	0	27	9	34
Lincoln	1,202	229	0	16	0	27
Madison	4,536	479	6	60	96	28
Mercer	1,837	142	0	21	0	76
Nicholas	502	67	0	0	0	11
Powell	682	183	0	0	0	0
Scott	5,087	568	60	14	18	51
Woodford	1,451	113	0	30	6	47
Bluegrass	40,726	5,136	369	493	386	960

Table 2-36: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)

Transportation, Warehousing, and Utilities	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Bicycle, Taxi, Motorcycle other	Worked at Home
Anderson	280	73	0	0	15	0
Bourbon	221	11	0	4	37	6
Boyle	326	58	0	26	14	36
Clark	717	73	0	0	8	0
Estill	307	51	0	0	0	4
Fayette	4,221	356	29	6	208	83
Franklin	816	65	0	0	0	0
Garrard	241	55	0	0	14	0
Harrison	337	37	0	4	42	0
Jessamine	1,077	62	12	18	10	80
Lincoln	597	49	0	10	0	23
Madison	1,005	0	7	47	33	12
Mercer	354	10	0	0	0	20
Nicholas	127	33	0	0	0	16
Powell	199	33	0	0	0	3
Scott	1,134	78	0	0	13	0
Woodford	363	4	0	6	15	51
Bluegrass	12,322	1,048	48	121	409	334

2.0 REGIONAL STATISTICAL ANALYSIS

Professional, Scientific, Management, Administrative and Waste Management Services	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Bicycle, Motorcycle, Taxi, other	Worked at Home
Anderson	451	79	0	0	0	14
Bourbon	373	50	5	7	0	40
Boyle	525	79	0	30	45	54
Clark	1,132	103	0	26	15	113
Estill	135	62	0	4	53	27
Fayette	13,362	1,447	374	340	200	1,693
Franklin	1,217	143	9	11	0	200
Garrard	339	22	0	11	0	33
Harrison	363	43	0	25	8	31
Jessamine	1,371	132	17	0	0	236
Lincoln	233	97	0	16	0	58
Madison	2,022	161	14	125	72	224
Mercer	335	68	0	7	0	60
Nicholas	185	38	0	0	0	22
Powell	249	102	0	0	0	0
Scott	1,530	212	0	24	35	260
Woodford	1,029	125	0	0	0	87
Bluegrass	24,851	2,963	419	626	428	3,152

Agriculture, forestry, fishing and hunting, and mining	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, other	Worked at Home
Anderson	84	16	0	0	8	9
Bourbon	479	233	0	70	18	406
Boyle	268	13	0	15	0	52
Clark	169	29	33	17	7	63
Estill	62	25	0	0	0	19
Fayette	2,120	767	24	95	35	163
Franklin	292	20	0	22	0	20
Garrard	64	44	0	8	9	30
Harrison	190	9	0	0	0	61
Jessamine	284	149	0	22	0	8
Lincoln	84	13	0	7	0	109
Madison	343	96	0	32	75	57
Mercer	272	0	0	9	0	12
Nicholas	120	29	0	0	0	29
Powell	68	38	0	5	0	0
Scott	375	58	14	59	0	52
Woodford	802	351	0	99	17	99
Bluegrass	6,076	1,890	71	460	169	1,189

2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-39: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)

Wholesale	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	151	15	0	0	0	0
Bourbon	179	23	0	0	0	6
Boyle	217	79	0	10	0	0
Clark	288	53	0	15	7	4
Estill	68	3	0	0	0	0
Fayette	2,905	413	22	56	31	377
Franklin	232	0	0	0	0	0
Garrard	209	0	0	0	0	18
Harrison	60	8	0	0	0	0
Jessamine	680	70	0	0	0	14
Lincoln	144	0	0	18	0	0
Madison	544	74	0	17	22	15
Mercer	147	6	0	0	0	0
Nicholas	0	0	0	0	0	0
Powell	111	10	0	0	0	0
Scott	485	60	0	35	5	7
Woodford	128	0	0	3	0	16
Bluegrass	6,548	814	22	154	65	457

Table 2-40: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)

Information	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	192	16	0	0	0	0
Bourbon	69	0	0	0	0	0
Boyle	179	94	0	0	9	47
Clark	126	20	0	11	0	0
Estill	48	0	0	0	0	0
Fayette	2,320	246	46	81	96	148
Franklin	130	24	0	0	0	0
Garrard	40	8	0	0	0	60
Harrison	50	5	0	0	0	0
Jessamine	102	46	0	0	0	14
Lincoln	209	2	0	0	0	0
Madison	554	0	0	9	31	41
Mercer	110	7	0	7	0	16
Nicholas	18	0	0	0	0	0
Powell	42	0	0	0	0	0
Scott	177	0	0	22	11	0
Woodford	168	16	0	0	0	35
Bluegrass	4,534	484	46	130	147	361

2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-41: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Educational Services, Health Care, and Social Assistance	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	1,734	274	0	4	25	0
Bourbon	1,334	207	18	46	12	49
Boyle	2,492	378	0	235	4	153
Clark	2,601	293	11	9	26	89
Estill	614	98	0	12	13	16
Fayette	36,034	4,312	774	2,254	875	1,011
Franklin	2,995	386	33	73	82	146
Garrard	1,534	140	15	15	28	80
Harrison	1,212	250	0	5	18	55
Jessamine	4,899	646	18	292	18	306
Lincoln	1,985	127	7	0	6	156
Madison	8,227	1,393	37	1,261	164	378
Mercer	1,643	191	0	26	16	66
Nicholas	503	23	0	0	7	0
Powell	585	226	0	24	4	13
Scott	4,370	423	0	225	30	227
Woodford	2,158	219	30	76	46	55
Bluegrass	74,920	9,586	943	4,557	1,374	2,800

Table 2-42: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Construction	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	356	274	0	0	0	17
Bourbon	354	91	0	3	0	58
Boyle	413	117	0	0	0	15
Clark	693	147	0	37	0	31
Estill	151	104	0	0	0	0
Fayette	5,220	1,243	23	73	109	269
Franklin	1,079	303	0	11	8	83
Garrard	595	166	0	0	26	14
Harrison	349	70	0	4	14	0
Jessamine	1,685	227	0	0	5	26
Lincoln	542	122	0	1	0	39
Madison	1,587	366	0	48	0	0
Mercer	530	96	0	9	21	68
Nicholas	153	81	0	0	0	10
Powell	176	71	0	0	36	0
Scott	886	90	0	48	13	32
Woodford	512	16	0	8	5	15
Bluegrass	15281	3,584	23	242	237	677

2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-43: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Retail Trade	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	880	115	0	19	0	9
Bourbon	954	62	0	15	8	7
Boyle	1,067	140	0	12	0	50
Clark	1,876	301	16	35	0	80
Estill	564	70	0	4	0	9
Fayette	14,271	1,398	389	642	446	504
Franklin	1,883	247	0	83	15	9
Garrard	730	127	0	9	0	20
Harrison	732	64	0	9	10	6
Jessamine	2,486	455	0	13	0	156
Lincoln	886	81	5	6	1	0
Madison	4,075	279	0	154	137	30
Mercer	785	57	0	41	17	6
Nicholas	211	35	0	23	0	6
Powell	271	43	0	7	0	0
Scott	1,953	209	0	72	45	119
Woodford	1,209	190	0	21	0	27
Bluegrass	34,833	3,873	410	1,165	679	1,038

Table 2-44: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Finance, Insurance, and Real Estate Rental and Leasing	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	428	38	0	0	0	19
Bourbon	330	16	0	0	0	27
Boyle	411	24	10	0	0	4
Clark	831	54	0	3	0	49
Estill	111	17	0	0	0	0
Fayette	6,651	412	136	187	58	536
Franklin	904	32	0	0	0	7
Garrard	218	21	0	0	0	46
Harrison	231	0	0	0	0	0
Jessamine	708	97	0	0	0	85
Lincoln	274	47	0	0	0	18
Madison	1,006	32	11	27	25	127
Mercer	434	12	0	0	0	18
Nicholas	113	4	0	0	0	0
Powell	71	31	0	0	0	0
Scott	660	52	0	12	0	59
Woodford	407	7	0	0	0	32
Bluegrass	13,788	896	157	229	83	1,027

2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-45: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Arts, Entertainment, Recreation, Food Services Accommodation	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	553	100	0	0	0	20
Bourbon	604	62	10	13	13	28
Boyle	924	73	0	88	40	9
Clark	846	115	0	103	9	59
Estill	222	7	0	4	0	46
Fayette	12,630	1,913	658	1,452	331	363
Franklin	1877	252	247	115	17	4
Garrard	274	18	0	7	0	0
Harrison	269	29	0	73	3	0
Jessamine	1,292	402	0	135	4	64
Lincoln	455	70	0	25	0	0
Madison	3,057	324	89	427	271	15
Mercer	482	108	0	0	0	5
Nicholas	139	37	0	0	0	0
Powell	257	93	0	7	5	12
Scott	1,847	449	18	59	68	30
Woodford	735	90	0	66	8	15
Bluegrass	26,463	4,142	1,022	2,574	769	670

Table 2-46: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Other Services (except public administration)	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	523	24	0	0	0	56
Bourbon	373	33	0	0	0	12
Boyle	558	50	0	48	0	44
Clark	762	9	0	23	31	26
Estill	212	45	0	8	0	4
Fayette	5,835	608	105	214	170	360
Franklin	873	85	24	46	0	54
Garrard	289	16	0	0	0	76
Harrison	210	48	0	0	9	7
Jessamine	1,006	94	0	12	0	39
Lincoln	443	47	0	7	0	163
Madison	1,600	189	0	42	19	96
Mercer	396	38	0	0	0	86
Nicholas	86	0	0	22	0	22
Powell	131	31	0	0	0	41
Scott	1,064	59	0	10	0	62
Woodford	503	38	0	14	20	75
Bluegrass	14,864	1,414	129	446	249	1,223

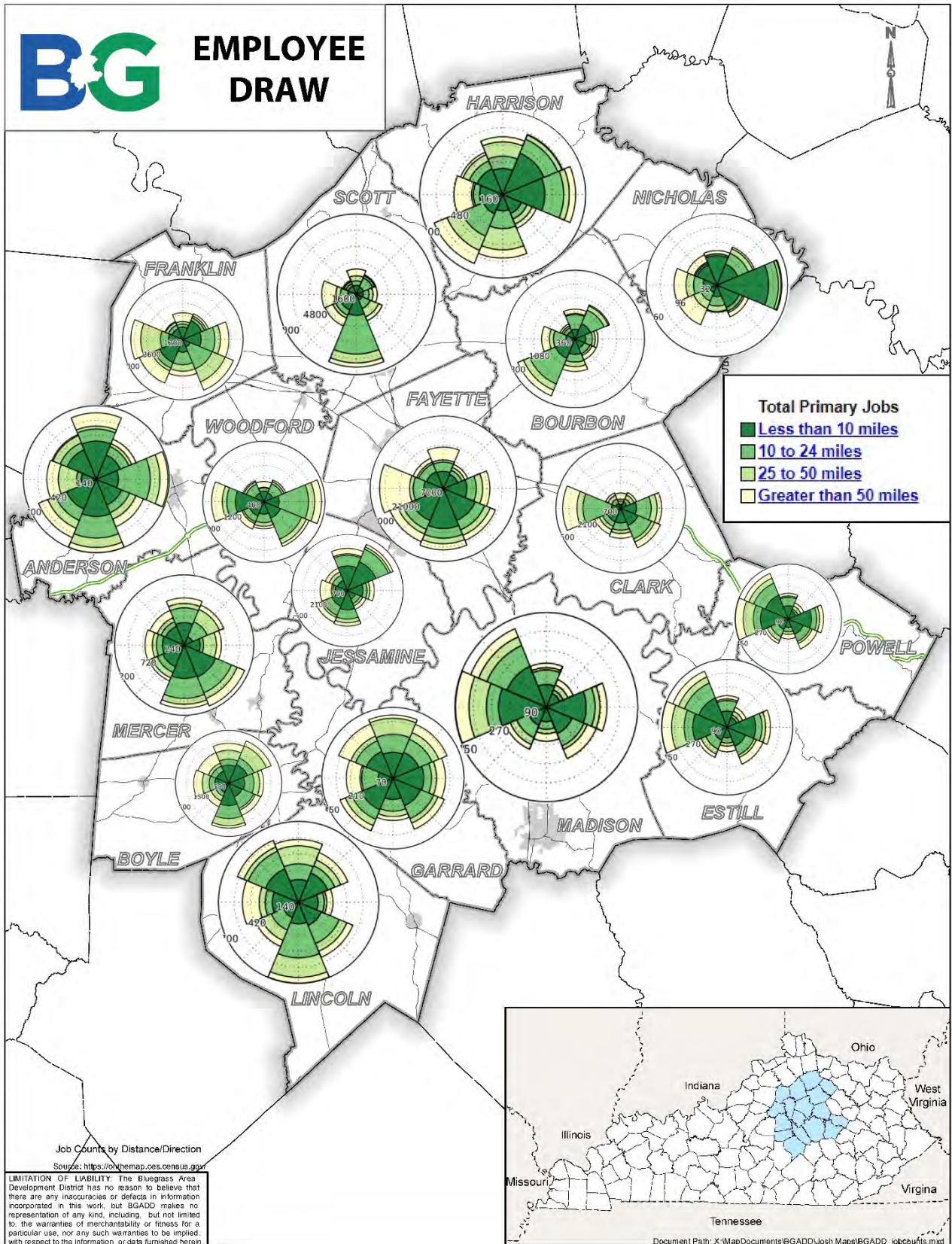
2.0 REGIONAL STATISTICAL ANALYSIS

Table 2-47: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Public Administration	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	1306	231	0	0	0	0
Bourbon	366	48	0	0	0	0
Boyle	502	10	0	0	34	5
Clark	719	63	0	0	14	7
Estill	127	62	0	0	0	0
Fayette	4,980	386	43	128	86	51
Franklin	4,196	424	0	36	19	31
Garrard	254	44	0	0	0	0
Harrison	211	49	0	9	0	0
Jessamine	600	0	21	0	0	17
Lincoln	300	23	0	7	0	7
Madison	2,031	183	0	12	101	0
Mercer	438	39	0	0	8	0
Nicholas	147	0	0	0	0	0
Powell	181	17	0	0	0	0
Scott	1,036	99	0	0	0	11
Woodford	708	63	0	3	0	34
Bluegrass	18,102	1,741	64	195	262	163

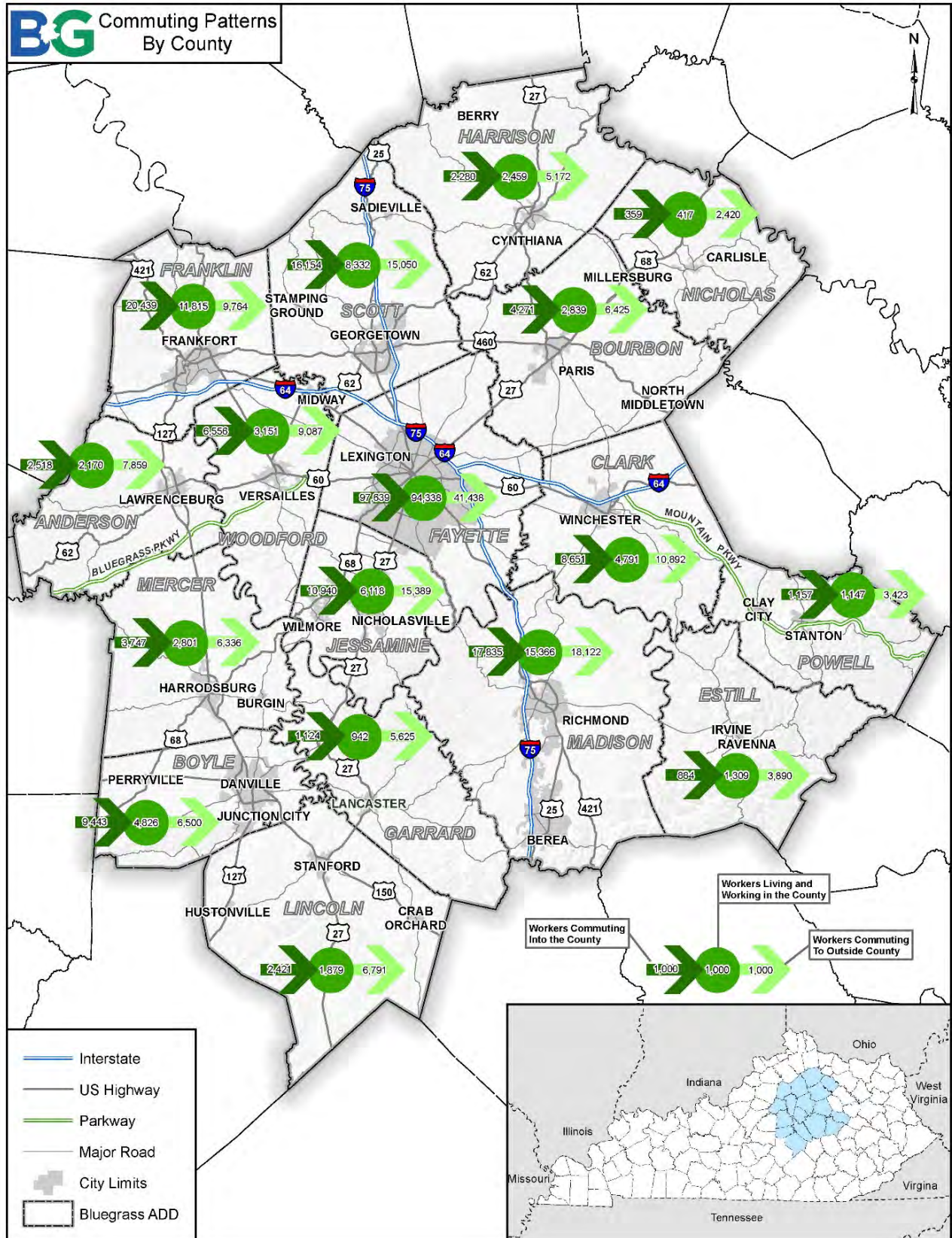
Table 2-48: Totals for mode of Transportation to/from Work per Sector (2015 ACS estimates)						
Armed Forces	Drove Alone (car, truck, van)	Carpooled (car, truck, van)	Public Transport (not Taxi)	Walked	Motorcycle Bicycle Taxi, Other	Worked at Home
Anderson	3	0	0	0	0	0
Bourbon	0	0	0	0	0	0
Boyle	15	0	0	0	0	0
Clark	68	0	0	0	0	0
Estill	0	0	0	0	0	0
Fayette	165	18	0	0	0	0
Franklin	65	0	0	0	0	0
Garrard	0	0	0	0	0	0
Harrison	0	0	0	0	0	0
Jessamine	0	0	0	0	0	0
Lincoln	0	2	0	0	0	0
Madison	49	1	0	9	0	0
Mercer	9	0	0	0	0	0
Nicholas	9	0	0	0	0	0
Powell	0	0	0	0	0	3
Scott	16	0	0	0	0	0
Woodford	26	0	0	0	0	0
Bluegrass	425	21	0	9	0	3

2.10.2 Commuting Patterns

2.10.2 Commuting Patterns



2.0 REGIONAL STATISTICAL ANALYSIS



2.11 SHAPING OUR APPALACHIAN REGION (SOAR)

Shaping Our Appalachian Region (SOAR) is a non-partisan economic development agency tasked with expanding job creation, enhancing regional opportunities, improving the quality of life of the residents within the region, and supporting all those working to achieve these goals in Eastern Kentucky.

SOAR’s main focus points revolve around Broadband, workforce, business, health, industry, agriculture and tourism. Additional information about SOAR and their regional impacts can be found at the following website:

<http://www.soar-ky.org/sites/default/files/SOAR%20Impact%20Report%20Link%20Version.pdf>

2.12 DEPARTMENT FOR AGING AND INDEPENDENT LIVING

The Aging Department, which is part of the Bluegrass Area Development District, fulfills one of the threefold missions of the ADD regarding planning for aging in the region. Aging completed a plan that includes goals and statistics to be used during Fiscal Years 16 through FY 18. The department’s goals and objectives for aging can be found on page 29 of that document. Copies are on file at the ADD. Staff has included base statistics below:

Category	Percent
Persons 60 and older in your region	13.5
Region's total population over 60	17.5
Persons 60 and older who are low income	8.1
Persons 60+ who are minority	30.49
Persons 60+ who live in rural areas	37.0
Persons 60+ with severe disability (3 or more ADL/IADL impairments) *	6.0
Persons 60+ isolated or living alone	56.9
Grandparents or older relative rearing a grandchild under 18	9.7

The three most frequently identified needs or gaps in adult services within the region include the following:

1. Not having enough money to pay for food.
2. Post hospital stay needing help with homemaking, personal care, or meals.
3. Post hospital stay needing help obtaining durable medical equipment.

2.11 SOAR

2.12 DEPARTMENT FOR AGING AND INDEPENDENT LIVING

2.13 KENTUCKY OPPORTUNITY ZONES

New Opportunity Zones have been selected this year, 2018, by the Governor. The Bluegrass region now has twenty (20) such zones spread across ten (10) of the seventeen (17) county region. Each Opportunity Zone includes one or more contiguous census blocks. The breakdown is as follows:

- Boyle County has one (1) zone – 9303
- Clark County has one (1) zone – 9602
- Estill County has two (2) zones – 9202 and 9203
- Fayette County has seven (7) zones – 1.01, 1.02, 2, 3, 9, 11, and 13
- Franklin County has one (1) zone – 712
- Jessamine County has one (1) zone – 605.04
- Lincoln County has two (2) zones – 9201.01 and 9201.03
- Madison County has three (3) zones – 107.01, 108, and 109.03
- Nicholas County has one (1) zone – 9602
- Powell County has one (1) zone – 9702

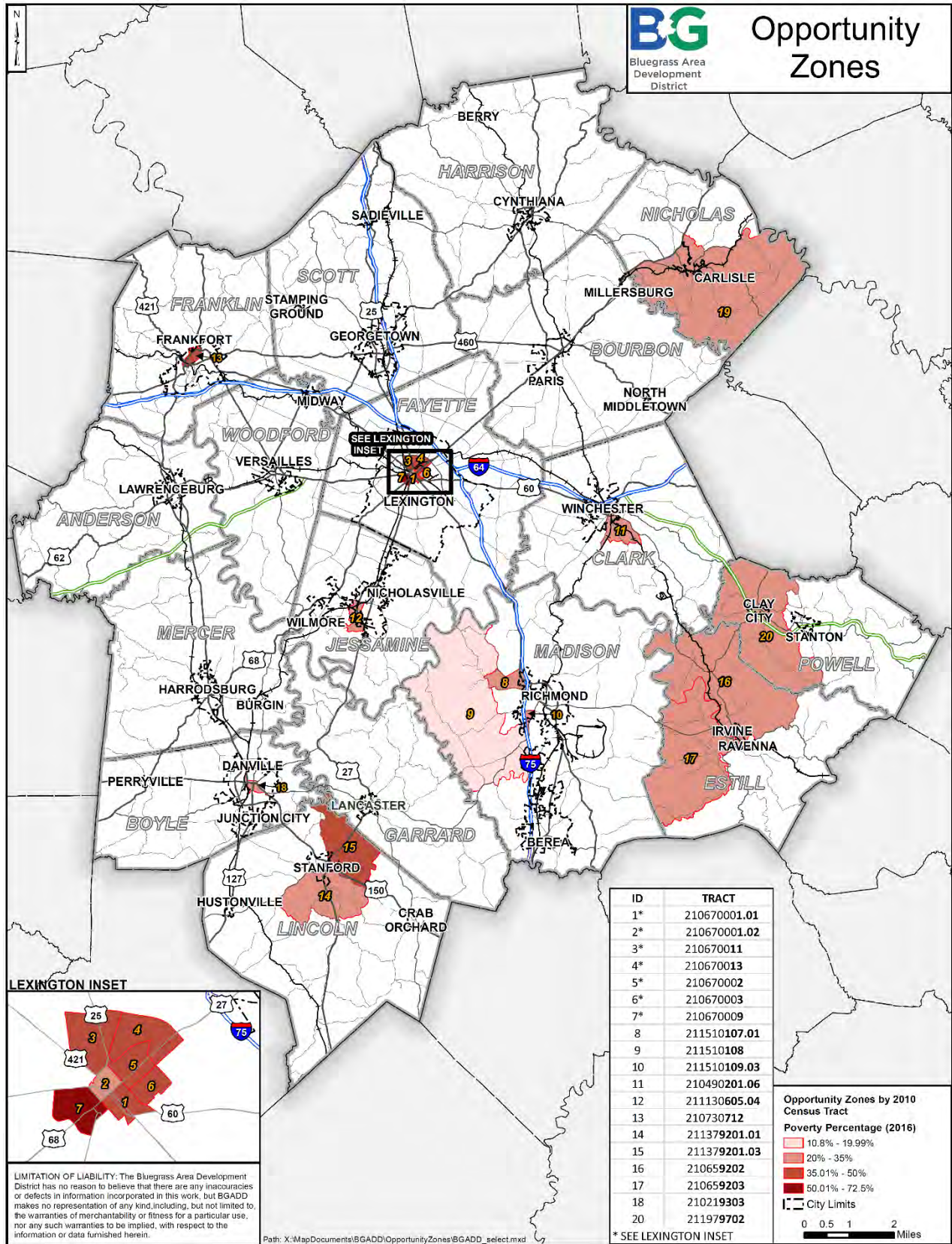
It is important to note that the number of zones selected does not mean that these are the only economically distressed areas within each of these counties. Some counties had multiple distressed tracts or areas but chose to pursue one or more zones. Also, each Opportunity Zone may comprise multiple census tracts. There was a finite number of Opportunity Zones that could be selected within the entire State. Zones were chosen based on set of economic indicators including housing stability, education, mobility, economic security, and health. The state requested information from each county that would be considered as local input and preference.

All of this information was overlaid on a map and the Governor then submitted the nominated tracts to the U.S. Treasury Department for final approval. The U.S. Treasury Department officially designated 144 Opportunity Zones in the State of Kentucky.

In order for a census tract to be eligible to be designated as an Opportunity Zone the tract must qualify as “low income.” Specifically, the tract needs to have a poverty rate of at least 20%; or in a metropolitan area, the tract’s median family income does not exceed 80% of the greater of the metropolitan area median family income or the statewide median family income; Or a census tract in a non-metropolitan area, does not exceed 80% of the statewide median family income.

2.13 KENTUCKY OPPORTUNITY ZONES

2.0 REGIONAL STATISTICAL ANALYSIS



3.0 REGIONAL S.W.O.T. ANALYSIS

The SWOT analysis has been used for many years to catalogue a region's particular strengths, weaknesses, opportunities, and threats. However, what does this really mean?

The SWOT analysis is credited to Albert Humphrey who, in the 60's and 70's, was researching why corporate planning failed. Our SWOT analysis should be used in much the same way, to catalogue how well or how poorly economic development is doing in the Bluegrass Region. Not only should we look at how the region is doing (strengths and weaknesses), but in every aspect, there are also ways to improve (opportunities) and the potential for decline (threats).

The SWOT Analysis included in this report pulls ideas and information from multiple committees and sources. Each committee's SWOT discussion has been included separately. As such there will be a separate analysis for Planning, Infrastructure, Tourism and Historic Preservation, Environment, Human Services, and the Economy.

The goal will then be to take these individual SWOT's and tie them together to help create an overall Regional Action Plan and Strategic Direction.

3.1 ECONOMY S.W.O.T.

Strengths

- A. Central location
- B. Low utility costs
- C. Higher performing public schools
- D. Good medical resources
- E. Good transportation
- F. High standard of living
- G. Numerous higher education institutes / facilities within a small radius
- H. Tourism – bourbon, horses, world class climbing
- I. Moderate Climate
- J. Easy access to water

Weaknesses

- A. Many towns and counties have poor infrastructure
- B. Many funding opportunities are not for entrepreneurial ship
- C. Drug issues with labor
- D. Lack of inter-county cooperation
- E. Lack of venture capital
- F. Disparate broadband availability
- G. Too many and too high taxes
- H. Too many units of local government

Opportunities

- A. Public / private partnerships
- B. Motion picture industry

3.0 REGIONAL S.W.O.T. ANALYSIS

3.1 ECONOMY S.W.O.T.



- C. Tourism
- D. Aerospace
- E. IT
- F. Warehousing / Distribution



Threats

- A. Over-governmental regulation
- B. Sharing of resources
- C. Lack of regional planning coordination

Anticipated Projects

- A. Completion of Highway 52 Second Phase
- B. Optic Fiber for broadband
- C. Revolving loan fund program
- D. More centers for advanced manufacturing

3.2 HUMAN SERVICES S.W.O.T.

3.2 HUMAN SERVICES S.W.O.T.

Strengths

- A. Collaboration and communication between agencies
- B. Inclusive movement
- C. Transportation routes (i.e. I-64 and I-75)
- D. Care provided during the day
- E. Many stakeholders to help create an “organic” process
- F. Strong health services
- G. Strong primary care and improved access

Weaknesses

- A. Transportation for residents that need human services
- B. After hour care
- C. Strain on fire and police services
- D. Existing Regulations and funding
- E. Cancer center shutting down
- F. Agencies are territorial
- G. Drug issues, epidemic in the region
- H. No public transportation after 5:00 – strands individuals, not user friendly for emergencies
- I. Cross County transportation not available
- J. Regional barriers
- K. Low coordination



Opportunities

- A. Allow the ADD to coordinate the regional transportation efforts
- B. Reduce government size
- C. Create regional one-stop Shop
- D. Reduce bureaucracy / Red tape

Threats

- A. Services are being cut
- B. Financial issues with our emergency services
- C. Regulations
- D. Career Centers closing

Anticipated Projects

- A. Research options to increase transportation opportunities – for human service pick-up and drop-off
- B. Establish regional one-stop shops
- C. Establish a voucher program

3.3 409 / INFRASTRUCTURE S.W.O.T.

Strengths

- A. Cooperation between Agencies
- B. Sanitation regionalization (i.e. Danville helping Lincoln County)
- C. Water infrastructure interconnection
- D. Abundance of “Raw” water
- E. Size of the Bluegrass Region

Weaknesses

- A. Septic Systems failing
- B. Groundwater Contamination
- C. Lack of Planning
- D. Lack of sewer systems
- E. No regional transportation system
- F. Different sewer districts / ability to continue functioning
- G. Storm water management – retrofitting areas is difficult and expensive
- H. Private ownership of small package wastewater treatment plants (abandoned/otherwise, i.e. Spindletop mobile home park)

Opportunities

- A. Strong support for Regionalization
- B. Look into providing training for students / younger generation in tradecraft
- C. Additional reservoirs and groundwater sources
- D. Treatment of failing septic tanks by establishing rural wastewater systems

Threats

- A. Skilled Workers
- B. Lack of qualified personnel
- C. Infrastructure funding

3.3 409 / INFRASTRUCTURE S.W.O.T.



Anticipated Projects

- A. Lincoln County sanitation project
- B. Boyle County sanitation project
- C. Jessamine (#7048) project
- D. Farmdale w/ ten (10) package plants - six (6) directly in Franklin County, twelve (12) along the US 127 corridor
- E. Scott County South Sewer

3.4 NATURAL RESOURCES S.W.O.T.

Strengths

- A. Educational Institutions
- B. Regional Non-profits/Research Facilities
- C. Cohesive Climate and Environment
- D. Diverse Natural Resources
- E. Overall Air and Water Quality
- F. PDR (Purchase Development Rights)
- G. Universal Garbage collection
- H. Diverse Professional Expertise
- I. Transportation Network – distance relationships
- J. Local Markets
- K. Abundance of Fresh Water
- L. Diverse Topography

Weaknesses

- A. Multiple Government Entities
- B. Historic Perceptions and Habits
- C. Lack of critical mass due to high number of “groups”
- D. Recycling Participation
- E. Lack of direct water reuse
- F. Forest Canopy
- G. Growing need for asset management
- H. Litter
- I. Aging water/wastewater infrastructure (needs updating)
- J. Landfills – raising rates causes people to dump illegally
- K. Energy Costs
- L. Lack of competition

Opportunities

- A. Economic Growth (economy)
- B. Outside interests
- C. Advantageous geography
- D. Good Transportation Network
- E. Eco-tourism opportunities
- F. Protect natural environments
- G. Increased environmental awareness
- H. Improving regional cooperation

3.4 NATURAL RESOURCES S.W.O.T.



- I. Agritourism
- J. Fracking
- K. Farmers markets

Threats

- A. Growth Rate
- B. Fiscal Will
- C. Misconceptions, Historical/Cultural Attitudes
- D. Overall Education levels and attitudes
- E. Minerals and Resource Development
- F. Inconsistent inter-local communication
- G. Lack of communication between state and local officials
- H. Aging infrastructure
- I. Fracking
- J. Government Enforcement Actions
- K. Sanitary Sewer Overflows
- L. Overregulation
- M. Abandoned packaging plans
- N. Lack of planning and zoning

Anticipated Projects

- A. KY River Sweep
- B. Regional Recycling – feasibility study
- C. Keep the Bluegrass Beautiful



3.5 LAND USE PLANNING SWOT

Strengths

- A. BGADD
- B. Majority of local jurisdictions and counties have planning
- C. Economy is growing – development is occurring
- D. Coordination of all the different committees
- E. GIS (Geo-spatial analysis)
- F. Kentucky Chapter of the APA
- G. Majority of planning units are combined
- H. Prime soils – construction/protection – AG Land
- I. PDR Program

Weaknesses

- A. Public support for planning
- B. Rules are different for each locality
- C. Some rules are not specific enough – Too much wiggle room in legislation
- D. Regional planning council has no functional jurisdictional authority
- E. Professional Development
- F. Close-knit networking
- G. KRS changes and updates sponsored by Non-Planners
- H. Many codes needing to be updated

3.5 LAND USE PLANNING S.W.O.T.

Opportunities

- A. Find better ways to tie people and training together
- B. Peer-to-peer learning opportunities and review
- C. Explore programs for buses, carpool, park and ride, light rail.
- D. Provide additional training opportunities
- E. ADD training for Planning Commissioners
- F. Find additional funding sources



Threats

- A. Many communities are out of compliance with KRS requirements
- B. Aging population
- C. Providing affordable housing
- D. Loss of family farms
- E. Zoning Ordinances, Subdivision regulations and other ordinances are outdated.
- F. Some communities receiving more transportation funding than they may deserve

Anticipated Projects

- A. Find ways to affect legislative language in the KRS
- B. Research and promote the Implementation of regional consistency in Comprehensive Plan, Zoning Ordinances, Subdivision Regulations, and Engineering Design Details

3.6 TOURISM AND HISTORIC PRESERVATION SWOT

**3.6 TOURISM
AND HISTORIC
PRESERVATION
S.W.O.T.**

Strengths

- A. Farmland
- B. Purchase Development Rights (Fayette)
- C. Bourbon Trail (multiple locations)
- D. Horse Country
- E. Halfway 2/3 stop for travel between eastern and western US
- F. State’s culinary initiative
- G. Name recognition of Lexington – seeing regional opportunities
- H. State Department of Tourism
- I. Tourism - River access (Frankfort to Northern Kentucky Jet Boat overnight)
- J. Palisades
- K. Adventure Tourism, Wineries and Arts
- L. Take advantage of Dixy Bell
- M. Keeneland
- N. World Renown Climbing Area – Red River Gorge
- O. Daniel Boone National Forest
- P. Natural Bridge State Park



Weaknesses

- A. Other Counties (besides Fayette) less known
- B. Hard to message
- C. Areas of KY River not accessible
- D. Possessiveness of counties

- E. Advocate tourism promotions
- F. Counties bordering Lexington better off
- G. Better Market Blue Water Trails
- H. Not enough Locks are open.
- I. Counties can't charge fees

Opportunities

- A. Create brochures for commissions without tourism directors or tourism commission to manage
- B. Improve region's cell phone coverage in remote areas
- C. Establish position to help with support

Threats

- A. Advocate for a 1% marketing fund for tourism promotions (KY lodging tax)
- B. No Wifi means less spectacular advertising

Anticipated Projects

- A. Open more Locks on the KY River / dams
- B. Boonesborough Beach idea (white water rafting, zip line, etc.)
- C. Tours, wineries, bourbon
- D. Derby
- E. Tie the open locks into the Valley View Ferry
- F. Bike trails – cross county connectivity
- G. Art exhibits, promotions and competitions

3.7 TRANSPORTATION SWOT

Strengths

- A. Increased River Access for trade, commerce, and tourism
- B. Interagency Cooperation
- C. I-75 / I-64
- D. Mountain Parkway
- E. Multiple Airports
- F. Bluegrass Parkway
- G. Kentucky River Locks
- H. Public Transportation
- I. Rail
- J. Access to 68 and 11 to Flemingsburg and Mt. Sterling
- K. Fiscal Involvement in the region
- L. Non-motorized infrastructure – increased tourism
- M. 255 mile Paddle Race
- N. Increased Freight growth
- O. Legacy Trail
- P. Local, Regional, and National Bike Routes and trails
- Q. Boone Trace

**3.7 TRANSPORTATION
S.W.O.T.**



Weaknesses

- A. District wide public transport not available
- B. Large regional area (17 counties)
- C. Smaller tax base
- D. Access to services due to size of area
- E. Connecting highways (high capacity) connectors are lacking particularly East-West
- F. Aging infrastructure
- G. More projects than available funding
- H. Funding sources are diminishing or disappearing
- I. Water “trails” remain undeveloped
- J. Little mass transit

Opportunities

- A. Additional multipurpose trail for tourism
- B. Interconnectivity between the Transportation Districts
- C. Draft plans for project priorities
- D. Bike / Pedestrian Plan
- E. Major interstates
- F. Engage diverse stakeholders

Threats

- A. Lack of funding
- B. Taxing structure needs to be modernized
- C. Potential for rules to change
- D. Lack of mass transit

Anticipated Projects

- A. Regional trails network
- B. I-75 Connector (southern) east-west
- C. River Locks



3.8 S.W.O.T. ANALYSIS AND CONCLUSION

The committees each had two opportunities to comment and help create the S.W.O.T. analyses listed above. The ultimate goal of each S.W.O.T. is to capitalize on the regions strengths, change existing weaknesses into more strengths, pair each strength with the opportunities in the region, and eliminate those threats that could cause serious damage to the region’s economy.

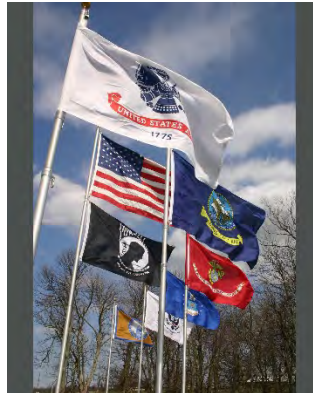
3.8 S.W.O.T. ANALYSIS AND CONCLUSION

3.0 REGIONAL S.W.O.T. ANALYSIS

The strengths, weaknesses, opportunities, and threats listed above in each of the SWOT's represent those issues that each committee believed was the best or worst in the region. The action plan or strategic direction following the S.W.O.T. will incorporate some of the items discussed in this S.W.O.T. analysis and will include goals, objectives for each general area.

General actionable areas include:

- A. Education
- B. Business
- C. Transportation
- D. Community Development



4.0 REGIONAL ACTION PLAN

Planning for the future is necessary for a community to prosper and improve the health, safety, and welfare of their citizens and economy. Economic prosperity of a community is one of the key factors of individual livability and the ability to address quality of life issues.

On the other hand, there are actions and situations that limit economic prosperity. Key factors that seem to limit a region’s economic growth include high taxes (government spending), high infrastructure costs, low education levels (coupled with high costs of school options), and government bureaucracy (red tape) through over-regulation. All of these actions will drive businesses out of the region.

The opposite is true also, if a region has lower taxes, fewer government regulations, high numbers of educated people (workforce), and low infrastructure costs business and industry will move into the area.

As such, staff believes that the strategies and actions listed below will help provide for economic growth.

4.1 AREA OF FOCUS: EDUCATION

Primary Focus Objective

Increase in size the employable workforce that has advanced skills to meet the needs of industrial users already located within the region and those that may be enticed to locate here due to the availability of a viable workforce.

Strategy One: Review and evaluate the region’s changing employment needs.

Actionable Policy

1. Conduct job or career fairs at the schools and facilities in the region.
2. Conduct statistical surveys of the region once every five years. Change policy direction based on results to maximize workforce growth and development.

Strategy Two: Promote educational opportunities for technical schools, and for local small business start-ups.

Actionable Policy

1. Build partnerships with local higher education facilities and schools to create internships and workforce opportunities for youth and adults.
2. Initiate workforce training programs to help youth, and adults in the region gain valuable skills. Examples of programs would include how to interview, or how to write a resume/cover letter.

4.0 REGIONAL ACTION PLAN

4.1 AREA OF FOCUS: EDUCATION

3. Identify funding or grant sources to initiate Actionable Policies One and Two.

Strategy Three: Expand regional collaborations and partnerships between the BGADD, local economic development directors, and County and City Community Planning officials.

Actionable Policy

1. Collaborate with the above stakeholders to focus goals and objectives on drawing business and industry to the region.
2. Survey regional major employers to ascertain the level and type of education required/needed.
3. Use the results of the above collaborations and survey to help educate business and industry outside the region of the merits of the Bluegrass.

Strategy Four: Improve the education attainment of students within the Bluegrass Region.

Actionable Policy

1. Collaborate with WIOA and with schools to create tutoring programs within those counties and cities in the region with the lowest graduation rates and test scores.

4.2 AREA OF FOCUS: BUSINESS

4.2 AREA OF FOCUS: BUSINESS

Primary Focus Objective

Increasing the size of existing businesses, as well as drawing new businesses to the region is paramount to growing and expanding economically for all Counties and Cities. If the larger and more prosperous Counties and Cities are able to draw new businesses to the region more quickly, then there should be a trickle-down effect for the smaller Counties who may in turn reap some benefits from an economic boom in the larger populated counties.

This area of focus also includes bolstering tourism, and agricultural and equine related businesses.

Strategy One: Develop actions to help incentivize new businesses to locate in the region.

Actionable Policy

1. Provide Technical assistance to local industrial authorities.
2. Promote and support entrepreneurship through low interest venture capital initiatives, Federal and State procurement programs, and other training and financing programs.

- Promote and support the Governor’s Apprenticeship program.

Strategy Two: Find ways to focus on the strengths of the region (i.e. agricultural or equine based industries); Or find ways to diversify the region’s focus to help draw industrial opportunities.

Actionable Policy

- Help economic development leaders develop agricultural and equine business opportunities within the Region.
- Develop and market agri-tourism opportunities in the region.
- Update, improve, and utilize KADIS as a region wide farmer’s market tracking and listing service.

Strategy Three: Create economic development programs and incentives

Actionable Policy

- Focus on programs to improve the quality of life for residents (i.e. increased wages, lower taxes).
- Provide technical assistance to local business and industry leaders (i.e. marketing, planning, etc.).

Strategy Four: Improving tourism to the State of Kentucky, and more specifically to the Bluegrass Region, can result in an increase in revenue on top of the billions of dollars that are spent in the State currently. Like other areas of business and industry there are ways to improve upon what is already available.

Actionable Policy

- Improve existing trails and roadways.
- Improve and support the bourbon trail and wine tasting venues.
- Increase interstate advertising.
- Promote tourism through promotion of the film industry

4.3 AREA OF FOCUS: INFRASTRUCTURE

Primary Focus Objective

Infrastructure is of paramount importance to the economic vitality of a region. Both suppliers and consumers rely on a network of infrastructure to both sell or obtain goods and services. All infrastructure (new and existing) improvements should focus on safety (reducing injury and fatalities), reducing congestion, improving system reliability, and reducing delays in delivery of services and goods.

4.3 AREA OF FOCUS: INFRASTRUCTURE

Strategy One: Improve the quality and efficiency of existing infrastructure, as well as create consistency in design within the Bluegrass Region.

Actionable Policy

1. Ensure adequate and efficient water supply.
2. Ensure adequate and efficient wastewater or septic system design and availability.
3. Promote reducing subdivision construction within agricultural intense areas due to lack of infrastructure.
4. Promote and seek funding for broadband (fiber-optic) installation within the region.
5. Promote consistency in design of infrastructure systems between Counties and Cities (i.e. Regional engineering design details).

Strategy Two: Improve safety of the roadways while reducing congestion in such a way as to increase overall system reliability.

Actionable Policy

1. Create a Bluegrass Regional Transportation Map that illustrates roadways (Parkway, arterial and collector designated) that need improvement and widening. Roadways shown on map may or may not be found in the KYTC six-year plan.
2. Support the creation of initiatives that would require developers to pay their fair share of infrastructure (widening and improvement) to include concepts such as capital improvement districts, impact fees, and tax increment financing.

Strategy Three: Improve existing alternate modes of transportation both for the movement of people as well as goods and services

Actionable Policy

1. Begin planning and seeking funding for light rail options for the region that could help transport people between Lexington and surrounding counties
2. Support and seek funding to improve the local airports to help create a network of air transport for commercial and economic development within the region.
3. Remap bus routes within Lexington such that routes interconnect. Work to reduce the time requirement for bus routes such that it is not always required to go to the downtown area.

Strategy Four: Foster and promote the benefits of multi-use shared paths and trails on the basis of quality of life issues and regional economic impact.

Actionable Policy

1. Promote the economic and health benefits of multi-use shared paths throughout the region.
2. Seek out funding for trails and paths.
3. support the purchase and transfer of development rights to help with conservation as well as planning trail routes.

4.4 AREA OF FOCUS: PLANNING

Planning policy and regulations can have a dramatic effect on whether business and industry locate in one community versus another. Some zoning ordinances contain regulations and restrictions that add additional unnecessary burdens to development applications. Planning units in the region need to create a balance between moving applications quickly while also requiring architectural and site design review.

Further, Planning is paramount in helping property owners maintain and increase the value of their investments as well as to create an inviting environment to industry, business, and residents.

Primary Focus Objective

Planning Regionalization should be the main focus where adjacent planning units begin working together to promote consistent land use patterns as well as consistency between Comprehensive Plans and Ordinances. This action will help lessen the burdens placed on private entities and create an environment conducive to economic development within the region.

Strategy One: Promote SOAR Initiatives in the region and help the Appalachian counties within the Bluegrass area to attract industry and employment.

Actionable Policy

1. Educate the public on SOAR and its goals and objectives.
2. Seek funding for trails and other tourist centric activities.
3. Seek funding for infrastructure with the Appalachian Region Counties (Clark, Estill, Garrard, Lincoln, Madison, Nicholas, and Powell).
4. Promote the region’s land resources to prospective industry and business.

4.4 AREA OF FOCUS: PLANNING

Strategy Two: Promote Plan Consistency (Comprehensive Plans and Zoning Ordinances) between adjacent planning units.

Actionable Policy

1. Hold meetings between planning departments prior to comprehensive plan updates to discuss possible areas where consistency could be achieved or included.
2. Hold regional education “seminars” for continuing education credits and include regionalization as a topic of discussion.
3. Pass legislation requiring review and coordination of all Comprehensive Plans through the Regional Planning Authority (BGADD).

Strategy Three: Promote Regional Development for industry and business

Actionable Policy

1. Promote the adoption of impact fees, other funding mechanisms, various incentive programs, and other strategies to get private developers and companies to install necessary infrastructure.

Strategy Four: Lead the region in GIS Mapping and developing other technological Applications.

Actionable Policy

1. Continued Development and sale of mobile and PC/MAC apps that could be used to promote economic development (i.e. KADIS which current helps track all farmers markets in the region and catalogues available inventory).

5.0 REGIONAL ECONOMIC RESILIENCY

Economic Resilience is a new section required to be provided within each new CEDS plan to address the ability or viability of economic recovery within communities and the region as a whole. Economic prosperity, in general terms, is directly linked with a community’s ability to recover from economic setbacks.

Economic setbacks can come about at any given time, sometimes with little or no warning. Some of these setbacks include downturns in the economy from national or international issues, government over-reach, decrease in supply of particular goods and services, increase demand with supply issues, major or singular focus within the economy or business sector, man-made disasters, or acts of God.

There have been several examples of crippling economic downturns in Kentucky within the last twenty years where some communities have not recovered. One example is that of the tobacco industry. A second example is the coal industry.

The goal of this chapter is to help provide direction and possible future measures that communities and the BGADD can undertake to help protect the local and regional economies.

5.1 PHYSICAL RESILIENCE (INFRASTRUCTURE, BUILDINGS, CRITICAL FACILITIES)

Physical Resilience of the economy deals specifically with maintaining, preserving, and repairing all physical assets within a community, region, or specific jurisdiction. This would include keeping in working order all infrastructure of both public and private utilities, and the roadways. It would also include maintaining and rehabilitating buildings and critical facilities.

Physical resilience is important as natural disasters affect the economy and quality of life of residents and can be as detrimental as economic disasters.

Natural disasters occur each year around the country. While Our region may escape a disaster this year there is no guarantee that that will be the case the following year. The region has begun preparing for the inevitability of future disasters by adopting the FEMA required Hazard Mitigation Plan. The most recent version was drafted and recognized by FEMA in 2016 and adopted by each community in the Bluegrass Region during the first half of 2017.

The Hazard Mitigation Plan includes detailed assessment of all critical facilities, infrastructure, regionally, as well as locally per County and City.

As such the projects and discussions within that document hold weight and should be referenced. Copies of this document may be obtained electronically as requested.

5.0 REGIONAL ECONOMIC RESILIENCY

5.1 PHYSICAL RESILIENCE

Physical Resilience Focal Points

- A. Maintain and update the adopted FEMA approved hazard Mitigation Plan.
- B. Monitor communities needs and seek funding to help listed projects come to fruition.

5.2 ECONOMIC RESILIENCE (BUSINESS, INDUSTRY, PUBLIC-PRIVATE PARTNESHIPS)

Economic resilience deals specifically with preserving the quality of life or residents and business/industry within the region. It revolves around maintaining high employment, higher paying jobs and careers, increasing education of the local workforce and helping draw business and industry to the region for which the local workforce is prepared.

The regional workforce is just as much a resource as the revenue generated by business and industry is a resource to residents and businesses alike. As such, economic resilience efforts on the part of the region and local jurisdictions should focus on how to keep employers in the region, improve educational and professional opportunities, improve income levels (which directly affects poverty levels), and entice new businesses to the area. The goal of economic resilience is to have a diverse economy, but to also draw more businesses and industries to the region than leave or close.

Economic Resilience Focal Points

- A. Find ways to track total businesses that come to the region
- B. Promote locally created products to increase demand locally, regionally, and nationally.
- C. Find ways to track and capitalize on the strengths in the region.
- D. Help improve diversity for those counties in the region that are struggling.

5.3 STEADY STATE RESILIENCE MEASURES

- A. Continue working closely with each planning unit in the region to make sure each communities Comprehensive Plans are up-to-date and include current planning ideas and strategies for land use, and economic growth.
- B. Continue working closely with municipalities within the region to help with economic development and expansion of employment and industry.
- C. The BGADD will continue working closely with communities to improve and update the GIS mapping in the region both for land use, PVA, tracking economic growth trends, 911 emergencies, and addressing of homes.

5.2 ECONOMIC RESILIENCY

5.3 STEADY STATE RESILIENCE MEASURES

5.0 REGIONAL ECONOMIC RESILIENCY

- D. Going forward, it will be important for the ADD to be involved with creating industry and employment attraction and retention plans.
- E. Use the Hazard Mitigation Plan to help monitor the hazards and within the region and help mitigate and improve areas that have the highest chances of disaster occurrence due to topography, floodplains, or who historically have been impacted by extreme weather events.

5.4 RESPONSIVE RESILIENCE MEASURES

In the event an economic disaster the Bluegrass Area Development District shall do the following:

- A. Work closely with communities in the region to find ways to stop the economic attrition of businesses and industry leaving.
- B. Establish methods to attract new businesses that can benefit from the Bluegrass Region's unique strengths.
- C. Create tracking methods for economic performance in the region to include:
 - Tourism spending,
 - Total number of start-up businesses,
 - Education measures (i.e. number of degrees earned, number of certificates issued),
 - General workforce statistics,
 - Number of businesses that have closed (and the reasons for leaving).

5.5 REGIONAL PROJECTS

Regional projects will have a lasting effect on Resiliency in the region. Each project, whether it is related to infrastructure, transportation, tourism, business, industry, conservation, or other related areas will affect the quality of life of residents, business owner's ability to provide services, etc.

Infrastructure:

Water Utilities and Sanitation Districts

In 1999 Governor Patton signed an Executive Order to provide water to all Kentuckians by the year 2020. This Executive Order affects quality of life as well as provides an incentive to businesses looking to locate to the Bluegrass Region. Infrastructure needs for both residents and businesses/industry cannot be understated and definitely meets the criteria as a resiliency method, both to maintain a steady-state and to help mitigate loss through active measures.

The Sustainable Infrastructure Initiative, which is part of the Clean water/Drinking Water Plan of the Kentucky Infrastructure Authority is designed to provide clean drinking water service or at least access to publicly provided drinking water to every household in Kentucky. Currently the Bluegrass region has reached about ninety-eight percent (98%)

5.4 RESPONSIVE RESILIENCE MEASURES

5.5 REGIONAL PROJECTS

coverage for households served by a public water systems. KIA's regional approach stems from a desire to consolidate smaller systems into a larger system in order to provide more efficient and cost effective service/access to public drinking water.

It should be noted that a majority of water producers in Bluegrass region use the Kentucky River as their primary source of raw water, with many others using it as a secondary source. Water sources used by municipalities and private water companies include reservoirs, aquifers and wholesale purchases of water from other water utilities.

KIA has been working with Kentucky Division of Water to eliminate/limit the use of package treatment plants throughout the state. The BGADD is aiding in this goal by promoting the creation of sanitation districts to create better/more/first time access to public sewer and eliminate the need for package plants or septic systems. As an example, the cities of Hustonville and Burgin previously had no public wastewater options for their citizens. Citizens and businesses depended on failing septic tanks and elementary schools were served by failing package treatment plants. As they failed, raw sewage leaked directly into tributaries or other sources of clean water that led directly to primary raw water sources listed above. There have been several wastewater infrastructure systems constructed in the recent past, and there are others anticipated to be constructed within the next few years. These projects are regional in nature and will help with both quality of life of residents, and the viability of business and industry locating to the region.

Major Future Roadways

US-27

US-27 is one of the region's primary north-south corridors, connecting many of the counties in the southern portion of the region to Lexington and Somerset. The continued widening of US-27 allows greater volumes of people and goods throughout the region, which takes pressure and congestion off of the heavily traveled I-75. The ability to work as an alternative to I-75 makes US-27 important, especially if there was to be a major shutdown on I-75. This capability adds to the Bluegrass Region's resilience.

KY-52 and US-460

After the completion of road improvements to KY-52 and US-460, both routes will act as major corridors within the Bluegrass Region. KY-52, which already serves as a connection between US-27 and I-75, will provide greater connectivity for Boyle, Garrard, and Madison County, and act as one of the primary east-west routes within the region. Improvements to KY-52 will also create greater logistic opportunities for the Bluegrass Army Depot, and greater access to the Madison County Airport. US-460, which will also act as a major east-west route will create greater connectivity between urban areas in the northern portion of the Bluegrass Region. Its increased capacity will also allow for safer transportation for residential and commercial vehicles, which are numerous due to large scale manufacturing in these urban areas.

I-75 Connector

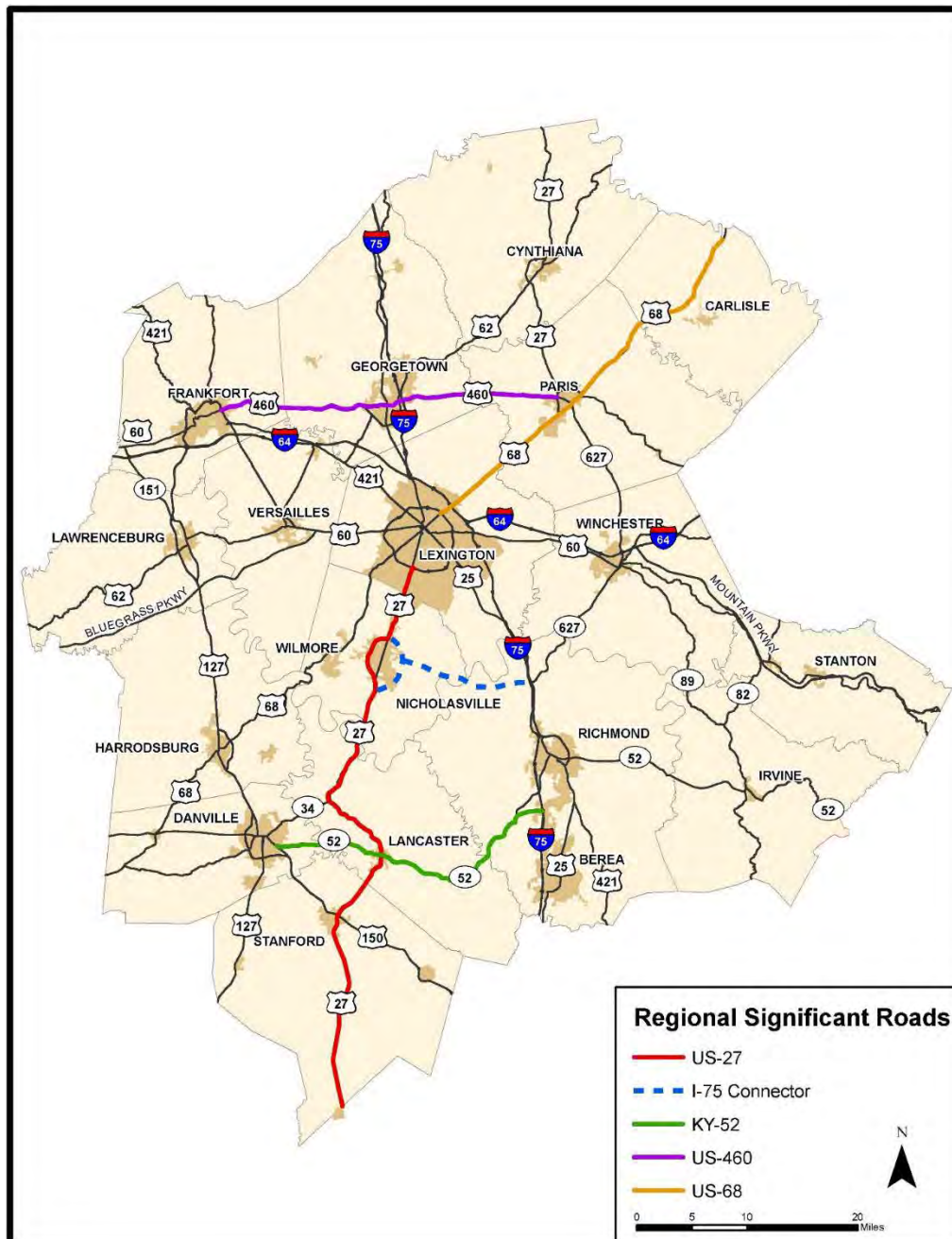
Once constructed the I-75 Connector will allow for the transportation of goods and services from US-27 in Jessamine County to I-75 in Madison County, without being required to drive through Lexington. This will allow for greater mobility in the region and limit some of the heavy congestion associated with Lexington. Because both US-27 and

5.0 REGIONAL ECONOMIC RESILIENCY

I-75 act as major north-south routes, a major shutdown on either could have large scale impacts on the ability to move goods and people. The creation of the connector would provide vehicles a way to get from one route to the other in the case one of the routes was shutdown.

US-68

US-68 acts as a major corridor for many of the counties in the northern portion of the region, providing connectivity between Lexington and Maysville. The continued improvements and creation of bypasses has allowed for efficient movement of goods and services, which has created growth potential in some of the more rural counties in the Bluegrass Region.



Business

Region-wide Broadband

Providing fiber optic cable for Broadband region wide would be a major step in securing high speed internet and meeting the needs for current and next-gen industry. It would provide both an economic incentive for business and industry to move to the region as well as a motivating factor for these employers to remain.

Revolving loan fund program

A Revolving Loan Fund (RLF) is essentially a gap financing measure primarily used for development and expansion, specifically for small businesses. It self-replenishes a pool of money by utilizing interest and principal payments from old loans to issue new ones. An RLF program is an incentive for new businesses to locate to the area and can be used to help mitigate economic business attrition and bolster resilience in the region.

Advanced Manufacturing Industrial Parks

Securing a workforce able to fill positions at advanced manufacturing and industrial positions is important for regional economic stability and resilience. It is also important to provide land that is both designated for these types of uses and ready to be used as the infrastructure is in place to accommodate the incoming industry.

Alternative Transportation (i.e. Inter-County Bus Routes)

Transportation networks shape development patterns. How a region's circulation patterns are designed and constructed will affect land use and economic development. It also affects property values, a neighborhood's overall character, and resident's quality of life. Providing a range of transportation options for residents can help mitigate congestion that might slow down the circulation of goods and services. According to a recent study completed by the Auto Insurance Center the average American commuter spends 42 hours a year (more than a work week) stuck in traffic congestion. Alternative transportation methods may help mitigate time loss to residents, and financial loss to businesses.

Regional one-stop shops

Government agencies that provide a one-stop-shop experience can help improve the speed at which government operates. The adage, "Time is Money," is not just cliché, but is how all businesses operate. If a business can locate in one community faster and more efficiently than another community due to regulation or government bureaucracy then the business will choose that community. The bottom line is that the faster a community can react to prospective "customers" the happier residents will be, and the more likely the business will locate to that county or city.

Regional Consistency in Plans

Consistency in plans within the region can help improve the speed at which development and by extension economic development might occur. Some plans that could be written with regional consistency in mind include Comprehensive Plans, Zoning Ordinances, Subdivision Regulations, and Engineering Design Details.

Tourism

General resiliency ideas to help with tourism in the Bluegrass region could include improving upon the following topics:

- Keep the Bluegrass Beautiful
- Boonesborough Beach idea (white water rafting, zip line, etc.)
- Tours, wineries, bourbon
- Derby
- Tie the open locks into the Valley View Ferry
- Regional trails network
 - Bike trails – cross county connectivity
- Art exhibits, promotions and competitions



6.0 APPENDICES

6.1 GPRA REPORT 2016

GPRA REPORT FY 2016							
	Project	July 1-September 30 2015	October 1-December 31 2015	January 1-March 31 2016	April 1-June 30 2016	Funding Source	Public Investment
ANDERSON	Alton Sewer CDBG application	x	x	x	x	CDBG	\$835,000.00
BOURBON	Communications for both	X			x	KOHS	\$104,187.91
	KOHS grant application				x	KOHS	\$43,200.00
	KOHS Extraction tool				x	KOHS	\$34,746.00
	1 MAF FEMA pre application				x	FEMA	\$788,488.00
BOYLE	Hydraulic Rescue Tool	X				KOHS	\$10,380.00
	KOHS application for extraction tool				x	KOHS	\$10,380.00
CLARK	Sphar Building Renovation	x	x	x	x	CDBG	\$500,000.00
ESTILL							
FAYETTE							
FRANKLIN							
GARRARD	Warning Sirens	X		x	x	KOHS	\$20,000.00
	Warning Sirens KOHS grant app				x	KOHS	\$24,069.00
	KOHS grant application				x	KOHS	\$62,000.00

HARRISON	Generator	X		x	x	KOHS	\$38,000.00
	CDBG/KIA grant app		x	x	x	CDBG/KIA	\$2,567,000.00
	LWCF			x	x	LWCF	\$149,514.00
	CMRS application for CAD				x	CMRS	\$103,596.00
	CMRS application for recorder				x	CMRS	\$19,718.00
	KOHS grant application for SCBA				x	KOHS	\$74,400.00
	KOHS application for sirens				x	KOHS	\$47,670.00
JESSAMINE	Wilmore Wastewater Treatment Plant	X	X	X	x	CDBD, RD	\$3,710,100.00
	Riney B Park CDBG-DR	x	x	x	x	CDBG	\$1,177,809.00
	KOHS consultation				x	KOHS	
LINCOLN	Remote Read Meters	X	X	x	x	KIA Loan	\$315,000.00
	Fire & EMS Station	x	x	x	x	CDBG	\$500,000.00
	Fire & EMS Station		x	x	x	RD	\$200,000.00
	Rescue Boat	X				KOHS	\$20,000.00
	Phase 1 Water Project	x	x	x	x	KIA Loan	\$476,400.00
	Phase 2 Water Project	x		x	x	ARC, KIA	
	KIA Water Extension Project			x		KIA Loan	\$360,000.00
	KOHS grant application for SCBA				x	KOHS	\$93,586.00
MADISON	Fire renovation	x	X	x	x	CDBG/RD	\$9,000,000.00
	ADF Assistance			x	x	ADF	\$32,000.00
	Water Supply KIA				x	KIA Loan	\$995,000.00
	COPS grant				x	COPS	\$62,565.00
	KOHS application for ATV				x	KOHS	\$24,977.00
MERCER	Mercer County Kennedy Bridge Rd	x	X	x	x	CDBG/KIA	\$870,000.00
	Sanitary Sewer Project		x	x	x	CDBG/RD	\$9,000,000.00
	CMRS			x	x	CMRS	\$95,829.00
	KOHS grant application				x	KOHS	\$99,995.00
NICHOLAS	Nicholas County Fire Station Renovation	X	X	x	x	CDBG	\$625,000.00
	CDBG application for Fire Station		x	x	x	CDBG	\$500,000.00
	LWCF application			x	x	LWCF	\$75,000.00
	Fire Department: Air Tanks	X		x		KOHS	\$43,500.00
POWELL	Senior Citizens Grant Admin		X	x		CDBG	\$500,000.00
	Sewer Extension Project		X	x	x	CDBG/RD	\$1,954,000.00
	Sewer Extension Project		X	x		RD	\$1,500,000.00
	Elevated Water Tank			x	x	RD/CDBG	\$661,420.00
	KOHS application for crisis tracking				x	KOHS	\$5,200.00
	Meadows Park				x	LWCF	\$30,000.00

SCOTT	AED Units	X		x	x	KOHS	\$ 68,125.00
	Southend Sewer Extension			x	x	CDBG	\$ 1,000,000.00
	Cyber Security	X				KOHS	\$ 10,836.82
	KOHS mass notification				x	KOHS	\$ 60,000.00
	KOHS application for PPE				X	KOHS	\$ 19,936.00
WOODFORD	Woodford County Trails		X	x	x	TE	\$ 466,555.00
BGADD (INTERNAL)							
REGIONWIDE	PDM/FEMA			x		FEMA	
	TIGER trails			x	x	TIGER	\$ 10,000,000.00
MISC/MULTI-COUNTY	CMRS (CKYN)			x	x	CMRS	
TOTALS						\$49,985,182.73	

**BLUEGRASS AREA DEVELOPMENT DISTRICT
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS UPDATE) 2019**

RESOLUTION

WHEREAS, the Bluegrass Area Development District (BGADD) is one of fifteen Area Development Districts within the Commonwealth of Kentucky; and

WHEREAS, the Kentucky Area Development Districts, in coordination with the Department of Local Government (DLG), and the Economic Development Administration (EDA), previously engaged in a Commonwealth-wide, community-based, strategic planning process; and

WHEREAS, the CEDS is a continuous process enabling Kentuckians to strategically plan for themselves through consensus management of all resources; and

WHEREAS, the CEDS has been developed and updated in accordance with the standards set forth by the U.S. Department of Commerce, Economic Development Authority and is recommended for approval by the CEDS Committees; and

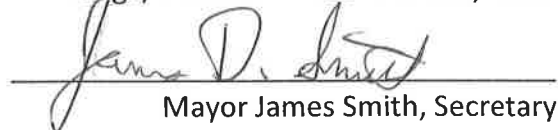
WHEREAS, the Board of Directors recognizes this plan and its annual updates to be used as the Bluegrass Area Development District's consensus for existing and future growth as well as revitalization in the region.

NOW, THEREFORE, BE IT RESOLVED, that the Bluegrass Area Development District Board of Directors approves and adopts the Bluegrass Area Development District 2019 Comprehensive Economic Development Strategy UPDATE document, and will provide copies to the Economic Development Administration, and the Department of Local Government, and make the document available for public inspection both at the Bluegrass Area Development District's website (www.bgadd.org), and at the offices of the BGADD located at 699 Perimeter Drive, Lexington, Kentucky.

Adopted October 30, 2019



Judge/Executive Mike Williams, Chair



Mayor James Smith, Secretary