LOUISVILLE METRO HOUSING AUTHORITY

MOVING TO WORK DEMONSTRATION PROGRAM

FY 2011 ANNUAL REPORT

~~September 30, 2011~~

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Louisville Metro Housing Authority

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Louisville Metro Housing Authority
FY2011 Annual Moving to Work Report

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I. Introduction

Louisville Metro Housing Authority (LMHA), formerly known as the Housing Authority of Louisville, is a non-profit agency responsible for the development and management of federally assisted housing in the Louisville Metro area. In 2003, Louisville Metro Mayor Jerry Abramson and the Louisville Metro Council approved the merger of the Housing Authority of Louisville and Housing Authority of Jefferson County, thereby creating the Louisville Metro Housing Authority. A nine-member Board of Commissioners, appointed by the Metro Mayor, serves as the policy making body of the Agency.

LMHA presently manages over 4,000 units in four family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. Last year LMHA provided housing assistance to over 13,000 households in the combined public housing and leased housing programs.

Funding for the Agency’s operation comes from rental income and annual operating subsidy from the U.S. Department of Housing and Urban Development (HUD). The Agency also receives Capital Improvement funds on an annual basis from HUD. Periodically, the Agency also applies for funds from HUD and the City's Community Development Block Grant (CDBG) program to finance various modernization improvements.

Moving To Work Demonstration Program

Louisville Metro Housing Authority, then the Housing Authority of Louisville, became one of a small group of public housing agencies participating in the Moving to Work (MTW) Demonstration Program in 1999. The MTW program authorized by Congress and signed into Law as part of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, offers public housing authorities (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families. The program allows exemptions from existing low-income public housing and tenant-based Section 8 rules and permits LMHA to combine operating, capital, and tenant-based assistance funds into a single agency-wide funding source.

Under the MTW program, LMHA creates and adopts an annual plan that describes new and ongoing activities that utilize authority granted to it under the MTW Agreement. This plan focuses primarily on the Public Housing, Housing Choice Voucher (HCV) program and Capital Fund program, as these are the LMHA programs that fall under MTW. The plan also focuses on proposed new MTW activities and MTW activities that are ongoing. In addition, the plan contains a limited amount of information regarding LMHA’s non-MTW activities. The MTW annual report prepared at the end of the fiscal year is an update on the status and outcomes of those activities included in the MTW annual plan.

<u>MTW Objectives</u>

Moving to Work is a demonstration program that allows public housing authorities to design and test ways to achieve three statutory goals. MTW activities and policies must achieve at least one of the statutory objectives of the demonstration program:

- Reduce costs and achieve greater cost effectiveness in federal expenditures;

- Give incentives to residents, especially families with children, to obtain employment and become economically self-sufficient; and

- Increase housing choices for low-income families.

At the inception of LMHA's status as a Moving to Work PHA, the Agency carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six goals for LMHA's participation in the MTW demonstration.

<u>Locally Defined LMHA MTW Goals</u>
These goals, as outlined in FY 1999 Plan, are locally-driven refinements of HUD's objectives:

- Increase the share of residents moving toward self-sufficiency;
- Achieve a greater income mix at LMHA properties,
- Expand the spatial dispersal of assisted housing;
- Improve the quality of the assisted housing stock;
- Reduce and/or reallocate administrative, operational and/or maintenance costs; and
- Enhance the Housing Authority's capacity to plan and deliver effective programs.

Since that time LMHA has recognized a growing number of populations with specific needs that often go unmet by existing housing and support service infrastructure. We have revised and updated our goals to reflect changes in the local community and the evolution of the federal HUD MTW program into a performance-driven program:

- Develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.

Proposed and Ongoing Moving To Work Activities
An MTW activity is defined as any activity LMHA is engaging in that requires MTW flexibility to waive statutory or regulatory requirements.

Ongoing Moving To Work Activities
LMHA has a variety of MTW activities that were ongoing in 2010:

- A local definition of elderly as persons aged 55 and over;
- A modified re-examination process for elderly families and disabled families age 55 to 61 for both the Public Housing and HCV programs;
- Lease up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;
- A simplified approach to Public Housing development process;
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking;
- A standard medical deduction for elderly families in the Public Housing and HCV programs;

- A flexible third-party verification policy for the S8 Homeownership program.

- Annual concurrent inspections of units at the housing facilities operated by the non-profit organizations who have Special Referral Programs with LMHA

- A designated YMCA staff person to determine eligibility and streamlined procedures to expedite housing assistance of young, single men seeking HCV assistance at their single room occupancy facility;

- A designated Center for Women and Families staff person to determine eligibility and streamlined procedures to expedite housing assistance for applicants interested in their special referral HCV program;

- Term limits and employment/educational work requirements for term-limited units in the New Scattered Sites;

- Revised occupancy criteria mandated participation in case management for term-limited units in New Scattered Sites;

- An earned income disregard for elderly families in the HCV program;

- A special referral Housing Choice Voucher Program that provides Family Scholar House participants HCV assistance on site while they are enrolled in their program and portable vouchers upon graduation;

- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;

- A special referral Housing Choice Voucher Program that provides Center for Women and Families participants HCV assistance at their facility while they are enrolled in their program and portable vouchers upon graduation;

- Amendment of the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility. This activity is a step towards increasing housing options for working low-income families with children and families that may be struggling to make ends meet.

Proposed and approved MTW activities that have not yet been implemented include:

- A special referral Housing Choice Voucher Program that will provide Project Women/Spalding University participants residing at Downtown Scholar House with HCV assistance while on site and portable vouchers upon graduation;

- Acquisition of property for public housing without prior HUD approval; and

- Development of locally defined guidelines for the development, maintenance and modernization of public housing development.

Proposed and ongoing activities that utilize MTW single-fund budget with full flexibility authorization include:

- A Multicultural Family Assistance Program and staff member who will serve as a liaison and interpreter between Somali and African culture immigrants and LMHA staff, and conduct workshops and training that will enhance the quality of life for these families;

- A restructuring of the current homeownership inspection, training and consultation process to be performed by one home maintenance specialist;

- An energy efficiency and weatherization pilot for homebuyers in the Housing Choice Voucher Homeownership Program;

Finally, activities eliminated or suspended from LMHA's MTW Program at FYE 2011 include:

- Increasing flat rents at New Scattered Sites.

Non-Moving To Work Activities
Initiatives LMHA has ongoing that do not require MTW authority include:

- A locally defined Housing Choice Voucher Program that includes changes to the operating procedures to allow families who are remaining in the same residence to submit information for their annual recertification by mail and assigning HCV families to individual case managers for a 3-year period;

- Piloting a resident recycling program at Avenue Plaza, a multi-family high-rise development;

- Revitalization of the Sheppard Square public housing development; and

- Renovating the 801 Vine Street building, the location of LMHA's Section 8 offices, and installing a green roof on it.

A matrix summarizing LMHA's Moving To Work initiatives is following this section.

Moving To Work (MTW) Activity Matrix

Number	Year	MTW Activity	Status	Page
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Proposed	52
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing	89
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Ongoing	52
25	2010	Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing	Ongoing	90
24	2010	Increased Flat Rents for New Scattered Sites	Ongoing	52
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing	57
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Finished	
21	2010	Occupancy Criteria Changes for New Scattered Sites – Term Limits, Education/Work Requirements, and Mandatory Case Management	Ongoing	68
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing	82
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Ongoing - Evaluation	94
18	2009	Simplification of the Public Housing Development Submittal	Ongoing	71
17	2009	Multicultural Family Assistance Program	Proposed	93
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Susended	53
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing	82
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility and Inspection Protocol	Ongoing	85
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing	75
12	2009	Housing Choice Voucher Program Maintenance Specialist	Proposed	93
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing	73
10	2008	Locally Defined Definition of Elderly	Ongoing	54
9	2007	Term Limits and Employment/Educational Work Requirements for New Scattered Sites	Ongoing	68
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing	59
7	2008	Special Referral MTW HCV Program and Local Preference - Day Spring	Suspended	-
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing	66
5	2007	Spatial Deconstruction of HCV Assisted Units	Ended	-
4	2007	Rent Simplification for HCV and PH Programs - Alternate Year Reexaminations of Elderly and Disabled Families	Ongoing	62, 64
3	2006	Amount and Distribution of Homeownership Assistance	Suspended	53
2	--	MTW Inspections Protocol – CWF and YMCA SRO	Ongoing	85, 87
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing	78

II. General Housing Authority Operating Information

A. Housing Stock

Louisville Metro Housing Authority (LMHA) presently owns and manages over 4,000 public housing units located at four family housing communities and five housing communities for accessible and senior citizens, and a growing number of scattered site housing. Families participating in the Public Housing Program also live in privately owned and managed housing developments, as well as mixed-finance developments such as Liberty Green.

LMHA also administers over 9,100 Housing Choice Vouchers and Section 8 Certificates through its Leased Housing Program. Participants in LMHA's Leased Housing Program live in privately managed units located throughout the Metro area. Following is a summary of the public housing and leased housing units administered by the Agency during fiscal year 2011.

Public Housing Units
As of June 30, 2011, LMHA had 4,606 Annual Contributions Contract (ACC) units in its public housing stock. LMHA owns and manages 3,894 of these ACC units; the other 712 ACC units are privately managed. Table II-A.1 shows the changes in housing inventory from the close of FY 1998 to the close of FY 2011. The table also compares the numbers that were projected in LMHA's FY 2011 MTW Annual Plan with its actual housing stock at the end of the fiscal year.

❖ **Units Added/Removed**
During the fiscal year, LMHA saw an overall decrease in its public housing stock by 97 units. This net decrease resulted from the razing of 192 units at KY 1-005 Iroquois Homes and was partially offset by the acquisition of an additional 24 units in KY 1-034 financed using replacement housing factor funds and construction of 3 non-ACC single family homes intended for the Agency's Section 32 Lease-to-Own program with ARRA funds. The Authority intends to replace the remainder of the units that have been demolished at Iroquois Homes through acquired or developed properties using Section 8 reserve funds, as allowed through LMHA's participation in the MTW program, and additional funding sources as they become available.

Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2002. LMHA received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The bid for demolition was awarded on June 17, 2009. Subsequent relocation of the residents in the 16 buildings began in mid-March of 2009. The actual work began late October 2009 and was completed December FY 2010.

On the heels of Phase IV approval, the demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY 2012. The Authority will simply notify HUD as each sub-phase is completed.

The number of public housing units that LMHA projected it would acquire in 2011 was higher than the actual number for three reasons. LMHA had anticipated acquisition of 15 homes constructed by its non-profit instrumentality, the Louisville Metro Housing Authority Development Corporation, under the local Neighborhood Stabilization Program. Work on the project has been delayed and the closings for these units are projected now to occur in summer 2012. LMHA had also anticipated acquisition of 11 units for public housing at Downtown Scholar House, a mixed-finance development of Family Scholar House. The closing on these units has been scheduled for fall of 2011, after the end of the fiscal year. Finally, because the FY 2011 Annual Plan was prepared before LMHA was notified that its 2009 Sheppard Square HOPE VI Revitalization application would not be funded, the Agency had planned to develop or acquire 50 scattered-site public housing replacement units during the fiscal year.

Public Housing Planned Capital Expenditures
Most capital improvements to LMHA's properties in 2011 were financed with ARRA funds. A summary of these projects is below. A complete list of capital projects funded through the American Recovery and Reinvestment Act (ARRA) since the grant was awarded can be found in Section III of this Annual Report. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in Table II-A.6. LMHA did not spend more than 30% of the Agency's total budgeted capital expenditures on any single development or capital project.

During FY 2010, LMHA completed 19 projects utilizing ARRA funds and 10 were over 90% complete as of 6/30/10. The bulk of these funds were spent on the following projects:

- $2,755,131 for piping replacement at Beecher Terrace (100% complete)
- $864,066 for roof replacement at 550 Apts, Scattered Sites, and Bishop Lane (100% complete)
- $1,177,030 for gas to electrical conversion at Parkway Place (32% complete)
- $1,606,028 for elevator upgrades at Dosker Manor (100% complete)
- $355,982 for security system upgrade at Dosker Manor (98% complete)
- $1,340,135 for demolition of 16 buildings at Iroquois Homes (94% complete)
- $451,686 for construction of 3 lease-to-own units (100% complete)
- $266,586 for installation of energy efficient light fixtures at Avenue Plaza (100% complete)
- $191,700 for upgrade of intercom system at Lourdes Hall (100% complete)

In FY 2011, LMHA completed 8 additional projects, to close out the grant:

- $26,750 ($24,200 of this was spent in 2010) on A/E services related to Parkway Place drainage pipe replacement
- $808,617 in additional funds for Parkway Place gas line and electrical feeder replacement
- $34,676 in additional funds for demolition at Iroquois
- $32,916 in additional funds for security upgrades at Dosker Manor
- $159,549 ($98,312 of this was spent in 2010) for new floor tile at Dosker Manor
- $230,188 on Avenue Plaza elevators
- $208,491 on stairs at 550 Apartments (funds for this project were expended in 2010 though work was completed in FY 2011)
- $154,737 (154,232 of this was spent in 2010) for conversion of 537 E Breckinridge to a single family home

Housing Choice Vouchers and Section 8 Certificates Authorized
LMHA was authorized 9,122 Section 8 Certificates and Housing Choice Vouchers as of FYE, June 30, 2011. LMHA projected that it would have 9,853 units of leased housing at the beginning of FY2011, and, according to the FY 2011 Annual Plan had projected a net increase of 283 units to end the year at 10,136 units. The increase was expected to be in the tenant-based voucher program due to an award of Sheppard Square and Iroquois relocation vouchers. However, LMHA was not awarded a Sheppard Square HOPE VI Revitalization grant; therefore no relocation vouchers for Sheppard residents were authorized. The difference in the actual number of units versus the projected number was marginally offset by 25 additional VASH authorized late in fiscal year 2010, after the 2011 Annual Plan has been submitted to HUD.

At fiscal yearend 2011, LMHA was authorized funding for 10,009 Housing Choice Vouchers including 9,809 MTW vouchers and 200 non-MTW vouchers earmarked for the HUD Veterans Administration Supportive Housing (VASH) Program vouchers. This is 61 more units than the Agency was funded for at the end of FY 2010, which was 9,748.

In addition to vouchers, LMHA administers 130 project-based Section 8 Program certificates, bringing the grand total of leased housing units authorized to 10,139. The Section 8 certificates are authorized under HUD special programs that have since ended; however, there is no time limit on the subsidies.

❖ **MTW Housing Choice Vouchers**

The Authority amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving to Work vouchers. Now all LMHA MTW-vouchers are funded using the block grant methodology (versus the traditional voucher funding.) The total number of MTW HCVs in LMHA's housing stock at the beginning of FY 2011 was 9,548. In FY 2011 the Agency was authorized an additional 61 MTW vouchers, a 0.64% increase, bringing the total number of MTW vouchers to 9,809.

LMHA indicated in the MTW Annual Plan FY 2010 that the Authority would apply for other available and appropriate vouchers, especially for relocation of residents during the phases of Iroquois Homes demolition. Iroquois Homes Phase IV and Phase V demolition applications were approved last fall and early this year, respectively. As of June 30, 2009 the Agency had submitted two applications for relocation vouchers for the approved phases of demolition and was still awaiting a response from the office of Fair Housing and Equal Opportunity (FHEO). LMHA was authorized 53 Iroquois Homes relocation vouchers on July 1, 2010, the first day of fiscal year 2011.

❖ **MTW Housing Choice Voucher Special Programs**

LMHA has developed several local special programs with area organizations that tie voucher assistance to supportive services. These programs are designed to increase the availability of housing to low-income families, especially those families with very specific needs such as shelter from abuse and homelessness, and women with children who are pursuing higher level education in need of child-care services. Table II-A.4 includes a list of vouchers that LMHA allocated to MTW Special Referral Programs and Direct Access Programs in FY2010. LMHA manages all the MTW HCVs that are allocated to its Special Referral and Direct Access Programs.

- **MTW Special Referral Program Housing Choice Vouchers**

LMHA has established MTW Special Referral Programs with three transitional housing and support services providers. The first of these was with the Center for Women and Families. A total of up to 17 HCVs are allocated to this program yearly. LMHA replicated the MTW Referral Program in a partnership with Project Women in 2008, which annually allocates up to 56 vouchers for residents at Scholar House.

The LMHA has also developed a co-venture agreement with Project Women and Spalding University for the Downtown Scholar House located at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale Homes. A tax credit application to the Kentucky Housing Corporation for this project was successfully awarded in FY 2010 and construction of the facility was completed in 2011. LMHA has an MTW initiative to allocate 54 vouchers to program participants at Downtown Scholar House.

These programs require participants to meet criteria established by both the partnering organization and LMHA to receive a voucher that is originally tied to the "project". However, once a participant completes the program, they can again utilize the portability of their voucher to move to a location of their choice, or to enter into the Section 8 Homeownership program. LMHA will also replace the partnering organization's voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organizations facility while they are in the program, participants must meet initial occupancy criteria (single parent with children, enrolled in school), establish and meet the program's goals and graduate from school before they can move their voucher to another location.

In FY 2011, LMHA administered MTW Special Referral Programs with the Center for Families and Children - Villager Program (17 authorized), Project Women - Scholar House (56 authorized), and Project Women/Spalding – Scholar House II (54 authorized).

- **MTW Direct Access Housing Choice Vouchers**

LMHA also offers a variety of Participants in LMHA's MTW Direct Access programs receive portable vouchers tied to direct services provided by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services and Central State Hospital. MTW provides LMHA with the flexibility to develop opportunities like this for individual disability through accessible systems of cost-effective community-based services.

In FY 2011 LMHA set aside 430 Direct Access Housing Choice Vouchers. The Agency reserved these vouchers for six area service providers participating in service programs including HOPWA – Housing Opportunities for People with Aids (60 authorized), Partnership for Families (PforF) (56 authorized), the Center for Accessible Living – Mainstream (300 authorized), the State Department of Mental Health – Olmstead (50 authorized) and Homeless Families Assistance Program (60 authorized).

❖ **Non-MTW Housing Choice Vouchers and Section 8 Certificates**

LMHA administers 330 non-MTW special program vouchers/units, including 200 vouchers earmarked for the US HUD Veterans Administration Supportive Housing (VASH) Program and 130 units for "project-based" HUD special programs including Moderate-Rehabilitation projects and referral programs.

- **Non-MTW HUD Section 8 Certificates**

The Agency administered 130 HUD special program certificates in fiscal year 2011. LMHA provides housing assistance to three "project-based" HUD programs: Willow Place – Mod Rehab (65 authorized), YMCA Single Room Occupancy (SRO) (41 authorized) and St. Vincent De Paul Roberts Hall (24 authorized). Table II-A.3 includes a list of these non-MTW S8 certificate programs.

- **Non-MTW Special Referral Program Housing Choice Vouchers – HUD-VASH Program**

The 2008 Consolidated Appropriations Act enacted December 26, 2007, provided $75 million dollars of funding for this program which combines rental assistance for homeless veterans, and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). Locally, LMHA administers 175 vouchers in coordination with services provided by the VAMC on Zorn Avenue. The Agency received the letter of notification of funding for 70 vouchers from the Housing Voucher Financial Division at Headquarters on May 1, 2008 and subsequently accepted. Shortly thereafter, the Agency received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. The additional 105 vouchers, plus 25 new vouchers, were funded in FY 2010, bringing the total number of VASH to 200. LMHA was reauthorized 200 VASH vouchers for 2011.

This is a non-MTW special referral program and participants are sent to LMHA from the VA. Generally, the HUD-VASH Program will be administered in accordance with regular HCV Program requirements.

However, the Act allows HUD to waive or specify alternative requirements for any provision of any statute or regulation that HUD administers in connection with this program in order to effectively deliver and administer HUD-VASH voucher assistance. LMHA plans to explore developing housing designated for veterans in coordination with the Sheppard Square HOPE VI Revitalization. The Agency anticipates there will be a growing demand for veterans housing as servicemen return from Iraq and Afghanistan.

Other Housing Managed by LMHA

Table II-A.7 lists other non-public housing or non-housing choice voucher properties currently managed by LMHA, including four condominium developments, their addresses and the number of units. LMHA provides management services for these units only and no funding assistance.

TABLE II-A.1 Housing Stock
Planned vs. Actual FY 2011

PUBLIC HOUSING	Actual												Plan	Actual
	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	6/30 2010	**6/30 2011**	**6/30 2011**
Family Developments														
KY 1-001 Clarksdale Homes	724	724	724	714	714	713	308	-	-	-	-	-	**-**	
KY 1-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	**760**	**760**
KY 1-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634	**634**	**634**
KY 1-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	326	326	**326**	**326**
KY 1-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	292	**168**	**168**
Elderly/Disabled Developments														
KY 1-012 Dosker Manor	675	681	681	679	679	679	679	688	688	688	688	688	**688**	**688**
KY 1-013 Saint Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	**159**	**159**
KY 1-014 Avenue Plaza, 550 Apts*	224	224	224	224	225	225	225	225	297	297	297	297	**297**	**297**
KY 1-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	**151**	**151**
Scattered Sites														
KY 1-017 Scattered Sites I-V, Newburg	185	178	178	179	183	272	272	273	273	273	273	270	**270**	**270**
KY 1-034 New Scattered Sites	-	-	-	9	116	130	145	164	186	258	312	342	**412**	**366**
KY 1-047 HPI/NDHC Scattered Sites, LTO	-	-	-	-	-	-	-	-	69	71	72	72	**75***	**75***
HOPE VI/Mixed Finance (Non-LMHA Managed)**														
KY 1-027 Park DuValle Phase I		59	59	59	59	59	59	59	59	59	59	59	**59**	**59**
KY 1-030 Park DuValle Phase II				92	92	92	92	92	92	92	92	92	**92**	**92**
KY 1-031 Park DuValle Phase III					78	78	78	78	78	78	78	78	**78**	**78**
KY 1-032 Park DuValle Phase IV					43	134	134	134	134	134	134	134	**134**	**134**
KY 1-036 St. Francis						10	10	10	10	10	10	10	**10**	**10**
KY 1-043 Stephen Foster								16	16	18	18	18	**18**	**18**
KY 1-046 Village Manor								10	10	10	10	10	**10**	**10**
KY 1-049 Liberty Green On-Site Rental I								11	94	94	94	94	**94**	**94**
KY 1-050 Liberty Green On-Site Rental II										40	42	42	**42**	**42**
KY 1-051 Liberty Green On-Site Rental III										19	127	127	**127**	**127**
KY 1-052 Liberty Green On-Site Rental IV											48	48	**48**	**48**
Downtown Scholar House – Off-Site Sheppard Square Replacement													**11**	**0**
TOTAL PUBLIC HOUSING UNITS	**4624**	**4674**	**4674**	**4756**	**4833**	**5125**	**4663**	**4422**	**4667**	**4654**	**4865**	**4703**	**4663**	**4606**
LEASED HOUSING PROGRAM														
MTW Housing Choice Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9384	9548	**9,831**	**9,809**
Non-MTW Vouchers – HUD-VASH	-	-	-	-	-	-	-	-	-	-	70	200	**175**	**200**
Non-MTW Section 8 Certificates	-	-	-	-	-	-	-	-	-	-	130	130	**130**	**130**
TOTAL LEASED HOUSING UNITS												**9878**	**10,136**	**10,139**
TOTAL HOUSING STOCK	**5308**	**5358**	**5434**	**5738**	**5920**	**13809**	**13501**	**12894**	**13067**	**13995**	**14308**	**14581**	**14,799**	**14,745**

*6 units are non-ACC single-family units intended for LMHA's Section 32 Lease-to-Own program.

TABLE II-A.2 New Public Housing Units
Actual FY 2011

	Total	Total	0 BR		1 BR		2 BR		3 BR		4 BR+	
PROJECT	**FY 11 Plan**	**FY 11 Actual**	**FY 11 Plan**	**FY 11 Actual**	**FY 11 Plan**	**FY 11 Actual**	**FY 11 Plan**	**FY 11 Actual**	**FY 11 Plan**	**FY 11 Actual**	**FY 11 Plan**	**FY 11 Actual**
KY 1-034 Clarksdale I/II Replacement												
Detached/Semi-detached	N/A	**5**	0	0	N/A	1	N/A	0	N/A	4	N/A	0
Walk-up	N/A	**0**	0	0	N/A	13	N/A	5	N/A	1	N/A	0
Row	N/A	**19**	0	0	N/A	0	N/A	0	N/A	0	N/A	0
Subtotal	**50**	**24**	**0**	**0**	**8**	**14**	**20**	**5**	**30**	**5**	**2**	**0**
KY 1-034 Neighborhood Stabilization Program												
Detached/Semi-detached	N/A	**0**	0	0	N/A	0	N/A	0	N/A	0	N/A	0
Walk-up	N/A	**0**	0	0	N/A	0	N/A	0	N/A	0	N/A	0
Row	N/A	**0**	0	0	N/A	0	N/A	0	N/A	0	N/A	0
Subtotal	**15**	**0**	**0**	**0**	**2**	**0**	**9**	**0**	**4**	**0**	**0**	**0**
Downtown Scholar House												
Detached/Semi-detached	N/A	**0**	0	0	N/A	0	N/A	0	0	0	N/A	0
Walk-up	N/A	**0**	0	0	N/A	0	10	0	1	0	N/A	0
Row	N/A	**0**	0	0	N/A	0	N/A	0	0	0	N/A	0
Subtotal	**11**	**0**	**0**	**0**	**0**	**0**	**10**	**0**	**1**	**0**	**0**	**0**
Total Units Added	**76**	**24**	**0**	**0**	**10**	**14**	**39**	**5**	**35**	**5**	**2**	**0**

UNITS	**Type***	**Bedroom Size**	**Notes**
Fully Accessible	Walk-up	1-1 bedroom, 2-2 bedroom	
Visual/Hearing Impairment			
Visitable	Detached	3 bedroom	
Adaptable			
Total Units			

*Detached/semi-detached, Walk-up, or Row.

TABLE II-A.3 Non-MTW Housing Choice Vouchers and Section 8 Certificates Actual FY 2011

Non-MTW Project-Based HUD Section 8 Certificates	FY 11 Authorized	FY 11 Leased	FY 11 Utilization Rate
Willow Place – Mod Rehab(1)	65	50	77%
YMCA - Single Room Occupancy (SRO)	41	41	100%
St. Vincent De Paul and Roberts Hall - SRO	24	23	95.8%
Subtotal Section 8 Certificates	**130**	**114**	**87.6%**
Non-MTW Special Referral Vouchers			
HUD-VASH Program	200	155	77.5%
Subtotal Special Referral	**200**	**155**	**77.5%**
Total Section 8 Certificates and Special Referral Vouchers	**330**	**269**	**81.5%**

(1) Occupancy at Willow Place is low because of sewer problems.

TABLE II-A.4 MTW Special Referral and Direct Access Housing Choice Vouchers Actual FY 2011

MTW Special Referral Vouchers	FY 11 Authorized	FY 11 Leased	FY 11 Utilization Rate
Center for Women and Families - Villager Program(2)	17	0	0%
Family Scholar House - Louisville Scholar House	56	53	98.2%
Family Scholar House/Spalding - Downtown Scholar House	54	54	100%
Subtotal MTW Special Referral Vouchers	**127**	**107**	**84.3%**
MTW Direct Access Vouchers			
Housing Opportunities for People with Aids (HOPWA)	60	24	40%
Partnership for Families (PforF)	20	20	100%
Center for Accessible Living – Mainstream	300	302	101%
State Department of Mental Health – Olmstead	50	26	52%
Subtotal MTW Direct Access Vouchers	**430**	**372**	**86.5%**
Total MTW Special Referral and Direct Access	**557**	**479**	**86.0%**

Note: MTW Special Referral Vouchers and Direct Access Vouchers are included in the HCV MTW voucher count in TABLE I-B Leasing Information.

(2) The Villager was 100% vacant as of June 30, 2011 due to ongoing rehabilitation activities.

TABLE II-A.6 5-Yr Capital Fund Plan

Louisville Metro Housing Authority

Total Sources													
Site 8/25/2011 13:00	Total Funding	CFP - 09 510	CFP - 10 511	CFP - 11 512	CFP - 12 Proposed	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
CLARKSDALE													
Phase II including Community Center	377,568	293,255	84,313										
Community Center	-												
	-												
Site Total	377,568	293,255	84,313	0	0	0	0	0	0	0	0	0	0
BEECHER TERRACE - 002													
Paint Apartments	300,000								300,000				
Playground Equipment	200,000												200,000
Parking Lot - street pavement - speed bumps	50,000								50,000				
Sidewalk replacement	50,000								50,000				
Sump pumps boiler rooms	50,000								50,000				
Clean siding	50,000											50,000	
Exterior Lighting (West Side)	150,000									150,000			
Gator Carts	15,000	15,000											
Roof Repairs (Baxter Court)	100,000								100,000				
Office - combine east and west renovation	11,000			0						11,000			
Replace Underground piping to boilers (first phase)	-												
Replace Underground piping to boilers (phase III)	187,328	187,328											
Replace Underground piping to boilers (phase IV)	-	0	0										
Relocation - piping	12,000	12,000											
Roof Replacement	150,000									150,000			
Watermain Replacement	500,000										500,000		
DHW Piping in Boiler Rooms Replacement	35,000									35,000			
Underground DDC Wiring and Conduit 52-59	30,000									30,000			
Community Room Renovation	18,927	0	18,927										
Flood Damage Repair	-												
Automotive Equipment	-												
Annual A/E Contract	349,149	35,692	20,357	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310
Tree Trimming	310,060	4,000	6,000	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006
Glass Cutting Machine	5,500			5,500									
Maintenance Equipment	-	0											
Dwelling Equipment	528,399	25,000	30,336	39,471	41,034	42,597	44,356	46,114	47,873	49,827	51,781	53,930	56,080
HALO	480,400			48,040	48,040	48,040	48,040	48,040	48,040	48,040	48,040	48,040	48,040
Eviction Prevention Program	290,000			29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000	29,000
Resident Stipends	1,050	1,050											
Site Total	3,873,813	280,070	75,620	181,327	177,390	178,953	180,712	182,470	734,229	562,183	688,137	240,286	392,436

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
PARKWAY PLACE - 003													
Exterior Lighting	290,000												290,000
Parking Lot Paving / Speed Bumps	105,000								105,000				
Electric Feeder and Gas Line Replacement	1,214,977	1,214,977											
Relocation Electrical/Gas Conversion	34,000	34,000											
Day Care Center Roof	-												
Replace Gutters, Soffits, Downspouts	50,000											50,000	
Replace Sidewalks/correct drainage/sewer lines A&E	10,684	10,684											
Replace Sidewalks/correct drainage/sewer lines	77,819	77,819											
Water Main Valve Replacement	50,000	0								50,000			
Boiler Air Separater Vents (58 buildings) done per LH	-												
Heat Risers	2,200,000										2,200,000		
Sidewalk Repair	50,000			50,000									
Foundation crack sealing	20,000								20,000				
Window Replacement	20,000								20,000				
Flood Damage	-												
Gym Roof	-												
Gym Floor	57,900	57,900											
Gator Cart	7,500	7,500											
Copier	6,000	6,000											
Boiler Replacement	301,570	301,570		0	0								
Boiler Replacement A&E	5,200	5,200											
Pickup Truck	25,000		25,000										
Pickup Truck	22,000												22,000
Basement Window Replacement	50,000									50,000			
Replace HVAC System with Central AC & Heat	80,000									80,000			
Insulate Apartments at end of Buildings	50,000									50,000			
Parkway/California Daycare - Interior	120,000									120,000			
Parkway/California Daycare - Exterior	75,000									75,000			
Annual A/E Contract	364,052	37,216	21,226	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561
Tree Trimming	329,970	20,000	10,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Dwelling Equipment	553,279	28,387	31,631	41,156	42,786	44,416	46,250	48,083	49,917	51,954	53,992	56,233	58,474
HALO	498,000			49,800	49,800	49,800	49,800	49,800	49,800	49,800	49,800	49,800	49,800
Eviction Prevention Program	210,000			21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000	21,000
Maintenance Equipment	-												
Resident Stipends	-												
Site Total	6,877,951	1,801,253	87,857	222,514	174,144	175,774	177,608	179,441	326,275	608,312	2,385,350	237,591	501,832
SHEPPARD SQUARE - 004													
Replace Gutters, Soffit, Downspouts	-												
Replace Sidewalks	-												

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Replace Basement Doors	-												
Roof Replacement	4,970	4,970											
Move shingles	-												
Garage - three car	-												
Pave Streets/Parking Lots	-												
Convert gas ranges to electric	-												
Drainage Repairs	-												
Replace Gas Mains With Plastic	-												
Parking Lot Repavement	-												
Automobile	-												
Comprehensive Modernization	11,598,631	408,196	2,351,681	391,852	2,796,078	1,923,748	2,287,357	1,020,777	418,942				
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0	0
Tree Trimming	500	500	0	0	0	0	0	0	0	0	0	0	0
Dwelling Equipment	8,000	8,000	0	0	0	0	0	0	0	0	0	0	0
HALO	47,400			47,400	0	0	0	0	0	0	0	0	0
Eviction Prevention Program	12,000			12,000	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-												
Resident Stipends	900	900											
Site Total	11,672,401	422,566	2,351,681	451,252	2,796,078	1,923,748	2,287,357	1,020,777	418,942	0	0	0	0
IROQUOIS HOMES - 005													
Ramp to Maintenance Shop	-												
Demolition	-	0											
Demolition - Final	2,696,063	617,063	2,079,000										
Relocation	175,590	87,000	88,590										
Admin Salaries	-												
Annual A/E Contract	23,610	23,610	0	0	0	0	0	0	0	0	0	0	0
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0	0
Dwelling Equipment	-	0	0	0	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-												
HALO	-			0	0	0	0	0	0	0	0	0	0
Eviction Prevention Program	-			0	0	0	0	0	0	0	0	0	0
Resident Stipends	1,000	1,000											
Site Total	2,896,263	728,673	2,167,590	0	0	0	0	0	0	0	0	0	0
DOSKER MANOR - 012													
Automatic Doors in elevator vestibules Bldg A	144,000											144,000	
Security Systems Upgrade	155,971	55,971										100,000	
Building Lobby B & C	150,000											150,000	
Curbs, Metal Ramps	20,000		20,000										
Paint Hallways, Lobbys	-												

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Paint Stairwells	-												
Floor tile - Bldg A, B, C	-												
Replace Stairwell Doors (A)	25,000								25,000				
Replace Ceiling Tiles - Lobbies	20,000								20,000				
Transfer Switches	110,000								110,000				
Replace A/C units as needed	100,000												100,000
Parapets replacement	-												
Repave Parking Lot	25,000	25,000											
Replace Booster Pumps in all Buildings	60,000			60,000									
Repair Sidewalks	25,000								25,000				
Trash Compactors All Buildings	300,000										300,000		
Domestic Hot Water Upgrades (heat exch, valves, pipe)	165,692	165,692											
Elevator Replacement A&E	1,000	1,000											
Elevator replacement	-												
Retube 18 Boilers (actual bid amount)	326,373		326,373	0									
Replace Domestic Water Supply/Sanitation drain lines	1,500,000											1,500,000	
Annual A/E Contract	480,554	49,126	28,018	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341
Tree Trimming	-												
Dwelling Equipment	732,856	40,000	41,753	54,326	56,477	58,629	61,049	63,470	65,890	68,580	71,269	74,227	77,186
Maintenance Equipment	-												
High Rise Security	4,196,400			419,640	419,640	419,640	419,640	419,640	419,640	419,640	419,640	419,640	419,640
Eviction Prevention Program	20,000			2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Resident Stipends	254,250	15,000	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750
Site Total	8,812,096	351,789	437,894	598,057	540,208	542,360	544,780	547,201	729,621	552,311	855,000	2,451,958	660,917
ST CATHERINE COURT - 013													
Antenna Replacement - Analog to Digital	-												
Tree Trimming	900	900											
Dwelling Equipment	3,000	3,000											
Maintenance Equipment	-												
Hi-Rise Security	931,600			93,160	93,160	93,160	93,160	93,160	93,160	93,160	93,160	93,160	93,160
Eviction Prevention Program	10,000			1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Resident Stipends	97,200	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100
Site Total	1,042,700	12,000	8,100	102,260	102,260	102,260	102,260	102,260	102,260	102,260	102,260	102,260	102,260
AVENUE PLAZA/550 Apt - 014													
	-												
Stairwell Lighting	20,000												20,000
Automatic Lobby Doors	40,000												40,000
Elevator Renovation	338,693	338,693											
Repave Parking Lots - Avenue Plaza	50,000	50,000											

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Wash Windows	25,000								25,000				
Window Replacement and PTAC units	2,899,381	600,000					428,381	1,871,000					
Energy Assessment - A&E	-												
Light Fixture Replacement	-												
Chiller Components and Install	-												
Riser Replacement - closed loop	1,000,000												1,000,000
Community Room Floor	-				0	0							
Annual A/E Contract	178,540	18,251	10,409	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988
Roofs - 550 Apartments	-												
Concrete Stairs - 550 Apartments	59,263	59,263		0									
Paint Apartments - 550 Apartments	154,400								154,400				
Replace Counter Tops - Kitchens - 550 Apartments	120,000								120,000				
Parking Lot Repavement - 550 Apartments	80,000	40,000								40,000			
Tubs, Sinks, Bathroom Replacement - 550 Apartments	144,000									144,000			
Trash Compactor Replacement - Avenue	50,000									50,000			
Lobby, Corridor, Women's RR, Paint Const Adm.	65,000	65,000											
Replace Domestic Water Supply/Sanitation Drain Lines	1,000,000											1,000,000	
Freight Elevator Upgrade	40,000												40,000
Admin Salaries	-												
Tree Trimming	-												
Dwelling Equipment	265,411	8,000	15,512	20,183	20,983	21,782	22,681	23,580	24,480	25,479	26,478	27,577	28,676
Maintenance Equipment	-												
Automotive Equipment	-												
Hi-Rise Security	908,800			90,880	90,880	90,880	90,880	90,880	90,880	90,880	90,880	90,880	90,880
Eviction Prevention Program	40,000			4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Resident Stipends	144,250	11,300	19,950	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300
Site Total	7,622,738	1,190,507	45,871	141,351	142,151	142,950	572,230	2,015,748	445,048	380,647	147,646	1,148,745	1,249,844
SCATTERED SITE - 017 and 034													
Construct three lease-to-own	-												
Roofs - Scattered Sites A	-												
Roofs - Scattered Sites B	-												
Roofs - Scattered Sites C	-												
Roofs - Scattered Sites D	-												
Cabinets - Scatt Sites (100x4500=450000) addresses tbd	450,000									450,000			
Paint - Scattered Sites	100,000									100,000			
2 Pickup Trucks - Scattered Sites	50,000	50,000											
Ky 1-19 and 1-22 Lead removal	-	0											
St. Martins Windows	-												
St. Martins Condensor Platform	100,100	100	0	100,000									
1448 Hancock Renovation	57,000	57,000											

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Fire House Renovations	50,000	0	0	50,000									
Coral Avenue	60,000	0	0	60,000									
Drainage - Erosion Hope VI Scattered Sites	50,000									50,000			
Drainage - Erosion Fegenbush - Whipps	50,000									50,000			
Roof Replacements - Hope VI Scattered Sites (50)	200,000								200,000				
Hot Water Heaters - Fegenbush - Whipps	25,000									25,000			
Hot Water Heaters - Hope VI Scattered Sites	50,000									50,000			
Sidewalks Replaced - Fegenbush - Whipps	50,000									50,000			
Funrace and A/C Replacements - Hope VI Scatt Sites	50,000									50,000			
Parking Lot Repairs - Fegenbush - Whipps	25,000									25,000			
Paint Exterior - Hope VI Scattered Sites	50,000									50,000			
Roof Replace-6 Mile,Breck,LandsideOrmsby,Taylorsville	150,000	30,000		120,000									
Sidewalk Replacements - Hope VI Scattered Sites	50,000									50,000			
Replace Furnace/AC units - Fegenbush - Whipps	50,000									50,000			
Basements Waterproofing - Hope VI Scattered Sites	20,000									20,000			
Paint Exterior - Fegenbush - Whipps	60,000									60,000			
Siding - Hope VI Scattered Sites	50,000									50,000			
Siding - Fegenbush - Whipps	40,000									40,000			
Window Replacement - Hope VI Scattered Sites	25,000												25,000
Windows - Fegenbush - Whipps	20,000												20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000												20,000
Foundation Repairs - Fegenbush - Whipps	30,000												30,000
Paint Interior - Hope VU Scattered Sites	50,000												50,000
Kitchen Cabinet Replacement - Hope VI Scatt Sites (85)	400,000		400,000										
Relocation - Kitchens	1,500	1,500											
Flood Damage - Oaks	-												
Ice Storm Dammage	-												
Conversion 537 E Breckinridge to single family home	3,200	3,200											
Acquisitions	600,000		0			600,000							
Friary Comprehensive Modernization	2,467,054	0	0	2,467,054									
Friary HVAC and Windows	679,000												679,000
Brick and Mortar Repair 1512 Pawtucket	50,000								50,000				
Staircases - 25th Street, Bonaire, St Catherine	77,900		77,900										
Roof St Catherine / Casabella	-												
Scattered Site Relocation	750	750											
Fegenbush Burn Unit	-												
Chickasaw Ave Staircase Replacement (2724-2730)	150,000	150,000											
Carpet (KY 19-24-34-45)	70,000												70,000
Gutter Guards (KY 19-22-24-34-35-38-45)	58,000									58,000			
Tuckpointing (KY-22) 2400 Chestnut	25,000			25,000									
Tuckpointing S. 6th St. (KY-17 & 34)	35,000												35,000
Annual A/E Contract - project 017	95,037	9,716	5,541	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978

Louisville Metro Housing Authority

Site 8/25/2011 13:00	Total Funding	CFP - 09 510	CFP - 10 511	CFP - 11 512	CFP - 12 Proposed	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Annual A/E Contract - project 034	163,735	16,738	9,547	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745
Tree Trimming - project 017	325,970	20,000	8,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Tree Trimming - project 034	3,500	3,500											
Dwelling Equipment - project 017	145,028	8,000	8,258	10,744	11,170	11,595	12,074	12,553	13,031	13,563	14,095	14,680	15,265
Dwelling Equipment - project 034	246,073	10,000	14,226	18,510	19,243	19,976	20,801	21,626	22,451	23,367	24,283	25,291	26,299
Maintenance Equipment	-												
Hi-Rise Security	-												
Eviction Prevention Program	50,000			5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Resident Stipends	1,300	1,300											
Site Total	7,630,147	361,804	521,472	2,908,028	87,133	688,291	89,595	90,899	342,202	1,321,650	95,098	96,691	1,027,284
LOURDES HALL/BISHOP LANE - 018													
Lourdes Hall													
Emergency Notification / Intercom System	-												
Curbs, Metal Ramps	20,000		20,000										
Copier	-												
HVAC wall units	30,000								30,000				
Paint Apartments	50,000								50,000				
Fire Escape Handrail Repairs	15,000								15,000				
Replace Roof	20,000								20,000				
Carpet	100,000									100,000			
Backup Emergency Generator A&E	-												
Backup Emergency Generator	-												
Lental Replacement	15,000								15,000				
Two Trucks	35,000												35,000
Tree Trimming	-												
Dwelling Equipment	230,590	6,000	13,534	17,610	18,307	19,005	19,789	20,574	21,358	22,230	23,102	24,061	25,020
Automotive Equipment	-												
Maintenance Equipment	-												
Hi-Rise Security	1,023,200			102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320
Eviction Prevention Program	80,000			8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Resident Stipends	200,300	17,300	10,000	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300
Site Total	1,819,090	23,300	43,534	145,230	145,927	146,625	147,409	148,194	278,978	249,850	150,722	151,681	187,640
Bishop Lane Plaza													
Roof Replacement	45,321	45,321	0										
Emergency Backup Generator A&E	-												
Emergency Backup Generator	-												
Paint Halls/Common Areas	25,000									25,000			
Replace Carpet	25,000									25,000			
Pave Parking Lot / Replace Sidewalk	152,874	152,874											
Replace Sidewalk	-												

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Tree Trimming	-												
Dwelling Equipment	-												
Maintenance Equipment	-												
Resident Stipends	-												
Tile Floors	90,000												90,000
Kitchen Cabinets - 54 units	200,000												200,000
Seal A/C Panels	75,000								75,000				
Window replacement	275,000								275,000				
Kitchen Rehab	90,000								90,000				
Replace Siding and Gutters	198,000								198,000				
EDH Kitchen Renovations	142,914								142,914				
Repave Parking Lots	25,000								25,000				
2 Boilers	150,000									150,000			
Replace Fan Coil Units - 30 units	200,000									200,000			
Replace Medical Alert System	120,000												120,000
Annual A/E Contract	139,852	0	9,082	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077
Environmental Consultant - Remediation Monitoring	3,600,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	3,800,000	500,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other	-												
Site Total	9,353,961	998,195	609,082	613,077	613,077	613,077	613,077	613,077	1,418,991	1,013,077	613,077	613,077	1,023,077
Mixed Finance Capital Contributions													
Phase II - Park DuValle - 030	2,357,648	0	0	0	191,977	206,567	222,266	239,158	257,334	276,891	297,935	320,578	344,942
Phase III - Park DuValle- 031	539,340	38,003	39,143	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Phase IV - Park DuValle - 032	874,244	61,594	63,441	65,343	67,304	69,326	71,409	73,554	75,764	78,040	80,384	82,799	85,286
Site Total	3,771,232	99,597	102,584	105,660	300,808	318,666	337,731	358,090	379,837	403,072	427,904	454,450	482,833
Annual Capital Purchase/Services Contracts													
Environmental Consultant - Remediation Monitoring	-	0	0	0	0	0	0	0	0	0	0	0	0
Annual Asbestos and Lead Removal Contract	-	0	0	0	0	0	0	0	0	0	0	0	0
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0	0
A/E Consturction	91,679	91,679											
A/E Mechanical	2,425	2,425											
A/E Roofing	58,200	58,200											
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0	0
Windows Vine Street	-												
Vine Street HVAC Cooling Tower	-												
Capital Equipment	-												
Appliance Replacement	-	0	0	0	0	0	0	0	0	0	0	0	0
Total Annual Contracts	152,304	152,304	0	0	0	0	0	0	0	0	0	0	0

Louisville Metro Housing Authority

Site	Total	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
8/25/2011 13:00	Funding	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET									
Management Improvements													
Master Specification Upgrade	-												
Technical Staff Training/Development	-	0	0	0	0	0	0	0	0	0	0	0	0
Stipends	-	0	0	0	0	0	0	0	0	0	0	0	0
Total Management Improvements	-	0	0	0	0	0	0	0	0	0	0	0	0
Administrative Costs													
Construction Administration - Direct Salaries	-				0	0	0	0	0	0	0	0	0
Construction Administration 10% transfer	11,024,419	1,023,582	1,024,934	884,251	876,729	859,608	874,704	890,861	899,770	908,770	917,860	927,040	936,310
General Fund for Operations	29,317,378	2,428,689	2,428,689	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000
Total Administrative Costs	40,341,797	3,452,271	3,453,623	3,330,251	3,322,729	3,305,608	3,320,704	3,336,861	3,345,770	3,354,770	3,363,860	3,373,040	3,382,310
Total Capital Projects	61,978,728	6,463,412	6,433,014	5,363,096	4,778,368	4,514,038	4,715,028	4,900,067	4,796,546	4,790,290	5,037,290	5,042,289	5,145,290
Contingency	4,000,111	68,240	260,114	43,498	365,386	457,763	373,573	313,588	475,547	539,568	349,546	400,621	352,667
Total Soft Costs	44,265,333	3,704,172	3,556,207	3,435,911	3,623,537	3,624,274	3,658,435	3,694,951	3,725,607	3,757,842	3,791,764	3,827,490	3,865,143
TOTALS USES	110,244,172	10,235,824	10,249,335	8,842,505	8,767,291	8,596,075	8,747,036	8,908,606	8,997,700	9,087,700	9,178,600	9,270,400	9,363,100
Replacement Housing Amount	15,890,379	1,161,193	1,018,288	759,174	1,853,813	1,571,591	1,571,591	1,571,591	1,432,414	1,380,725	1,380,725	1,094,637	1,094,637
RHF Administration 3% Transfer	491,455	35,913	31,493	23,480	57,334	48,606	48,606	48,606	44,301	42,703	42,703	33,855	33,855
Total	126,626,006	11,432,930	11,299,116	9,625,159	10,678,438	10,216,272	10,367,233	10,528,803	10,474,415	10,511,128	10,602,028	10,398,892	10,491,592
Replacement Housing Budget													
Used for Capital Projects/Misc Development	15,890,379	1,161,193	1,018,288	759,174	1,853,813	1,571,591	1,571,591	1,571,591	1,432,414	1,380,725	1,380,725	1,094,637	1,094,637
Replacement Housing Pledged to Clarksdale Phase I	0												
Replacement Housing Pledged to Clarksdale Phase II	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	15,890,379	1,161,193	1,018,288	759,174	1,853,813	1,571,591	1,571,591	1,571,591	1,432,414	1,380,725	1,380,725	1,094,637	1,094,637
	-	0	0	0	0	0	0	0	0	0	0	0	0
Sources													
Capital	110,244,172	10,235,824	10,249,335	8,842,505	8,767,291	8,596,075	8,747,036	8,908,606	8,997,700	9,087,700	9,178,600	9,270,400	9,363,100
Replacement Housing Fund	16,381,834	1,197,106	1,049,781	782,654	1,911,147	1,620,197	1,620,197	1,620,197	1,476,715	1,423,428	1,423,428	1,128,492	1,128,492
Total Capital and RHF Funding	126,626,006	11,432,930	11,299,116	9,625,159	10,678,438	10,216,272	10,367,233	10,528,803	10,474,415	10,511,128	10,602,028	10,398,892	10,491,592
Surplus (Deficit)	-	0	0	0	0	0	0	0	0	0	0	0	0

TABLE II-A.7 Other LMHA Managed Properties*
Non-Public Housing and Non-Housing Choice Voucher

Condominiums	Units
HPP I	**36**
601 W Breckinridge St	
HPP II	**15**
601 W Breckinridge St	
HPP III	**20**
601 W Breckinridge St	
Parkland Place	**12**
601 W Breckinridge St	
Total Other LMHA Properties	**83**

*LMHA manages these properties but does not provide any funding assistance.

B. Lease-Up Information

Total number of assisted housing units leased at fiscal yearend 2011 was 13,086 (3,968 ACC units and 9,122 vouchers and Section 8 certificates) out of 14,178 units [4,369 ACC units (the housing stock number adjusted for vacancies at Iroquois-168 and Sheppard Square-63 and LTO properties-6) and 9,809 authorized vouchers and 130 Section 8 certificates].

Public Housing

At fiscal yearend 2011 there were 3,279 public housing units leased out of 3,657 total units, which is a utilization rate of 90% down from 93% (4,279 out of 4,703 units) at the end of FY 2010. The lower than normal lease-up rate is attributed to the phased demolition of Iroquois Homes and planned demolition of Sheppard Square. LMHA only recently concluded relocating Iroquois and is holding units open for residents at Sheppard Square, therefore additional units at other sites being held open for those displaced families.

Housing Choice Vouchers

In Fiscal Year 2011, LMHA was authorized 9,809 vouchers including 200 HUD-VASH Program vouchers. The Agency also administers 130 Section 8 certificates. As of June 30, 2011, the LMHA Housing Choice Voucher program had administered 8,853 MTW vouchers and 155 HUD-VASH Program vouchers. HUD-VASH vouchers are not included in the MTW Program. Total voucher utilization was 92% (9,008 out of 9,809 vouchers), down from 96% in 2010 due to the Section 8 program being over-leased and in an attrition position until it reaches the break-even point.

❖ **MTW Special Programs**

The overall utilization rate was 86.0% (479 out of 557), up from 82% at FYE 2010. Several programs have gone dormant since the vouchers were originally set aside, however there is no time limit on the associated vouchers.

- **MTW Special Referral Program Housing Choice Vouchers**

LMHA has established special referral programs with three transitional housing and support services providers. Residents can be referred through by program staff to LMHA directly for voucher assistance provided the resident meets Section 8 eligibility requirements. LMHA currently has MTW special referral programs with the Center for Families and Children - Villager Program (17 auth, 0 leased, 0% utilization), Family Scholar House – Louisville Scholar House (56 auth, 53 leased, 98.2%), and Family Scholar House – Downtown Scholar House (54 auth, 54 leased, 100%). The Villager at Center for Women and Families was closed for renovations as of June 30, 2011.

- **MTW Direct Access Housing Choice Vouchers**

LMHA set aside 430 vouchers for five Direct Access Housing Choice Voucher programs. While the vouchers are included in the MTW block grant, these programs do not require MTW authority. The utilization rate of the MTW Direct Access vouchers at fiscal yearend 2011 was 86.5%, or 372 vouchers. The Agency reserved these vouchers for four area service providers: HOPWA – Housing Opportunities for People with Aids (60 auth, 24 leased, 40% utilization), Partnership for Families (PforF) (20 auth, 20 leased, 100%), the Center for Accessible Living – Mainstream (300 authorized, 302 leased, 101%), and the State Department of Mental Health – Olmstead (50 auth, 26 leased, 52%).

❖ **Non-MTW Special Programs**

In FY 2011, LMHA was authorized 200 VASH program vouchers and administered 130 project-based Section 8 certificates. These vouchers and certificates are not part of the MTW block grant.

- **Non-MTW HUD Special Program Certificates**

LMHA was authorized 130 Project-Based HUD Special Program housing assistance certificates. Of the 130 units, 114 or 87.6% were leased at FYE 2011. LMHA provides project-based housing assistance to three HUD special programs: Willow Place-Mod Rehab (65 authorized, 50 leased, 77 % utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 41 leased, 100% utilization) and St. Vincent De Paul and Roberts Hall (24 authorized, 23 leased, 95.8% utilization).

- **Non-MTW Special Referral Housing Choice Vouchers**

LMHA was funded 70 vouchers in FY 2009 and was funded for an additional 130 vouchers in FY 2010 for a total of 200 vouchers. LMHA was reauthorized all of its previously funded VASH, in 2011. As of the fiscal yearend, 77.5% (155 out of 200) of the HUD-VASH program vouchers were leased.

Leasing Issues

Though LMHA's overall utilization rate had remained high; 93% in public housing and 96% in the leased housing program at the start of the fiscal year; the Agency has been experiencing lease-up issues with several sites and programs. Issues at the public housing developments are compounded with the need to reserve units for residents being relocated due to Iroquois Homes demolition and the Sheppard Square HOPE VI Revitalization, resulting in lower than normal occupancy rates. Also, the numbers of utilized vouchers authorized for certain HCV special referral programs are lower than intended.

❖ **Elderly High Rises**

For some time, the elderly and family public housing sites have had lower than normal occupancy rates, however through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at each development.

❖ **Family Sites**

Marginally low occupancy at LMHA's family sites is directly related to the ongoing demolition of Iroquois Homes and upcoming demolition of the Sheppard Square site, the target of LMHA's recently awarded 2010 HOPE VI Revitalization grant. When residents are being involuntarily displaced, federal regulation requires that each resident be given at least 3 choices of alternate housing, including the option to move into another public housing unit. Consequently, LMHA must have units available for those residents who choose to continue to live in public housing. While our utilization rate would be higher if LMHA leased all available units to applicants, LMHA will continue to hold units for those residents being displaced, resulting in lower than normal occupancy. Lower occupancy rates will persist until all residents have been relocated from Iroquois and Sheppard Square.

❖ **MTW HCV Direct Access Referral Programs**

Utilization for these programs is based on referrals from other entities. If these entities do not have referrals to send LMHA then the numbers are going to be less than the intended numbers.

❖ **Non-MTW HCV Direct Referral – HUD-VASH Program**

This is a non-MTW direct referral program and participants are sent to LMHA from the VA. The program goal for 2009 was to have all initial 70 vouchers issued by June 30, 2009, and that goal was met, however there had been high dropout rates in the program as most of these individuals have drug, alcohol or mental problems. In fiscal year 2010, the VA hired 3 additional caseworkers, bringing the total number of caseworkers to five. At the same time, LMHA was authorized 125 additional VASH. As of June 30, 2010, all 200 vouchers had been accepted and 87 were in the process of being leased. As of June 30, 2011, 155 vouchers had been leased. This is lower than anticipated; however, because VASH participants are referred to LMHA by the local VA, LMHA can only process those applicants who the VA sends to it.

C. Waiting List Information

Prior to merger, the former Housing Authority of Louisville (HAL) maintained a central based waiting list for all of its owned and managed family and elderly public housing sites. HAL also maintained a combined referral list for its public housing scattered site units and its Housing Choice Voucher program. The former Housing Authority of Jefferson County maintained a combined central waitlist for its public housing units and its Housing Choice Voucher program.

Since merger, LMHA maintains one centralized waiting list for its owned and managed family and elderly public housing sites. A referral system is used for all LMHA scattered sites, including the newly acquired replacement units for Park DuValle and Clarksdale, and any future LMHA scattered site acquisitions. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site's manager as an outstanding resident. Outstanding resident status is attained by having no late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. Using the flexibility afforded through the MTW Demonstration, the Authority also recently established time limitations on residency in the new scattered site public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program.

A waitlist is separately maintained for the Housing Choice Voucher program. During Clarksdale relocation, Clarksdale residents went to first place on the Housing Choice Voucher waitlist as well as all other LMHA wait lists. Now that relocation has been completed, Clarksdale residents will receive preference for Clarksdale off-site replacement units and Liberty Green units only. Iroquois residents relocated due to the phased demolition projects, as well as Sheppard Square residents who are being relocated due to HOPE VI, also have these same preferences.

Site-based waiting lists are currently maintained for all but three of the privately managed and/or owned public housing units - St. Francis, Stephen Foster and Village Manor. Applicants for those sites are recommended from LMHA's referral list for scattered sites. Park DuValle Phase I has a site-based waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) and a combined waitlist is kept for Park DuValle Phases II, III and IV. The waitlists for Park DuValle contain the total number of applicants by desired unit size only.

The public housing program conducted a complete purge and update of its waiting list in 2005. This was accompanied by intensive applicant interviewing until the public housing waitlist was completely exhausted. Since that time LMHA staff continually updates the waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 2 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times through utilization and bringing families on the program, there has never been a formal purge of applications. In 2011, LMHA began a formal purge of the Housing Choice Voucher wait list.

Number and Characteristics of Households on Waiting Lists
Tables II-C.1-3 show the number families on LMHA's central based waiting list, the site based waiting lists for Park DuValle I, Park DuValle II, III and IV, and Liberty Green I-IV, and the Housing Choice Voucher program. The waitlist currently reflects a combined total of 28,741 applicants for all housing programs. The overall number of applicants on the LMHA's waiting lists increased by 33% (up from 21,572 applicants at FYE 2010). The increase is largely due to an unexpected jump in the number of applicants on the Park DuValle waitlist. Since the end of the fiscal year, management at Park DuValle has changed hands. The discrepancy in the size of the waitlist from 2010 to 2011 (1,793 versus 5,255) is being investigated by staff.

❖ Central-Based Public Housing Wait List

Tables II-C.1 thru II-C.3 show the number and characteristics of applicants on the central-based waitlist for apartments at LMHA owned-and-managed developments at the beginning and end of FY 2011. As of July 1, 2011, there were a total of 3,743 applicants on LMHA's central-based waitlist. As of June 30, 2011 there were a total of 4,674 applicants on the waitlist, up 931or 24.87% from the beginning of the period.

2,319 or 49.61% of applicants on LMHA's central-based waitlist needed one-bedroom units (down from 50.94% the previous year), 1,429 or 30.57% needed two-bedroom units (up from 30.11%), 753 or 16.11% needed three-bedroom units (compared to 15.23%) and 173 or 3.70% needed four-bedroom units (compared to 3.71% the previous year).

3,836 or 87.07% of all applicants on LMHA's central-based waitlist were African-American (up from 82.53% last year), 741 or 15.85% were White (up from 14.67% last year) and 97 or 2.08% were other racial and ethnic minorities (compared to 2.81% last year).

Information on income levels of applicants on the central waitlist is not available. LMHA does not maintain its central-based waitlist by income levels.

❖ Scattered Sites

LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. In addition to these criteria, there is also a five-year time limitation on residency for the single family, scattered-site replacement units purchased for Clarksdale. (This time limitation is waived for elderly/disabled households.) Of the 271 families on the referral list, 93 or 34.32% were eligible for 1 bedroom units, 66 or 24.35% for two-bedroom units, 71 or 26.20% for three-bedroom units, and 41 or 15.13% for four-bedroom units.

❖ Mixed-Income Developments

Tables II-C.1 thru II-C.3 also show the number and characteristics of applicants on the Park DuValle and Liberty Green site-based waiting lists.

The site-based waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) for Park DuValle Phase I contains only information on the unit size needed by applicants. Other applicant characteristics are not available. A combined waitlist is maintained for Park DuValle Phases II, III and IV. It combines applicants for public housing, market rate and tax credit units. Of the total 5,255 applicants, 0 or 0.00% were eligible for 0 bedroom units, 1,014 or 19.30% were eligible for one-bedroom units, 2,095or 39.87% for two-bedroom units, 1,833 or 34.88% for three-bedroom units, and 313 or 5.96% for four-bedroom units. Since the end of the fiscal year, management at Park DuValle has changed hands. The increase in the size of the waitlist from 2010 to 2011 (1,793 versus 5,255) is being investigated by staff.

Similarly, the site-based waitlist for Liberty Green On-site Rental Phases I, II, III and IV contains information on unit size but does not include additional applicant characteristics. It also combines applicants for public housing, market rate and tax credit units. Of the 818 applicants, 52 or 6.35% were eligible for 0-bedroom units, 349 or 42.67% were eligible for 1 bedroom units, 190 or 23.23% for two-bedroom units, 195 or 23.84% for three-bedroom units, and 32 or 3.91% for four-bedroom units.

❖ **Housing Choice Voucher Program**

As of June 30, 2011, there were a total of 16,627 applicants on the Authority's Housing Choice Voucher program waitlist, up from 14,329 or 16.04% from the beginning of the period. 7,581or 45.59% of applicants on the HCV waitlist needed one-bedroom units (down from 47.75% the previous year), 5,731 or 34.47% needed two-bedroom units (up from 33.94%), 2,786 or 16.76% needed three-bedroom units (up from 15.43%), and 529 or 3.18% needed four-bedroom or larger units (compared to 2.88% the previous year).

10,299 or 61.94% of all applicants on the HCV waitlist were African-American (down from 62.29% last year), 5,990 or 36.03% were White (up from 35.05%), and 338 or 2.03% were other racial and ethnic minorities (compared to 2.50% last year). 14,669 or 88.22% of applicants had incomes at 30% or below Area Median Income and 16,553 or 99.55% had incomes at 50% or below AMI.

D. Households Served

Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program. At the close of FY 2011, LMHA had administered housing assistance to 16,068 households in the combined public housing and HCV programs. Separately, 3,964 public housing families had been or were being housed at public housing sites and 9,122 households had been issued housing choice vouchers or Section 8 certificates. These numbers include families served during FY 2011, but left the program prior to fiscal year end, as well as, families who were served for the duration of the year and families who entered the program after July 1, 2010 and were still LMHA clients as of June 30, 2011.

Rather, the numbers presented in tables II-D.1 through II-D.2 represent a snapshot of LMHA public housing residents and Section 8 clients receiving housing assistance on June 30, 2011.

Tables II-D.1 through II-D.2 indicate the planned versus actual number of households served by housing type and unit size, by family type, by income levels compared to average median income levels for Louisville Metro, and by race and ethnicity. Table II-D.5 is a historical summary of households served since 1999 when LMHA was awarded designation from HUD as an MTW Agency.

Table II-D.5 depicts a historical summary of households served since the inception of the MTW program in FY1999. The changes in households served since FY 2002 are largely due to the addition of the former HAJC housing programs, and not necessarily from any significant changes in the number and mix of households served by the former HAL. Also, LMHA remained compliant with the statutory objective of "assuring that at least 75 percent of the families assisted by the Agency are very low-income families". Approximately 93% the families LMHA served in fiscal year 2011 were very low-income or extremely low- income families.

TABLE II-B Leasing Information
FY 2011 Projected vs. Actual

Public Housing	Actual Leased as of FYE 2010		Projected Leased FYE 2011		Actual Leased FYE 2011		
LMHA Managed Developments	**Units Available**	**Occup Rate**	**Units Available**	**Occup Rate**	**Units Available**	**Units Occupied**	**Occup Rate**
Family Developments							
KY 1-002 Beecher Terrace	760	90%	760	96%	760	670	88%
KY 1-003 Parkway Place	634	95%	634	96%	634	562	89%
KY 1-004 Sheppard Square*	326	85%	326	0%	326	263	81%
KY 1-005 Iroquois Homes*	292	62%	168	0%	168	0	0%
Elderly/Disabled Developments							
KY 1-012 Dosker Manor	688	93%	688	92%	688	632	92%
KY 1-013 Saint Catherine Court	159	98%	159	97%	159	152	96%
KY 1-014 Avenue Plaza, 550 Apartments	297	94%	297	95%	297	259	87%
KY 1-018 Lourdes Hall, Bishop Lane	151	99%	151	98%	151	144	95%
Scattered Sites							
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	91%	270	97%	270	235	87%
KY 1-034 New Scattered Sites	342	91%	402	92%	366	302	83%
KY 1-047 CH6, LTO	72	89%	75	96%	75	60	80%
Average Public Housing Units Leased	**3991**	**90%, 93%****	**3930**	**96%**	**3894***	**3,279**	**90%****
Mixed-Finance Developments							
KY 1-027 The Oaks at Park DuValle	59	92%	59	95%	59	59	92%
KY 1-030 Park DuValle II	92	96%	92	89%	92	92	100%
KY 1-031 Park DuValle III	78	94%	78	89%	78	72	92%
KY 1-032 Park DuValle IV	134	93%	134	89%	134	120	89%
KY 1-036 Saint Francis (Clarksdale Replacement)	10	100%	10	100%	10	10	100%
KY 1-043 Stephen Foster (Park DuValle Replacement)	18	89%	18	100%	18	18	100%
KY 1-046 Village Manor	10	90%	10	100%	10	9	90%
KY 1-049 Liberty Green On-Site Phase I	94	98%	94	100%	94	94	100%
KY 1-050 Liberty Green On-Site Phase II	42	100%	42	100%	42	41	98%
KY 1-051 Liberty Green On-Site Phase III	127	99%	127	100%	127	123	97%
KY 1-052 Liberty Green On-Site Phase IV	48	94%	48	100%	48	48	100%
Downtown Scholar House – Off-Site Sheppard Square Replacement	0	N/A	11	100%	0	N/A	N/A
Average Mixed-Finance Units Leased	**712**	**96%**	**712**	**96%**	**712**	**681**	**96%**
Section 8/Housing Choice Voucher Program							
MTW Vouchers	9548	96%	9,601	95%	9,609	8,853	92%
Non-MTW Vouchers (VASH)	200	100%	175	95%	200	155	78%
HUD Certificates (Mod Rehab, SRO)	130	93%	130	97%	130	114	88%
Section 8/Housing Choice Vouchers Leased	**9878**	**96%**	**9906**	**95%**	**9939**	**9,122**	**92%**

*Including 6 non-ACC units in LMHA's Section 32 Lease-to-Own program.
**Unweighted average occupancy rate without including vacancies at Iroquois Homes or Sheppard Square and using baseline adjusted for non-ACC units. Both developments are undergoing demolition therefore units are not being made available to new households at turnover and households residing at those developments are being relocated.

TABLE II-C.1 Waitlist Characteristics by Unit Size
Actual FYE 2011

	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
Public Housing	**0 Bed**		**1 Bed**		**2 Bed**		**3 Bed**		**4+ Bed**		**Total**	**Total**
Central-Based Wait Lists*/**												
Family	0	0	1,648	1,980	1,089	1,385	545	721	128	158	3,410	4,244
Elderly	0	0	61	68	7	9	3	6	3	5	74	88
Disabled	0	0	198	271	31	35	22	26	8	10	259	342
Total Central-Based Wait Lists	**0**	**0**	**1,907**	**2,319**	**1,127**	**1,429**	**570**	**753**	**139**	**173**	**3,743**	**4,674**

Site-Based/Mixed Finance Wait Lists												
KY 1-027 Park DuValle*/**	0	0	350	360	520	556	360	377	72	74	1,302	1,367
KY 1-030,31,32 Park DuValle II-IV **/***	0	0	347	1,014	756	2,095	549	1,833	141	313	1,793	5,255
KY 1-049,50,51,52 Liberty Green Rental I-IV*/**/***	25	52	150	349	100	190	105	195	25	32	405	818
Total Site-Based Wait Lists (a)	**25**	**52**	**497**	**1,723**	**856**	**2,841**	**654**	**2,405**	**166**	**419**	**3,500**	**7,440**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists (a)	**25**	**52**	**2,404**	**4042**	**1,983**	**4333**	**1,224**	**3158**	**305**	**592**	**7,243**	**12114**

	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
Leased Housing Program Wait Lists	**0 Bed**		**1 Bed**		**2 Bed**		**3 Bed**		**4+ Bed**		**Total**	**Total**
Vouchers	0	0	6,842	7581	4,863	5731	2,211	2786	413	529	14,329	16627
Total Leased Housing Program Wait Lists	**0**	**0**	**6,842**	**7581**	**4,863**	**5731**	**2,211**	**2786**	**413**	**529**	**14,329**	**16627**

Total of Programs(a)	**25**	**52**	**9,246**	**11623**	**6,846**	**10064**	**3,435**	**5944**	**718**	**1121**	**21,572**	**28741**

*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.
**Wait List contains total number of applicants by desired unit size.
***Wait List includes applicants for public housing, tax credit and market rate units.

TABLE II-C.2 Waitlist Characteristics by Income Group
Actual FYE 2011

Public Housing	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
	<30%		30-50%		50-80%		>80%		Total	Total
Central-Based Wait Lists*/**										
Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3410	4244
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	74	88
Disabled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	259	342
Total Central-Based Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**3743**	**4674**
Site-Based/Mixed Finance Wait Lists										
KY 1-027 Park DuValle***/****	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1,302	1367
KY 1-030,31,32 Park DuValle II-IV ***/****	N/A	593	N/A	556	N/A	3605	N/A	501	1793	5255
KY 1-049,50,51,52 Liberty Green Rental I-IV***/****	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	405	818
Total Site-Based Wait Lists	**N/A**		**N/A**		**N/A**		**N/A**		**3500**	**7440**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists									**7243**	**12114**

Leased Housing Program Wait Lists	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
	<30%		30-50%		50-80%		>80%		Total	Total
Vouchers	12807	14669	1478	1884	25	70	4	4	14329	16627
Total Leased Housing Program Wait Lists	**12807**	**14669**	**1478**	**1884**	**25**	**70**	**4**	**4**	**14329**	**16627**

Total of Programs									**21572**	**28741**

*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.
**Wait List contains total number of applicants by desired unit size.
***Wait List includes applicants for public housing, tax credit and market rate units.

TABLE II-C.3 Waitlist Characteristics by Race and Ethnicity
Actual FYE 2011

Public Housing	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
	African American		White		Other		Total	Total
Central-Based Wait Lists*/**								
Family	2853	3521	465	641	92	82	3410	4244
Elderly	48	59	21	22	5	7	74	88
Disabled	188	256	63	78	8	8	259	342
Total Central-Based Wait Lists	**3089**	**3836**	**549**	**741**	**105**	**97**	**3743**	**4674**
Site-Based/Mixed Finance Wait Lists								
KY 1-027 Park DuValle I ***/****	N/A	N/A	N/A	N/A	N/A	N/A	1302	1367
KY 1-030,31,32 Park DuValle II-IV	N/A	5222	N/A	18	N/A	15	1793	5255
KY 1-049,50,51,52 Liberty Green Rental I-IV ***/****	N/A	N/A	N/A	N/A	N/A	N/A	405	818
Total Site-Based Wait Lists							**3500**	**7440**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists							**5941(a)**	**12114**

Leased Housing Program Wait Lists	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011	7/1 2010	6/30 2011
	African American		White		Other		Total	Total
Vouchers	8983	10299	5022	5990	324	338	14913	16627
Total Leased Housing Program Wait Lists	**8983**	**10299**	**5022**	**5990**	**324**	**338**	**14913**	**16627**

Total of Programs							**20854**	**28741**

*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.
**Wait List contains total number of applicants by desired unit size.

TABLE II-D.1 Households Served by Housing Type and Unit Size
Actual FYE 6/30/11

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
Public Housing	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**
Family Developments												
KY 1-002 Beecher Terrace	0	0	302	313	212	213	142	144	0	0	656	670
KY 1-003 Parkway Place	1	1	195	187	249	230	111	100	44	44	600	562
KY 1-004 Sheppard Square	0	0	0	0	135	117	118	124	22	22	275	263
KY 1-005 Iroquois Homes	0	0	62	0	45	0	89	0	32	0	228	0
Elderly/Disabled Developments												
KY 1-012 Dosker Manor	3	3	620	612	20	17	0	0	0	0	643	632
KY 1-013 Saint Catherine Court	72	69	82	82	0	0	1	1	0	0	155	152
KY 1-014 Avenue Plaza, 550 Apts	124	119	86	84	34	28	34	28	0	0	278	259
KY 1-018 Lourdes Hall, Bishop Lane Plaza	8	8	141	136	0	0	0	0	0	0	149	144
Scattered Sites												
KY 1-017 Scattered Sites I-V, Newburg	0	0	17	19	50	52	166	155	9	9	282	235
KY 1-034 Clarksdale I/II Replacement	2	2	40	45	152	149	93	94	15	12	302	302
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	0	0	0	64	60	0	0	64	60
Mixed Finance Sites												
KY 1-027 The Oaks of Park DuValle	0	0	5	5	23	25	20	22	6	7	54	59
KY 1-030 Park DuValle II	0	0	8	8	38	39	40	42	3	3	89	92
KY 1-031 Park DuValle III	0	0	40	43	20	17	14	12	0	0	74	72
KY 1-032 Park DuValle IV	0	0	3	7	65	66	51	42	5	4	124	119
KY 1-036 St. Francis	3	3	4	4	3	3	0	0	0	0	10	10
KY 1-043 Stephen Foster	0	18	16	0	0	0	0	0	0	0	16	18
KY 1-046 Village Manor	0	0	0	0	9	9	0	0	0	0	9	9
KY 1-049 Liberty Green Rental I	1	1	35	35	52	52	6	6	0	0	94	94
KY 1-050 Liberty Green Rental II	0	0	8	8	26	25	7	7	1	1	42	41
KY 1-051 Liberty Green Rental III	4	4	24	22	78	76	18	18	3	3	127	123
KY 1-052 Liberty Green Rental IV	4	4	18	18	24	24	2	2	0	0	48	48
Subtotal Public Housing Units	**222**	**232**	**1,706**	**1628**	**1,235**	**1142**	**976**	**857**	**140**	**105**	**4,279**	**3964**

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
Leased Housing Program	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**	**FYE 10 Actual**	**FYE 11 Actual**
MTW Vouchers	3	3	976	989	3039	2970	3751	3565	1358	1326	9127	8853
Non-MTW Vouchers (VASH)	4	3	46	63	52	78	9	10	1	1	113	155
Section 8 Certificates	20	19	44	41	57	54	0	0	0	0	121	114
Subtotal Leased Housing	**27**	**25**	**1,066**	**1093**	**3,148**	**3102**	**3,760**	**3575**	**1,359**	**1327**	**9,361**	**9122**

Total LMHA Housing Units	**249**	**257**	**2,772**	**2721**	**4,383**	**4244**	**4,736**	**4432**	**1,499**	**1432**	**13,649**	**13086**

Table II-D.2 Households Served by Family Type
Actual FYE 6/30/11

Public Housing	Family		Elderly		Disabled		Total	
	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual
Family Developments								
KY 1-002 Beecher Terrace	418	416	101	103	137	151	656	670
KY 1-003 Parkway Place	472	425	38	38	90	99	600	562
KY 1-004 Sheppard Square	233	220	10	11	32	32	275	263
KY 1-005 Iroquois Homes	169	0	5	0	54	0	278	0
Elderly/Disabled Developments								
KY 1-012 Dosker Manor	109	103	164	176	370	353	643	632
KY 1-013 Saint Catherine Court	18	18	104	105	33	29	155	152
KY 1-014 Avenue Plaza, 550 Apts	86	70	74	71	118	118	278	259
KY 1-018 Lourdes Hall, Bishop Lane Plaza	22	17	62	65	65	62	149	144
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	161	149	31	32	50	54	242	235
KY 1-034 Clarksdale I/II Replacement	217	203	24	27	61	72	302	302
KY 1-047 HPI/NDHC Scattered and LTO	52	50	0	0	12	10	64	66
Mixed Finance Sites								
KY 1-027 The Oaks of Park DuValle	39	44	9	7	6	8	34	59
KY 1-030 Park DuValle II	24	64	17	12	48	16	89	92
KY 1-031 Park DuValle III	6	19	55	50	11	3	74	72
KY 1-032 Park DuValle IV	64	85	23	21	37	13	124	119
KY 1-036 St. Francis	6	2	2	2	2	6	10	10
KY 1-043 Stephen Foster	0	0	11	12	5	6	16	18
KY 1-046 Village Manor	9	9	0	0	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	59	54	20	25	15	15	94	94
KY 1-050 Liberty Green Rental On-site Phase II	30	29	2	2	10	10	42	41
KY 1-051 Liberty Green Rental On-site Phase III	77	72	20	21	30	30	127	123
KY 1-052 Liberty Green Rental On-site Phase IV	30	30	6	6	12	12	48	48
Subtotal Public Housing Units	**2,261**	**2079**	**779**	**786**	**1,239**	**1099**	**4,279**	**3964**

Leased Housing Program	Family		Elderly		Disabled		Total	
	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual
MTW Vouchers	4940	4728	763	779	3424	3346	9127	8853
Non-MTW Vouchers (VASH)	55	67	6	14	51	74	113	155
Section 8 Certificates	99	96	19	16	3	2	121	114
Subtotal Leased Housing	**5,094**	**4891**	**788**	**809**	**3,478**	**3422**	**9,361**	**9122**
Total LMHA Housing Units	**7355**	**6970**	**1567**	**1595**	**4717**	**4521**	**13640**	**13086**

Table II-D.3 Households Served by Income Level
Actual FYE 6/30/11

Public Housing	0-30% FYE 10 Actual	0-30% FYE 11 Actual	30-50% FYE 10 Actual	30-50% FYE 11 Actual	50-80% FYE 10 Actual	50-80% FYE 11 Actual	>80% FYE 10 Actual	>80% FYE 11 Actual	Total FYE 10 Actual	Total FYE 11 Actual
Family Developments										
KY 1-002 Beecher Terrace	554	564	78	81	20	19	4	6	656	670
KY 1-003 Parkway Place	493	473	92	75	15	14	0	0	600	562
KY 1-004 Sheppard Square	210	205	51	42	13	16	1	0	275	263
KY 1-005 Iroquois Homes	183	0	40	0	4	0	1	0	228	0
Elderly/Disabled Developments										
KY 1-012 Dosker Manor	579	563	52	55	11	13	1	1	643	632
KY 1-013 Saint Catherine Court	125	125	27	22	3	3	1	2	155	152
KY 1-014 Avenue Plaza, 550 Apts	226	210	32	35	17	9	3	5	278	259
KY 1-018 Lourdes Hall, Bishop Lane Plaza	111	107	30	28	7	6	1	3	149	144
Scattered Sites										
KY 1-017 Scattered Sites I-V, Newburg	151	146	59	51	24	30	8	8	242	235
KY 1-034 Clarksdale I/II Replacement	179	181	65	64	42	40	16	17	302	302
KY 1-047 HPI/NDHC Scattered and LTO	23	22	33	26	8	11	0	1	64	60
Mixed Finance Sites										
KY 1-027 The Oaks of Park DuValle	18	22	15	17	15	18	6	2	54	59
KY 1-030 Park DuValle II	60	0	22	56	6	36	1	0	89	92
KY 1-031 Park DuValle III	47	21	20	36	6	15	1	0	74	72
KY 1-032 Park DuValle IV	77	0	35	93	12	26	0	0	124	119
KY 1-036 St. Francis	10	9	0	0	0	1	0	0	10	10
KY 1-043 Stephen Foster	15	17	1	1	0	0	0	0	16	18
KY 1-046 Village Manor	9	8	0	1	0	0	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	30	31	54	53	10	10	0	0	94	94
KY 1-050 Liberty Green Rental On-site Phase II	10	10	22	22	10	9	0	0	42	41
KY 1-051 Liberty Green Rental On-site Phase III	30	30	60	59	37	28	0	6	127	123
KY 1-052 Liberty Green Rental On-site Phase IV	20	20	22	22	6	6	0	0	48	48
Subtotal Public Housing Units	**3160**	**2764**	**810**	**839**	**265**	**310**	**45**	**51**	**4279**	**3964**

Leased Housing Program	0-30% FYE 10 Actual	0-30% FYE 11 Actual	30-50% FYE 10 Actual	30-50% FYE 11 Actual	50-80% FYE 10 Actual	50-80% FYE 11 Actual	>80% FYE 10 Actual	>80% FYE 11 Actual	Total FYE 10 Actual	Total FYE 11 Actual
MTW Vouchers	6048	5981	2511	2375	514	456	54	41	9127	8853
Non-MTW Vouchers – HUD VASH	71	111	37	38	4	5	0	1	113	155
Other – Section 8 certificates	104	100	16	12	1	2	0	0	121	114
Subtotal Leased Housing	**6223**	**6192**	**2564**	**2425**	**519**	**463**	**54**	**41**	**9361**	**9122**

Total LMHA Housing Units	**9383**	**8956**	**3374**	**3264**	**784**	**773**	**99**	**92**	**13640**	**13086**

TABLE II-D.4 Households Served by Race and Ethnicity
Actual FYE 6/30/11

Public Housing	African American		White		Other		Total	
	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual*	FYE 10 Actual	FYE 11 Actual
Family Developments								
KY 1-002 Beecher Terrace	641	644	11	11	4	15	656	670
KY 1-003 Parkway Place	573	447	16	17	11	98	600	562
KY 1-004 Sheppard Square	269	199	5	5	1	59	275	263
KY 1-005 Iroquois Homes	199	0	26	0	3	0	228	0
Elderly/Disabled Developments								
KY 1-012 Dosker Manor	501	492	122	120	20	20	643	632
KY 1-013 Saint Catherine Court	116	115	36	32	3	5	155	152
KY 1-014 Avenue Plaza, 550 Apts	236	218	40	35	2	6	278	259
KY 1-018 Lourdes Hall, Bishop Lane Plaza	96	91	49	49	4	4	149	144
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	208	198	32	31	2	6	242	235
KY 1-034 Clarksdale I/II Replacement	254	259	43	40	5	3	302	302
KY 1-047 HPI/NDHC Scattered and LTO	61	55	3	2	0	3	64	60
Mixed Finance Sites								
KY 1-027 The Oaks of Park DuValle	51	54	2	2	1	1	54	57
KY 1-030 Park DuValle II	87	92	1	0	1	0	89	92
KY 1-031 Park DuValle III	74	72	0	0	0	0	74	72
KY 1-032 Park DuValle IV	121	119	3	0	0	0	124	119
KY 1-036 St. Francis	8	8	2	2	0	0	10	10
KY 1-043 Stephen Foster	16	18	0	0	0	0	16	18
KY 1-046 Village Manor	8	8	1	1	0	0	9	9
KY 1-049 Liberty Green Rental On-site Phase I	90	91	3	2	1	1	94	94
KY 1-050 Liberty Green Rental On-site Phase II	40	39	2	2	0	0	42	41
KY 1-051 Liberty Green Rental On-site Phase III	123	119	3	3	1	1	127	123
KY 1-052 Liberty Green Rental On-site Phase IV	46	46	2	2	0	0	48	48
Subtotal Public Housing Units	**3,818**	**3386**	**402**	**356**	**59**	**222**	**4,279**	**3964**

Leased Housing Program	African American		White		Other		Total	
	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual	FYE 10 Actual	FYE 11 Actual
MTW Vouchers	6,288	6161	2,633	2486	206	206	9,127	8853
Non-MTW Vouchers (VASH)	63	89	46	62	3	4	113	155
Section 8 Certificates	85	80	35	32	1	2	121	114
Subtotal Leased Housing	**6,436**	**6330**	**2,714**	**2580**	**210**	**212**	**9,361**	**9,122**
Total LMHA Housing Units	**10,254**	**9716**	**3,116**	**2936**	**269**	**434**	**13,640**	**13086**

*Includes Somali immigrant families.

TABLE II-D.5 Historical Summary of Households Served
Actual FY 1999 - FY 2011

	Percentage of Households												
Households by Family Type	**FY 2011**	**FY 2010**	**FY 2009**	**FY 2008**	**FY 2007**	**FY 2006**	**FY 2005**	**FY 2004**	**FY 2003****	**FY 2002**	**FY 2001**	**FY 2000**	**FY 1999**
Family	**53% 6970**	54% 7355	61% 8524	57% 7568	62% 7631	60% 7409	59% 7096	65% 8475	64%	62% 3172	62% 3144	N/A*	N/A*
Elderly	**12% 1595**	11% 1567	11% 1488	10% 1364	10% 1250	10% 1231	10% 1231	9% 1201	10%	14% 728	14% 690	N/A*	N/A*
Disabled	**35% 4521**	35% 4717	28% 3897	32% 4245	28% 3524	30% 3671	31% 3782	26% 3333	26%	24% 1207	25% 1250	N/A*	N/A*
TOTAL HOUSEHOLDS	**13086**	**13640**	**13911**	**13178**	**12405**	**12315**	**12110**	**13009**		**5172**	**5077**	**5045**	**4901**
Households by Income Level													
Total with incomes below 30% AMI	**68% 8956**	69% 9383	72% 9972	72% 9504	79% 9791	78% 9649	80% 9678	86% 11189	86%	90% 4596	88% 4480	92% 4650	93%***
Public Housing Households with Incomes less than 30% AMI	**70% 2764**	74% 3160	75% 3209	77% 3262	81% 3493	83% 3375	82% 3157	85% 3724	89%	91% 3933	89% 3910	94% 4112	94%***
Leased Housing Households with Incomes less than 30% AMI	**68% 6192**	66% 6223	70% 6763	70% 6242	78% 6298	76% 6274	79% 6521	87% 7465	85%	86% 663	81% 570	82% 538	87%***
Total with incomes above 50% AMI	**7% 865**	6% 883	6% 794	6% 765	4% 436	3% 425	3% 404	2% 283	1%	2% 91	2% 110	1% 60	1%***
TOTAL HOUSEHOLDS	**13086**	**13640**	**13911**	**13178**	**12405**	**12315**	**12110**	**13009**		**5172**	**5077**	**5045**	**4901**
Households by Race and Ethnicity													
African American	**74% 9719**	75% 10254	75% 10295	75% 9932	76% 9499	77% 9455	77% 9277	76% 9853	75%	89% 4542	89% 4521	88%***	87%***
White	**22% 2936**	23% 3116	23% 3295	23% 2999	22% 2699	22% 2697	21% 2566	23% 2974	23%	10% 525	10% 523	11%***	11%***
Ethnic or Racial Minorities****	**3% 434**	2% 269	2% 319	2% 247	2% 207	1% 159	2% 267	1% 182	1%	1% 40	1% 33	<1%***	1%***
TOTAL HOUSEHOLDS	**13086**	**13640**	**13911**	**13178**	**12405**	**12315**	**12110**	**13009**		**5172**	**5077**	**5045**	**4901**

*Information from prior years was not available in this format.

**The increase in the combined programs since the close of FY 2002 and changes in the number of households and characteristics of households served can be attributed to the merger of the former City and County Housing Authorities. Changes in households served since 2002 are largely due to the addition of the former Housing Authority of Jefferson County housing programs, and not necessarily from any significant changes in the number or mix of households served by the former Housing Authority of Louisville.

***Underlying numbers of actual households served are not available.

****Includes Somali immigrant families.

III. Non-MTW Related Housing Authority Information

A. Sources and Uses of HUD or other Federal Funds

In fiscal year 2011, LMHA continued to spend stimulus funds, which it was awarded in 2009, on capital improvements at its public housing sites. Also, the Agency's non-profit instrumentality, the Louisville Metro Housing Authority Development Corporation, conducted predevelopment activities for construction of 10 new homes for low-income families with HUD Neighborhood Stabilization Program. In addition, the Agency was allocated Weatherization Program funds from the U.S. Department of Energy to make energy efficiency improvements to its housing stock.

American Recovery and Reinvestments (ARRA) Funds
In recognition of the need to provide rapid relief to many who are affected by the current economic crisis facing the country, HUD is awarding an estimated total of $2,985,000,000 in special Capital Funds to Public Housing Authorities throughout the nation. This funding is expected to result in employment for thousands of construction workers while substantially modernizing tens of thousands of public housing units. PHAs have been directed to give priority to projects that: are ready to begin construction rapidly or are "shovel ready"; increase energy efficiency and lower the long-term costs of operating public housing; improve safety; and/or employ persons or preserve jobs. Projects that modernize or rehabilitate vacant rental units will also be given priority.

In early April of FY 2009, LMHA received an award of $14,151,218 million in Public Housing Capital Formula stimulus funds and as of June 30, 2009 had obligated almost 10 million ($9,787,661) leaving just under $5 million ($4,363,557) in funds yet to be allocated. (The remainder of the funds was obligated shortly after the end of the fiscal year, well before the actual Federal obligation deadline March 17, 2010.) The funds are being used for renovation, rehabilitation, maintenance and improvements of our residential buildings. Following this section is a table with information on each ARRA funded project including the project location, a description, amount obligated, amount expended, and project status. This table is updated regularly by LMHA staff and reported to the Louisville at Work Team who is responsible for monitoring and tracking stimulus fund spending in Jefferson County.

The recovery funds are providing a great assist in efforts to modernize existing housing stock and expand overall housing opportunities. As of July 1, 2010 nineteen (19) projects had been 100% completed, and 10 were over 90% complete, and one was well underway for a grand total of $11.6 million expended during the fiscal year. The actual cost for the projects was below the original estimates so LMHA was able to earmark other Capital Projects for stimulus funding. LMHA was able to expedite the procurement and spending process by using the money to fund capital projects previously budgeted for FY 2009 and FY 2010.

By July 1, 2011, LMHA had expended 100% of its ARRA funds, though the federal expenditure deadline is not until March 18, 2012.

TABLE III-A Capital Fund Program
American Recovery and Reinvestment Act – $14.1 Million
Planned and Actual

Projects	% Complete	Estimate	Actual Spent
Beecher Terrace pipe replacement	100%	$2,845,179	3,239,109
Beecher Terrace - Admin Salaries		*280,625*	*359,900*
Parkway Place drainage pipe replacement-A/E services	100%	$27,500	$26,750
Parkway Place gas line and electrical feeder replacement	100%	1,954,018	1,985,647
Parkway Place – Admin Salaries		*$212,750*	*$223,600*
Sheppard Square roof replacement	100%	34,014	33,850
Sheppard Square –Admin Salaries		*19,899*	*3,761*
Iroquois Homes demolition of 16 bdlgs	100%	1,462,360	1,374,811
Iroquois Homes – Admin Salaries		*146,236*	*152,757*
Dosker Manor elevator upgrade	100%	$1,445,880	$1,606,028
Dosker Manor parapet replacement	100%	$247,287	247,287
Dosker Manor interior painting	100%	138,917	138,917
Dosker Manor bldg systems integration	100%	415,008	388,898
Dosker Manor floor tile	100%	171,800	159,549
Dosker Manor – Admin salaries		*232,746*	*282,348*
Avenue Plaza energy assessment	100%	$7,520	7,520
Avenue Plaza elevators	100%	$538,500	230,188
Avenue Plaza lighting	100%	283,004	280,143
Avenue Plaza – Admin salaries		*155,768*	*155,699*
550 Apartment stairs	100%	$377,000	$208,491
550 Apartments roof replacement	100%	$490,933	$490,933
Scattered Sites roofs – A	100%	$110,456	$110,456
Scattered Sites roofs – B	100%	$39,515	44,020
Scattered Sites roofs – C	100%	17,959	17,959
Scattered Sites roofs – D	100%	67,207	67,207
Scattered Sites – Admin salaries		*24,502*	*27,162*
Scattered Sites lease-to-own units (3)	100%	$451,686	$451,686
527 E Breckinridge Unit Conversion	100%	$157,500	154,737
Scattered Sites - Admin salaries		*$116,049*	*67,496*
Lourdes Hall intercom system	100%	$223,468	$191,700
A/E Mechanical	100%	$200,000	$186,690
A/E Roofing	100%	$100,000	$41,800
A/E Construction	100%	$300,000	$137,427
Scattered Sites stairs – 4 units	100%	$77,900	$77,900
Bishop Lane roof	100%	$215,171	$172,204
Bishop Lane generator	100%	$179,290	$203,673
Bishop Lane generator – A/E services	100%	$19,750	$19,750
Lourdes Hall generator	100%	$203,700	$204,466
Lourdes Hall generator – A/E services	100%	$18,500	$18,500
Bishop Lane/Lourdes Hall – Admin salaries		*79,598*	*93,683*
TOTAL			**$13,938,702**

Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) was established under the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities across America hardest hit by foreclosures. The goal of the program is being realized through the purchase and redevelopment of foreclosed, abandoned, and vacant homes and residential properties. NSP grants, authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, were given to all states and selected local governments to implement local programs that target areas of greatest need.

Because NSP is a component of the Community Development Block Grant (CDBG), NSP grantees develop their own programs and funding priorities. While all activities funded by NSP must benefit low-to moderate-income families, NSP grantees must also use at least 25 percent of the funds to create housing opportunities for very low-income families. This is the NSP low-income set-aside requirement.

Louisville Metro received $6,973,721 in NSP funds from the U.S. Department of Housing and Urban Development. In order to comply with the low-income set-aside, Metro has allocated $2.1 million to the Louisville Metro Housing Authority Development Corporation (LMHA-DC) to develop approximately 10 units of public housing. Initially, LMHA-DC focused on targeted acquisition and rehabilitation of approximately 15 foreclosed homes within and surrounding the Smoketown neighborhood. Based on cost estimates from the project architect, the number of units to be rehabilitated was decreased to 10, including 3 single-family units on 3 vacant lots and 7 units at 5 foreclosed properties slated for rehabilitation. However, when the bids came in for the rehabilitation work, LMHA-DC decided to forgo these properties as part of NSP. The bids were significantly higher than expected and not within cost reasonableness, unlike the 3 new constructions which came in lower than estimated. In lieu of the 5 properties, LMHA plans to develop 6 additional new homes on vacant lots. LMHA anticipates the units will be ready for occupancy by summer of 2012.

When development activities have been completed, the new homes will be added to the Housing Authority's Annual Contributions Contract with HUD. The new public housing units will be occupied by families from LMHA's public housing waitlist who have incomes at 50% AMI or below. The initial income cap on these units is per the NSP, therefore a regulatory MTW waiver may be needed in order to implement this policy as the public housing income limit is 80% AMI.

B. Activities Outside of Moving To Work

In addition to LMHA's MTW activities, the annual Moving to Work plan includes initiatives that do not require MTW regulatory waivers. These activities are described in this section of the plan. To achieve greater cost effectiveness, expanded housing choices and enhancement delivery of social services, LMHA staff coordinate MTW and non-MTW initiatives,therefore, activities that fall under MTW may be mentioned in this section. Detailed updates on MTW activities are in SectionsVI of the plan.

Community Revitalization

Together with our partner organizations and Metro Louisville, LMHA has undertaken two large-scale revitalization projects since the mid-1990s. Park DuValle/Cotter-Lang was one of the first LMHA public housing complexes redeveloped under the federal HUD HOPE VI program. Both Park DuValle and Louisville's subsequent HOPE VI Revitalization which transformed Clarksdale Homes into Liberty Green are nationally recognized HOPE VI communities.

In the fall of 2009, LMHA submitted an application for a third HOPE VI Revitalization grant to redevelop Sheppard Square. Although the 2009 Sheppard Square HOPE VI grant application was not funded, LMHA submitted a second application in 2010. This subsequent application was successful. On May 22, 2011, HUD Secretary Donovan publicly acknowledged in an editorial to The Courier-Journal, that

LMHA had been awarded the full grant amount of $22 million to begin the Sheppard Square Revitalization

Clarksdale Homes HOPE VI Revitalization

Efforts to redevelop the severely distressed Clarksdale development with assistance from HUD's HOPE VI program began when the Authority first submitted a grant application in June 2001. Although the initial grant was not awarded, the Authority has since submitted two more successful HOPE VI applications to replace all 713 Clarksdale public housing units in a wide variety of building types and locations, both on-site and off-site.

LMHA has to date received a total of $40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over $200 million in physical development leverage and partnered with several for-profit and non-profit developers committed to create 1900+ public housing, low-income tax credit, market rate rental and homeownership units. Both the on and off-site components of the Clarksdale HOPE VI project are moving forward steadily. On-site the first rental units were occupied in June 2006. As of June 2009, the build out of the remaining mixed income on-site rental units had been completed. The on-site units are a combination of public housing units, low-income housing tax credit apartments and market rate rental.

Homeownership Opportunities at The EDGE at Liberty Green

The EDGE at Liberty Green, the on-site home-ownership component of the Liberty Green-Clarksdale HOPE VI project, will be comprised of at least 275 affordable and market rate homeownership units as well as space for offices and retailers. Housing types in the development will include garden apartments, flats, and brownstone-like townhomes featuring amenities such as roof-top gardens and tuck-under parking. The sharp economic downtown and mortgage foreclosure crisis slowed pre-development activities at The EDGE in 2009; however the developer is gaining confidence that the market has now stabilized for units within their projected price points (approximately $110,000 to $300,000). At the time this report was compiled, construction of homes had begun. The homes will be completed in phases over the course of the next 8 to 10 years.

The master developers of The EDGE at Liberty Green are CITY Properties Group and AU Associates. The Weber Group, a design and construction company, is also partnering with CITY properties for the initial phase of the project. The first phase includes three to four story "City Home" row houses with flexible floor plans, offering the potential for retail or office space on the lower levels. The homes will range from 600 square foot studios to 2400 square foot three-story units. Homes will also benefit from two large green spaces along Hancock Street that will be developed as parks. Prices start at around $100,000 with the largest units selling for approximately $428,000. All units will be Energy Star compliant.

In addition, the first phase of construction at the EDGE includes apartments targeted to medical professionals and students at the nearby University of Louisville's Health Science Center. A 28-unit, 3 ½ story building will include a mix of studio, one- and two- bedroom units with access to a common lounge and study space. The building will also include living quarters for Health Science Center faculty members, providing opportunities for faculty-student interaction outside the classroom. If construction proceeds as scheduled, the apartments will be ready for occupancy prior to the start of the 2011 fall term.

Liberty Green Community Building

The Liberty Green Community Center will be the first LMHA owned and managed LEED certified building. The building has been designated LEED Silver. The community center contains a community room, kitchen, classrooms, offices and eight (8) public housing units.

Design features that helped the building achieve LEED status include geo-thermal heating and cooling; light colored, high-albedo roofing to reduce solar heat gain; double glazed windows; Energy Star rated high efficiency appliances; and compact fluorescent lighting. In addition, a parking lot has been surfaced with pervious pavers to maximize storm water absorption on-site. Construction of the center is complete and occupancy has begun.

801 East Broadway

LMHA utilized its funding flexibility granted by MTW to design and construct this mixed-use building which stands prominently at the corner of Broadway and Shelby Street in downtown Louisville. The building contains 22 public housing units and roughly 3,000 square feet of commercial/retail space at the street level. LMHA broke ground on the project in 2007, and hosted a press conference on March 17, 2009 with the Louisville Mayor celebrate its completion. While LMHA will operate the housing units, the Authority has contracted a separate property manager for the commercial space. LMHA is still pursuing a tenant to lease the commercial space.

Scattered Sites

By the end of fiscal year 2009, LMHA had fulfilled its Clarksdale one-for-one replacement commitment of 713 units. The replacement units are comprised of scattered site public housing units and on-site public housing units. The scattered site replacement units consist of mixed finance/privately managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area. In 2011, LMHA will continue to aggressively acquire public housing sites in order to replace general occupancy units being demolished at Iroquois Homes.

Sheppard Square HOPE VI Revitalization

LMHA submitted an initial application for 2009 HOPE VI Revitalization funding for the Sheppard Square public housing development on November 13, 2009. The 67-year old development suffers from inherent design deficiencies, as well as numerous operational failures. While the 2009 application was not funded, LMHA submitted a successful application for a FY 2010 HOPE VI Revitalization grant on November 17, 2010. HUD announced in a press release made on May 23, 2011 that LMHA is one of 8 grantees selected.

On-site, the new Sheppard Square will consist of public housing, low-income tax credit and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses and multi-family apartment buildings. Off-site, the public housing replacement units will include single-family homes, rental units enriched with supportive services, and apartments in mixed-income communities. Both the on- and off-site components of the revitalization plan will meet Energy Star standards for new construction and Enterprise Communities' Green Community criteria. As with all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 existing units at Sheppard Square.**

Greening Initiatives

While LMHA has maintained a long-standing commitment to energy efficiency, our efforts went to the next level when Louisville was chosen by the Environmental Protection Agency (EPA) in November 2007 as one of five US cities to become a model partner for its Energy Star program. Mayor Jerry Abramson accepted the EPA's Energy Star Challenge and rolled out his Go Green Louisville! Campaign. LMHA quickly jumped on board for this initiative to adopt sustainable practices.

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA's operating budget. The Authority also incurs utility costs for units that are privately managed such as Park DuValle and Liberty Green and for those under lease in our Section 8 program. Once these factors are added in, the reduction in energy use could easily add up to over one million dollars in annual savings.

During 2009, LMHA competed with other local building owners in the “Kilowatt Crackdown”, a contest initiated by Mayor Abramson to show businesses how “going green can save green.” The Authority selected Avenue Plaza, a 17-floor high-rise that is home to 225 elderly and disabled households, as its first entry into the context. Avenue Plaza also houses LMHA’s Central Office facilities, including 66 staff members and 57 computer stations.

Avenue Plaza underwent an extensive energy overhaul based on recommendations from a recent energy audit. Over 500 light fixtures were replaced with energy efficient models. New chillers were installed, as well as weather-stripping and door sweeps on all exterior stairwell doors. HVAC units in all apartments were also cleaned and repaired, in addition to several other energy saving projects. These efforts resulted in an annual utility cost savings equivalent to $16,606 (based on December 2009 gas and electric rates), as well as recognition of Avenue Plaza as one of five finalists among 102 buildings for the Kilowatt Cup award. LMHA did not participate in the 2011 Kilowatt Cup competition, however LMHA will be making additional energy efficiency improvements at Avenue Plaza with Weatherization Program funds.

Beyond the monetary impacts to LMHA’s budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who will assist the Agency in becoming a leader in the nation among affordable housing providers. The Green Team’s goals are to:

- Develop, renovate and maintain housing stock and communities with green materials and energy efficient technologies;
- Conserve energy and other natural resources; and
- Increase the awareness of environmentally responsible business and development practices.

To achieve these goals, LMHA began tackling several large- and small-scale environmentally beneficial projects in 2011. Activities from the Green Action Plan that were ongoing in 2011 include, but are not limited to:

- Installing Energy Star appliances and HVAC systems in all public housing units as existing appliances are replaced;
- Redeveloping Sheppard Square to be an Enterprise Green Communities certified site;
- Testing concentrated and environmentally friendly cleaners for use in LMHA’s offices and public housing developments;
- Installing a green roof at the 801 Vine Street building.

Greening strategies that are planned or under consideration include:

- Requiring contractors to use Energy Star labeled equipment and other environmentally friendly products;
- Furthering contractors to use Energy Star guidelines and practices by allotting points in contract award process;
- Revising design specifications and pattern books to reflect sustainable principles; and
- Including Energy Star, energy conservation and greening information in public housing and Section 8 contracts/leases.

- Exploring programs that give incentive to Section 8 landlords to make energy efficiency improvements and/or weatherize units, including those occupied by low-income families.

Implementation of additional greening activities still under consideration may require HUD approval of a regulatory waiver as authorized in the Agency's MTW agreement. In 2011, LMHA will take a closer look at the potential for MTW authorizations to facilitate additional greening activities.

Local Leased Housing Program

Merger continues to offer LMHA a new opportunity to disperse programs and housing stock throughout the area. Prior to merger, limitations precluded HAL from offering viable housing options in areas outside the City, while regulatory and funding limitations prevented HJAC from large-scale scattered site development. Changes to administrative policies (rent and occupancy policies, inspections, payment standards and program participation and reporting requirements will be made in accordance with the MTW Agreement to meet the Agency's locally defined MTW goals. The Housing Choice Voucher program will continue to target specific areas of payment standards and utilization, reworking preference and other terms of assistance to make the program more successful and more appropriate to the local housing markets and local policy objectives. LMHA will continue to implement previously approved activities.

Special Referral HCV MTW Programs

Under MTW, LMHA has established several Special Referral Housing Choice Voucher Programs with local social service organizations who provide housing to program participants. LMHA presently has special referral programs with the Center for Women and Families (CWF), and Family Scholar House (formerly Project Women).

LMHA's MTW special referral programs require participants to meet criteria established by both the partnering organization and LMHA's HCV program to receive a HCV voucher that is initially tied to the "project". However, once a participant completes the program, they can again utilize the portability of their voucher to move to a location of their choice, or to enter into the HCV Homeownership program. LMHA will also "replace" the partnering organization's voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organization's facility while they are in the program, participants at CWF and Family Scholar House must meet initial occupancy criteria (single parent with children, enrolled in school), establish and meet the program's goals and graduate from school before they can move their voucher to another location.

Direct Access HCV Programs

LMHA may admit an applicant for participation in the Housing Choice Voucher program either as a special admission/direct access or as a waiting list admission. If HUD awards funding that is targeted for families with specific characteristics or families living in specific rental units, LMHA provides the voucher assistance for those families. When a family who has been issued one of these targeted vouchers exits the HCV program, the voucher is re-issued to an applicant with the same specific characteristic as the targeted program describes.

Direct Access programs receive priority for admission over applicants on the waiting list. These programs include the Homeless Families Assistance Program (HFAP), Single Room Occupancy with the YMCA and Saint Vincent DuPaul, Mainstream Program, Family Unification Program (FUP), Housing Opportunities for People with Aids (HOPWA), Olmstead Program and Shelter Plus Care.

The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY 2008, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant is determined eligible, he is housed immediately upon completion of processing by the YMCA caseworker. The applicant packet is then sent to LMHA for additional processing and payment began for that participant. Due to the success of this protocol at the YMCA, has been replicated at the FSH sites and may also be replicated with the Center for Women and Families at their transitional housing facility. In addition, LMHA authorized the YMCA caseworker to conduct reexaminations of residents onsite. Initial occupancy inspections of the SRO units are also waived upon move-in and inspections are held concurrently once a year.

Operating Procedures - Mail-In Recertifications

In the past, LMHA experienced a great deal of difficulty getting clients to attend recertification appointments. New operating procedures allow families who are remaining in the same residence to submit information for their annual recertification by mail. Since 2008 when the procedures were implemented, HCV staff have been able to reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments. In FY 2009, the activity obtained a $78,000 cost savings from the reduction of missed appointments and the use of mail-in recertifications. Families who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process.

Prior to 2008, clients were only assigned to caseworkers for their annual recertification or when additional processing was required, as in cases where there were changes in income or household composition. Clients were randomly assigned to caseworkers based on availability of staff. Clients were often confused about who to call with follow up questions or issues during the ensuing year. The newly implemented procedure assigns a client to the same caseworker for a three year period, providing clients with a specific contact if they have any questions about their participation in the HCV program.

Evidence from staff suggests that clients appreciate the convenience of the mail-in packet, and are generally pleased with the new case management style services. No changes to the HCV program operating procedures were made in 2011.

Affordable Homeownership

Given the local market, homeownership continues to be secure way for working families to exit the Housing Choice Voucher or Public Housing programs. LMHA offers two affordable homeownership opportunities.

Housing Choice Voucher Homeownership Program

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that over 150 families have purchased homes using the program. HCV staff provide case management-related activities including post-purchase counseling. HCV homeowners also participate in a post-purchase Individual Development Account (IDA) program. In total, 135 HCV households and 21 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will increase in 2011 despite the weakened economy.

HUD regulations allow housing authorities nationwide to establish their own policies provided they remain compliant with regulatory and statutory requirements. MTW authority allows LMHA to further refine the traditional Section 8 homeownership program; MTW has increased participant buying power and expanded housing choices into Exception Payment areas where residents previously could not afford housing. HCV homebuyers live in 22 of the 26 council districts in Louisville. With the MTW policies in place, staff anticipate that HCV homebuyers will live in all Metro council districts by 2014.

Additional MTW initiatives of the Section 8 Homeownership program are described in Section VI: Ongoing MTW Activities.

Public Housing Lease-To-Purchase Program

LMHA's Lease-To Purchase program began in 2007 as an initiative proposed in the Liberty Green HOPE VI application. The program is designed to offer Housing Choice Voucher clients and public housing residents an affordable and secure process by which to purchase a single family home. Program participants would have the opportunity to select a home from the affordable offerings in the Authority's Lease-To-Purchase housing stock and receive ongoing support from an LMHA case manager. Section 32 was attempted through 2008-2009, but due to lack of interest and eligible candidates the program was eliminated. However, special considerations are in place to offer the program at a later date at LMHA's determination.

Resident Programs

The LMHA continues to offer residents a wide array of educational and job-training services designed to prepare individuals for success in school and the workplace, and to help families along an incremental path to self-sufficiency. LMHA continues to collaborate and partner with other local service providers in the community in order to deliver high quality programs that touch as many residents as possible.

Family Self-Sufficiency (FSS) Program

Through the Family Self-Sufficiency program, LMHA public housing residents and HCV participants receive extensive supportive services through long-term case management to achieve program and personal goals. Program emphasis is on the importance of employment and building financial skills as a means to become self-reliant. As an added incentive, the rent increases that would occur as family earned income rises are diverted into an escrow account to be used at the participant's discretion upon completion of the Program. Increasing homeownership is a key goal of LMHA. FSS participants are encouraged to utilize the HCV Homeownership program as a safe and secure way to purchase a house of their own. As of June 30, 2011, 95 public housing residents and 292 HCV residents were participating in the Agency's FSS program. Together 67% of the participants were employed, and FSS families held escrow accounts totaling well over $699,555.

Common Wealth Individual Development Accounts (IDA) Program

The Common Wealth program was designed to help LMHA clients save money to buy a house, attend a post-secondary education institution, save for their children's education, invest in their own small business, and/or repair or remodel their home. Each participant has a dedicated savings account (called an IDA) where their savings is matched $2 by LMHA for every $1 they save. Participants also complete Financial Skill Building workshops and regularly meet with an LMHA assigned Case Manager. At present, 47 LMHA residents participate in the Common Wealth IDA program including ten (10) that formerly lived at Clarksdale Homes or current HOPE VI families. These participants have saved a total of $32,969 and have $64,980 set aside as match. LMHA continues to offer the IDA program as an assist to a growing number of families working to achieve economic self-sufficiency.

Special Access Programs

The former Housing Authority of Jefferson County offered a variety of Housing Choice Voucher special access programs in partnership with community organizations targeting families with specific needs. LMHA has continued these programs which combine an LMHA housing choice voucher with case management services delivered by the partner agency or agencies. Because the combined voucher program was over-leased after merger in 2003 and major relocation activities were underway at Clarksdale, the special access programs were only able to serve a small number of participants for a portion of FY2004 and FY2005. However, the majority of these programs are now able to serve at capacity. The following briefly summarizes activities within these programs during FY 2011.

Mainstream Program

The Mainstream Program combines an LMHA housing choice voucher and case management services delivered by the Center for Accessible Living to serve families or individuals whose head of household or spouse is disabled. The program is intended to help disabled individuals lead more independent lives. LMHA anticipates the Mainstream Program will remain at capacity during 2011. Of the 300 vouchers allocated to this program, all were utilized as of August, 2011.

Partnership for Families (PforF)

Even though LMHA's obligation to operate the Family Unification Program (FUP) had expired, both the Agency and the Kentucky Cabinet for Health and Family Services agreed that the need for services and housing opportunities previously offered through the FUP Program still existed. Hence, the Partnership for Families Program was developed. Like the former FUP, the PforF Program combines LMHA HCV voucher or public housing assistance and case management services delivered by Child Protective Services. This new program, built upon lessons learned from the former FUP Program, preserves the integrity of the original mission: to preserve and maintain the family unit. PforF serves families for whom housing is the only remaining issue with regard to reunification of children with parents or the prevention of children being removed from the household. As of August, 2011, 21 families have been served through the PforF; 114 families remain under lease per the original FUP program.

Homeless Families Assistance Program (HFAP)

This unique program assists families and individuals who are homeless by combining an LMHA HCV voucher and case management services delivered by day and overnight shelters, transitional housing facilities, the Neighborhood Place, Louisville Metro Human Services, and the Family and Children Counseling Center's Homeless Families Prevention Program. The program helped stabilize homeless families and individuals, so they could continue to make positive changes in their lives. Unfortunately, this program has remained dormant since the HCV over-leasing issue after merger.

Olmstead Program

The Olmstead Program is a partnership between LMHA and the State of Kentucky's Division of Mental Health. It combines an LMHA voucher and case management services delivered by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services, and Central State Hospital to serve families or individuals impacted by the Olmstead decision. As of August, 2011, 17 families are being served through this program.

Single Room Occupancy (SRO) Program

Section 8 eligible single women and men who are homeless or at risk of becoming homeless can self-refer or be referred by other agencies and service providers directly to the SRO Program. Participants receive site-based rental assistance at the participating SRO and case management via SRO staff. Robert's Hall, the facility for women, has 24 units; the YMCA, the facility for men, has 41. Both remain full and maintain a waiting list.

ROSS-Funded Programs

Public housing residents have benefited from a variety of programs and services over the past years made available through ROSS funds. Staff have applied for and received a number of ROSS Resident Service Delivery and ROSS Neighborhood Network grants to continue a variety of activities and services including:

- CHOICE – teen intervention for middle school students at Meyzeek and Noe Middle Schools; 105 LMHA youths participated during the 2010-2011 school year and a total of 2040 children have been served over the past 19 years.
- Resource Centers and after school tutoring programs at Beecher Terrace, Sheppard Square, and Parkway Place family developments; Total enrollment for the three Centers is 161 youths with 1022 monthly total hours attended by the students. GED programs;
- Two state-of-the-art Neighborhood Network computer labs for residents are located at the Mabel Wiggins Family Investment Center and the Liberty Green Community Center. A smaller satellite lab is also located at Sheppard Square; Other youth and resident programs including Metro Parks' day camps and field trips; and
- Special "HALO" officers with the Louisville Metro Police Department hired to provide security at LMHA's family and high-rise sites.

Computer Training and Neighborhood Networks

LMHA has partnered with Jefferson County Public Schools to continue its basic computer classes at the Neighborhood Networks centers at the Wiggins Family Investment Center and at Liberty Green. Two other labs initially opened for use in FY2006 at Iroquois Homes and the Villages at Park DuValle. Under LMHA's original Neighborhood Networks grant, residents received a refurbished computer upon completion of the program supplied through New Life, a business that trains persons with visual impairments to rebuild computers. Initial HUD Neighborhood Networks funding ended FY 2006. LMHA resumed basic computer training without providing free, refurbished computers under its 2007 HUD Neighborhood Networks grant. Residents are offered basic computer skills classes and Microsoft Word classes. A drawing is held at the completion of each class for a new computer. Residents who successfully complete the course are eligible for the drawing. Classes recently resumed in June 2011 because the centers were under renovation. Thirty four (34) residents have completed since June 2011.

HOPE VI Grant Community Supportive Services

LMHA collaborated extensively with residents, community members, and service providers to develop a comprehensive community supportive service (CSS) component of its HOPE VI programs. The Authority and its partners have provided extensive CSS services through all of its HOPE VI programs (Clarksdale and Park DuValle), including case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, and mobility counseling and assistance during relocation. These targeted CSS services will be offered to families impacted by the Sheppard Square Revitalization since LMHA was awarded a HOPE VI
Revitalization grant in May 2011.

Elderly/Disabled Supportive Services

A limited program of case management, counseling, home care, and recreational services is provided for Dosker Manor residents. In 2007, ElderServe received a $250,000 three-year ROSS grant to continue supportive services to the non-elderly population at the site. LMHA staff continues their discussions with Dosker Manor residents, management and maintenance, and potential supportive service providers regarding the possibility of expanded supportive services in the future. Services provided to SIT-UP participants from January 2011-June2011 include: Case Management and referrals 103, Seven Counties Case Management 11, Eviction Prevention 90, drop in services 110 and various other support services.

Homeownership Supportive Services

The Authority applied for and was awarded a $60,700 grant to expand the supportive services it provides through its Homeownership Program in December 2004, which was used to fund a new

Homeownership Specialist position. (The position was only funded for one year, but LMHA continued the services to residents. Current administrative tasks in the HCV Homeownership Program were bifurcated into real estate and counseling-related duties. The Homeownership Specialist is responsible for all aspects of the latter including recruitment, working with counseling agencies, and providing case management-related activities including post-purchase counseling and related IDA accounts.

LMHA continues to provide additional homeownership and other resident services through a variety of funding sources. Agency staff:

- conduct orientations at public housing developments to promote financial skills training, credit counseling and homeownership;
- provide financial skills training and Homeownership IDA match money through partnership with the Center for Women and Families;
- partnerships with local homeownership counseling agencies to provide services to public housing residents who meet the income requirements of LMHA's HCV Homeownership program;
- provide life-skills and employment training to youth through the C.H.O.I.C.E. after-school program and Y.O.U., a program that provides educational and career counseling to youth who have dropped out of school; and
- provide adult employment services through three distinct tracks of work-readiness training:
  - Basic job-seeking skills to help residents find employment and soft-skills training including communication, problem-solving, and interpersonal skills to help residents maintain employment;

Earned Income Tax Credit

In conjunction with the Metro Government's Beyond Merger blueprint, LMHA continues its efforts to encourage and assist residents and program participants to take advantage of the Earned Income Tax Credit. LMHA also continues to partner with the Louisville Asset Building Coalition to provide free tax preparation services, which not only provide an alternative to paid tax preparation services, but connect residents with other financial services as well.

IV. Long Term MTW Plan

The mission of the Louisville Metro Housing Authority is to provide quality, affordable housing for those in need, assist residents in their efforts to achieve financial independence, and work with the community to strengthen neighborhoods. In implementing these goals, LMHA will continue to focus on the following initiatives:

Reposition and redevelop the conventional Public Housing stock

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA's goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision.

Increase housing choice through stronger rental communities and options, and expanded homeownership opportunities.

Homeownership is an important housing choice option for many low-income families, and is an appropriate program given the local market. LMHA's nationally recognized Housing Choice Voucher Homeownership Program is an affordable and secure way for LMHA families to achieve housing self-sufficiency. The Agency can boast that together more than 150 public housing residents and HCV program participants have purchased homes through the program. For the many other families for whom homeownership isn't a viable option, LMHA will look at its public housing communities to see what policy and program changes might strengthen those communities and make them better places to live.

Develop programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community.

MTW allows LMHA to break from HUD established "norms" and therefore maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

Encourage program participant self-sufficiency

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency.

V. Proposed MTW Activities: HUD Approval Requested

Proposed MTW Initiative – Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing

A. Status of the Proposed Activity

LMHA proposed this initiative in the 2011 Annual Plan and it was approved by HUD. The activity is to explore using MTW authority to create locally defined guidelines for the development (including rehabilitation), maintenance and modernization of public housing. LMHA is currently in the process of researching and establishing reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. LMHA is also exploring "green" maintenance practices. The locally defined guidelines will apply to new construction and existing public housing units scheduled for modernization. Several will be piloted at the new Sheppard Square.

Proposed MTW Initiative – Acquisition of Mixed-Income Sites

A. Status of the Proposed Activity

LMHA proposed this initiative in the 2011 Annual Plan and it was approved by HUD. The activity is to acquire or develop properties for public housing without prior HUD authorization, unless HUD denies LMHA's request for authorization within 10 days of the submittal date. All acquired properties must meet HUD's site selection requirements. Approval from the local HUD office will be sought when a pending real estate acquisition deviates from the selection requirements and at the discretion of the Executive Director. Copies of all required forms and appraisals shall be maintained in the project file. In 2011, LMHA did not utilize the authority granted to it under this activity.

Proposed MTW Initiative – Increased Flat Rents at Scattered Sites

A. Status of the Proposed Activity

LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. The FY 2010 MTW Annual Plan included the initiative to increase the flat rents for its New Scattered Sites. LMHA offers its residents the option of a flat rent or income-based rent at all of the public housing properties it owns and manages. The current flat rent structure is the same for all of its public housing units regardless of their square footage, location, age or amenities. Many of the Authority's Scattered Sites, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement units, are highly desirable properties that could easily command an increased rent structure. The proposed rent ranges are still below market rate rents for comparable properties.

The flat rent changes were not implemented in 2010 or 2011 due to the national recession and high-unemployment in the Metro area. LMHA did not want to increase the potential for undue rent burden on households whose budgets have been stretched thin by the weak economy. Furthermore, LMHA has no plans to implement this initiative in 2012. LMHA recently received approval from HUD to calculate total tenant payments based on 30% of income, therefore LMHA will be eliminating flat rents.

Proposed MTW Initiative – Amount and Distribution of HCV Homeownership Assistance

A. Status of the Proposed Activity
This activity was proposed and implemented in the FY 2006 Plan. LMHA revised its HCV Administrative Plan to allow for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program. LMHA did not utilize this MTW authority in FY 2011 due to the funding situation of the Agency's Housing Choice Voucher program. LMHA has been over-leased and in an attrition position where it is trying to reduce the number of units under lease to reach the breakeven point, therefore this activity has been suspended.

Local, Non-traditional Uses of Funds Amendment:

Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing

A. Status of the Proposed Activity
This activity was proposed and implemented in FY 2010. LMHA agreed to sublease up to 30 public housing units to Catholic Charities as emergency temporary housing for victims of human trafficking. In many cases, victims either lack identification and other documentation or are unable to obtain it without great difficulty; therefore all verification requirements and age-related occupancy criteria are waived for the initial six-month occupancy period. Victims also receive preference for the public housing program at the expiration of the six-month period. In FY 2010, the initial grace period was extended from 6 to 9 months.

UPDATE: This activity has been temporarily suspended due to a determination from HUD that it requires the Uses of Funds Amendment of LMHA's MTW Standard Agreement with HUD, which authorizes the Agency to use federal funds for activities that fall outside of Sections 8 and 9 of the Housing Act of 1937. LMHA will use this authority to lease public housing units to non-profit organizations, who use the units as emergency temporary housing for low-income program participants. LMHA is working with HUD to define the terms of the Uses of Funds amendment to its MTW Standard Agreement that will grant the Agency authorization to use Public Housing funds to support housing for participants of the Catholic Charities Rescue and Restore program.

Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies

A. Status of the Proposed Activity
Activity has been suspended.

VI. Ongoing MTW Activities: HUD Approval Previously Granted

This section provides information detailing LMHA's ongoing MTW activities, including evaluation criteria and specific waivers to be used. LMHA is not using, or have plans to use, a consultant to conduct evaluations of ongoing MTW activities in FY 2011.

Occupancy at Elderly/Disabled High Rise Developments

LMHA has experienced decreasing occupancy rates at several of its elderly/disabled-only sites for many years. Through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at these sites.

Locally Defined Definition of Elderly

A. Date the Activity was Proposed, Approved and Implemented

This activity is to pilot the local definition of elderly at LMHA's elderly and disabled-only high rises was proposed in the Agency's FY 2008 MTW Annual Plan and approved by HUD and implemented FY 2008.

B. Actual Impact and Performance of the Activity

The activity is to pilot the following local definition of elderly: An elderly household is any household in which the head, spouse or sole member is 55 years of age or older; two or more persons at least 55 years of age who live together; or one or more persons at least 55 years of age who live with one or more live-in aides. LMHA experienced decreasing occupancy rates at the elderly and disabled-only high-rises; Dosker Manor, Avenue Plaza, St. Catherine Court, Lourdes Hall and Bishop Lane; for many years prior to adopting a local definition of elderly for these communities. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of 1-bedroom units available to these applicants. The elderly/disabled high-rises contain 1-bedroom and studio apartments.

Statistics from previous years are not available for comparison; therefore the FY 2009 figures have been used as the metric baselines in order to evaluate the performance of the activity during FY 2010.

Opening up these sites to non-disabled persons between ages 55 and 61 has increased the pool of available one-bedroom units for these applicants. At FYE June 30, 2009, 138 non-disabled ages 55-61 lived in the 5 high-rise developments and at FYE June 30, 2010, 140 families 55-61 lived in the developments. In the third year, fiscal year end June 30, 2011, of the activity, 148 families lived there. These families now constitute approximately 13% of the number of households living at each development.

The primary goal of this activity is to raise occupancy rates at our elderly-disabled high-rises, thereby improving cost efficiency. As anticipated LMHA is experiencing improved occupancy rates since the activity was implemented in 2007. The average occupancy rate at each development was 96.4% in 2010 versus 90.8% in 2007, up 6.4%. The average occupancy rate in 2011 was 94.6%. While this rate is lower than intended due to units being held open for residents being relocated from Iroquois Homes and Sheppard Square, it is higher than the baseline rate from 2007.

This local definition of elderly helps reduce costs and achieve greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families.

Locally Defined Definition of Elderly
Actual FY 2011

Cost Efficiency Metrics	FY 07 Baseline		FY 08 Actual	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Occupancy Rate (no. of occupied units)											
Dosker Manor – 688 units	90%		85%	87%	93%		92%	93%		94%	95%
Saint Catherine – 159 units	76%		89%	91%	98%		97%	97%		97%	97%
Avenue Plaza – 225 units	96%		89%	94%	93%		94%	91%		91%	94%
Lourdes Hall – 62 units	98%		97%	98%	100%		98%	96%		97%	98%
Bishop Lane – 89 units	94%		100%	99%	98%		98%	96%		97%	98%
Increase Housing Choices	**FY 07 Baseline**		**FY 08 Actual**	**FY 09 Actual**	**FY 10 Actual**		**FY 11 Bmk**	**FY 11 Actual**		**FY 12 Bmk**	**FY 13 Bmk**
No. of HH age 55 to 61 (% of occupied units)											
Dosker Manor	0		N/A	90	80		18%	93/637 15%		15%	15%
Saint Catherine	0		N/A	14	17		11%	19/154 12%		12%	13%
Avenue Plaza	0		N/A	19	23		11%	21/203 10%		10%	11%
Lourdes Hall	0		N/A	6	8		12%	4/59 7%		8%	9%
Bishop Lane	0		N/A	9	12		12%	11/85 13%		12%	13%
TOTAL	**0**		**N/A**	**138**	**140**		**13%**	148/1138 13%		13%	13%

C. Explanation of challenges/effectiveness and potential new strategies
The average occupancy rate in 2011 was 94.6% compared to 90.8% in 2007. While this rate is lower than intended due to units being held open for residents being relocated from Iroquois Homes and Sheppard Square, it is higher than the 2007 rate. Higher occupancy rates improve the Agency's operating revenues and maximize the cost effectiveness of Federal funding. The activity also increased the supply of units available to non-disabled families age 55-61 on the public housing waiting list who are eligible for one-bedroom apartments. As of FYE 2011, 148 of these families live at the targeted developments, evidence that the activity is increasing housing choice.

While the overall occupancy rate of the elderly/disabled sites has increased, LMHA continues to experience lower than normal occupancy at Avenue Plaza. In anticipation of the award of the Sheppard Square HOPE VI award, LMHA began holding units at Avenue Plaza open for Sheppard relocatees in 2009, the year LMHA submitted the initial application for a revitalization grant. Though the 2009 revitalization plan was not funded, LMHA was subsequently awarded a 2010 HOPE VI grant, therefore units are still being reserved for the families being displaced. In addition, occupancy issues at Avenue Plaza are due to the improvements being made to the building with funds from the Department of Energy's Weatherization Program. As windows and air conditioning units are replaced, families are temporarily housed in vacant units on site. Once Sheppard Square relocation and upgrades are complete, occupancy of the site should increase.

D. Revised Metrics and Benchmarks
No revisions to metrics and benchmarks.

E. Changes to Data Collection Methodology
No changes to the data collection methodology.

F. MTW Authorizations per Restated Agreement
The authorization was not changed: *Attachment C, Section B.3. Definition of Elderly Family – Section 3 (b)(3) and (G) of the 1937 Act and 24 C.F.R. 5.403.*

This waiver allows the Agency to define elderly as any person(s) age 55 and above. The new definition of elderly will to help LMHA achieve increased occupancy rates at elderly high rise developments and expand the number of one-bedroom units available to non-disabled near-elderly households.

Lease-Up Incentives for New Residents at Dosker Manor

A. Date the Activity was Proposed, Approved and Implemented
This activity is to give lease-up incentives to new residents at Dosker Manor. The activity was proposed in LMHA's FY 2010 MTW Annual Plan and approved by HUD and implemented in FY 2010.

B. Actual Impact and Performance of the Activity
Because of the abundance of elderly housing in the downtown Louisville area and the difficulty LMHA has marketing the aging units at Dosker Manor in this competitive market, lease up incentives are given to new residents at this site. The incentives include a waiver of the initial deposit and the first month's rent free. LMHA issued 219 incentives in FY 2010 at a total cost of $25,085 to the Authority. The average value of the first month's free rent was $115. The new leases generated $165,281 of rent revenue, therefore the Agency had a net gain of $140,196 in operating income for the fiscal year. As a result of this and other MTW initiatives designed to increase occupancy at Dosker Manor, occupancy rate at the development at FYE 2010 was 93%.

LMHA issued 166 incentives in FY 2011 at a cost of $24,236 to the Authority. The average value of the first month's free rent was $146. The new leases generated $125,281 of rent revenue, therefore the Agency had a net gain of $101,045 in operating income for the fiscal year. As a result of this and other MTW initiatives designed to increase occupancy at Dosker Manor, occupancy rate at the development at FYE 2011 was 93%.

These incentives have helped improve occupancy rates and rent revenues, thereby achieving greater cost effectiveness in Federal expenditures.

Lease-Up Incentives to New Residents
Actual FY 2011

Metric	FYE 09 Baseline	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Occupancy Rate	**87%**	**93%**		**92%**	**93%**		**94%**	**95%**
No. of incentives issued	**0**	**219**		**150**	**166**		**150**	**150**
Average cost per incentive	$0	$115		$120	$146		$120	$120
Revenue lost	N/A	$25,085		$18,000	$24,236		$18,000	$18,000
Revenue gained	**N/A**	$165,281		$113,200	$125,281		$113,200	$113,200
Net gain/loss of revenue	**N/A**	**$140,196**		**$95,200**	**$101,045**		**$95,200**	**$95,200**

C. Explanation of challenges/effectiveness and potential new strategies
Although occupancy rates at Dosker have increased, along with revenue, site management is experiencing more eviction. Many eviction cases can be traced to residents who moved in without paying the first month's rent or the security deposit.

D. Revised Metrics and Benchmarks
No revisions have been made to the metrics and benchmarks for the Lease-Up Incentive initiative.

E. Changes to Data Collection Methodology
LMHA has not changed the data collection methodology.

F. MTW Authorizations per Restated Agreement
Waiver is the same as proposed: *Attachment C, Section C.6 Incentives for Underutilized Developments, Section 3(a)(2) and 3(a)(3)(A) of the 1937 Act and 24 C.F.R. 960 subpart B.*

The waiver is necessary to implement a monetary incentive for applicants to lease units at Dosker Manor.

MTW Rent Policy

The MTW Demonstration also allows LMHA to rethink other policies – like the rent policy for Public Housing and the Housing Choice Voucher programs – to encourage families to work towards self-sufficiency. Alternate rent structures also ease the burden on residents and the Agency.

Standard Medical Deduction in the Public Housing and Housing Choice Voucher Programs

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

LMHA provides a standard medical deduction of $1600 without any verification information being submitted for families in the Public Housing and Section 8 programs whose head of household or spouse is elderly or disabled. LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. LMHA believes most families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

In FY 2010, the LMHA Section 8 Program saved $30,188 because 3,517 disabled and elderly families in the HCV program claimed the standard medical deduction. In addition, the Public Housing Program saved $4,446 because 518 families claimed the standard medical deduction, bringing the total reduction in FY 2010 costs to $34,633. This ongoing initiative achieved greater cost effectiveness in Federal expenditures in FY 2010.

In FY 2011, the LMHA Section 8 Program saved $28,703 because 3,262 disabled and elderly families in the HCV program claimed the standard medical deduction. In addition, the Public Housing Program saved $4,751 because 540 families claimed the standard medical deduction, bringing the total reduction in FY 2011 costs to $33,424. This ongoing initiative achieved greater cost effectiveness in Federal expenditures in FY 2011.

No hardship claims were made during fiscal year 2011.

Standard Medical Deduction Initiative
Actual FY 2011

Metric	FY 07* Baseline	FY08* Actual	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Time savings per recert using standard medical deduction	Medical expense verification takes 20 min./recert	N/A	20 Min.	20 Min.		20 Min.	20 Min.		20 Min.	20 Min.
No. families claiming deduction	**0**	**N/A**	**4152**	**4035**		**4075**	**3802**			
Public Housing	0	N/A	623	518		575	540		520	540
Housing Choice Voucher	0	N/A	3529	3517		3500	3262		3200	3200
Cost savings using deduction	**0**	**N/A**	**$34,462**	**$34,633**		**$35,648**	**$33,424**			
Number of families that made hardship claim										
Public Housing	N/A	N/A	N/A	0		N/A	0		N/A	N/A
Housing Choice Voucher	N/A	N/A	N/A	0		N/A	0		N/A	N/A
Metric – Supplementary Data	**FY 07* Baseline**	**FY08* Actual**	**FY 09 Actual**	**FY 10 Actual**		**FY 11 Bmk**	**FY 11 Actual**		**FY 12 Bmk**	**FY 13 Bmk**
No. of families w/ no medical claims										
Public Housing						N/A	116			
Housing Choice Voucher						N/A	647			
No. families w/ claims <$1600										
Public Housing						N/A	0			
Housing Choice Voucher						N/A	34			
No. families w/ claims >$1600										
Public Housing						N/A	7			
Housing Choice Voucher						N/A	50			

*Data for FY 2007 and FY 2008 is not available.
2009, Staff hourly rate of $25.25.
2010, Staff hourly rate of $25.75.
2011, Staff hourly rate of $26.40 (average of HCV and PH housing specialist).

C. Explanation of challenges/effectiveness and potential new strategies

The overall benchmark goal of saving over $34,000 in administrative costs was achieved. The savings in the Public Housing Program were slightly less than anticipated because the actual number of target households who were due for their biennial recertification was less than estimated.

D. Revised Metrics and Benchmarks

No revisions to metrics were made in 2010. Public Housing Program benchmarks were revised to reflect the projected number of eligible households served, who will be due for their biennial recertification in FY 2011.

E. Changes to Data Collection Methodology

The data collection methodology will remain the same.

F. MTW Authorizations per Restated Agreement
The authorization is as originally proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The waiver is necessary in order to increase the standard medical deduction to $1,600. By this means, staff time spent verifying medical expenses will be reduced and the Agency will achieve greater cost effectiveness in federal expenditures.

Alternate Year Reexamination Schedule: Biennial Re-examination and Mini-Recerts of Elderly and Disabled Families Age 55 to 61 in the HCV Program

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed by LMHA, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

The activity is a biennial income reexamination process for clients whose head of household or spouse is age 55+ and is elderly or disabled. During an “on” year clients appear for a full reexamination conducted by a Housing Specialist. In an off year, each household completes a “mini-recertification” packet containing two forms: a Request for Tenancy Approval and Request to Amend Lease/HAP contract. Clients simply complete and mail in the required forms, and an HCV staff performs the necessary rent calculation. HCV staffs continue to use income, deductions and family information from the client’s last full reexamination, and make adjustments for changes in other factors that could affect the rent portions paid by LMHA and the voucher holder, including changes in the utilities allowance and changes in rent requested by the property owner. Annual inspections continue as always.

A Housing Specialist spends approximately 60 minutes per household to conduct standard reexaminations in an “on” year, while each mini-recertification the Specialist conducts in an “off” year requires only 15 minutes, saving the Agency 45 minutes per reexamination. FY 2011 was an “on” year therefore all qualified families in the HCV program were subject to full recertification processing and no cost savings were achieved. However, since the initiative was implemented in 2008 the Agency saved a total of $45,200 with savings of $17,390 in FY 2008 and $27,810 in FY2010. Baseline FY 2007 data cannot be retrieved; however performance data for FY 2008 and FY2010 and cost savings in the 2012 fiscal year are presented in the table below.

The biennial reexamination and mid-term mini-recertification process for elderly and disabled families age 55+ achieves the MTW objective of greater cost effectiveness in Federal expenditures.

No hardship claims were filed in 2011.

Biennial Reexaminations and Mini-Recertifications
Actual FY 2011

Metric		FY 08 Baseline	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
No. of mini-recerts		919	On-Year	1440		On-Year	On-Year		1200	On Year
Length of time to conduct a mini-recert		15 min		15 min					15min	
Total time savings		689.25hrs	None	1080hrs		0	None		75%	None
Total cost savings		$17,397*	None	$27,810		0	None		75%	None

*Calculated using 2009 staff rate of $25.24/hr.
2010, Staff rate $25.75/hr.

C. Explanation of challenges/effectiveness and potential new strategies

FY2011 was an “on” year so there were no savings in the fiscal year because all program participants were re-certified by the standard full reexamination.

D. Revised Metrics and Benchmarks

No revisions to metrics or benchmarks.

E. Changes to Data Collection Methodology
No changes to data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to the necessary authorization: *Attachment C, Section D.1.c. Operational Policies and Procedures – Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.*

The authorization to waive parts of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516 is necessary for LMHA to modify the frequency of client reexaminations. Also, the waiver is needed to allow third party income verifications to be used for up to 24 months to perform rent recalculations.

Alternate Year Reexamination Schedule: Biennial Income Review and Recertification of Elderly Families and Disabled Families Age 55 to 61 for the Public Housing Program

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

LMHA conducts biennial income reviews and recertifications for elderly families and disabled families who are age 55-61 in the public housing program. Under this rent reform policy, families are required to appear every other year on the anniversary lease date for a full reexamination.

The two-year recertification procedure reduces costs and therefore achieves greater cost effectiveness in Federal expenditures. In 2009 LMHA occupancy staff saved 342.75 hours (approx. $8,534) by conducting biennial recertifications. The cost savings achieved in FY 2010 was $8,077, and in FY 2011 the Agency saved $14,370.

No hardship claims were filed in the fiscal year ending June 30, 2011.

Two-Year Recertifications for the Public Housing Program
Actual FY 2011

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Reduction in the no. of families due for recertification	Total of 894 due for annual recerts	457	424		480	628		520	520
Length of time to conduct a recert	45 Min.	45 Min.	45 Min.		45 Min.	45 Min.		45 Min.	45 Min.
Time savings	**0**	**342.75**	**318**		**360**	**471**		**390**	**390**
Cost savings	**0**	**$8,534**	**$8,077**		**$9,360**	**$14,370**		**$11,700**	**$11,700**
No. of hardship claims filed	**N/A**	**0**	**0**		**N/A**	**0**		**N/A**	**N/A**

2009, Average staff rate $24.90/hr.
2010, Average staff rate $25.40/hr.
2011, Average staff rate $30.51/Hr, including benefits.

C. Explanation of challenges/effectiveness and potential new strategies

The activity reduced the amount of time staff spent conducting recertifications and achieved greater effectiveness in Federal expenditures.

D. Revised Metrics and Benchmarks

Metrics and benchmarks were not revised in 2011.

E. Changes to Data Collection Methodology

Data collection methodology has not been changed.

F. MTW Authorizations per Restated Agreement
The activity does not warrant a different authorization than that which was proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process – Sections 3 (a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257.*

The waiver allows LMHA to restructure the initial, annual and interim review process in order to affect the frequency of the reviews and income verifications.

Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

The activity is a $7,500 earned income disregard targeted to elderly families in the Housing Choice Voucher Program whose only other source of income are Social Security entitlements. This activity assists elderly families whose only source of income are Social Security entitlements and who may be struggling in today's economy; at the same time it simplifies the rent calculation process for these households and reduces the time spent by LMHA Section 8 staff on those tasks. While the disregard currently affects a small number of elderly families in the HCV program, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. The earned income disregard helps reduce costs and achieves greater cost effectiveness in Federal expenditures.

The average time savings to conduct rent calculations using the disregard is about 5-15 minutes per family. In FY 2011, six families used the deduction therefore the Agency saved approximately $39.41 ($26.27 X 6)/4. This activity had a negligible impact on the statutory objective of reducing costs and increasing effective expenditure in Federal funds. The disregard allowed these families to retain $12,218 in earned income.

Baseline data from FY 2007 is not available. The benchmark for the number of families that use the earned income disregard 2009 was set at 18. The average time savings to conduct rent calculations using the disregard is about 15 minutes per family. In FY 2010, 13 families used the deduction therefore the Agency saved approximately $84.

Another goal of the activity is to incentivize head of households to go to work. The benchmark was for 18 families to retain $27,000. In FY 2009, 16 elderly families were granted an earned income disregard for income totaling $90,420 and enabled these families to retain $27,126 in income rather than paying this for additional rent. Although the benchmarks were not met for 2010, 13 elderly families were granted and earned income for disregard for income totaling $57,369 and which enabled them to retain $17,211 in income rather than paying additional rent. In 2011 only six families took advantage of the initiative but these families were able to apply the disregard to a total of $40,727 in earned income thereby retaining a total of $12,218 in earned income.

No hardship claims were filed with LMHA in FY 2011.

C. Explanation of challenges/effectiveness and potential new strategies

The cost savings of the activity were negligible. However, the disregard does simplify the rent calculation process for LMHA staff and benefit our clients who do not have to provide verification of income under $7500. Equally important, the disregard allows these families to enjoy a better standard of living from earned income rather than using it to pay additional rent. Furthermore, 64 of the 779 elderly families participating in the Housing Choice Voucher Program have 80+ minor children in their households. The earned income disregard is incentive for the head of the households to be actively employed in their community and encourage them a good role model for the children. In this way the activity helps it helps to interrupt the cycle of poverty and increase housing options for additional low-income families. Four of the six families using the disregard in FY2011 had minor children in the household.

Earned Income Disregard for Elderly Families in HCV Program
FY 2011

Metric - Self-Sufficiency	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
No. of eligible families	800 Est.	N/A	900	770		770	779		770	770
No. of families that used deduction	**0**	**N/A**	**16**	**13**		**15**	**6**		**10**	**10**
No. of families that did not use deduction	0	N/A	884	757		757	773		760	760
No. of families earning more than $7500	N/A	N/A	0	3		4	4		6	6
Total earned income	N/A	N/A	$90.420	$57,369		$60,000	$40,727		50,000	50,000
Total retained family income	**$0**	**N/A**	**$27,126**	**$17,211**		**$18,000**	**$12,218**		**$15,000**	**$15,000**
Metrics - Cost Efficiency										
No. of rent calculations w/ elderly working families who used the disregard	N/A	N/A	16	13		15	6		10	10
Total time saved*	N/A	N/A	4 hr	3.1 Hr.		3.75 Hr.	1.5Hr.		2.5Hr.	2.5 Hr.
Staff hourly rate	N/A	N/A	$25.54	$25.75		$26.27	$26.27		$26.27	$26.27
Total Cost Savings	**N/A**	**N/A**	**$102.16**	**$83.69**		**$107.81**	**$39.41**		**$65.68**	**$65.68**
No. of families that requested hardship review	**N/A**	**N/A**	**N/A**	**0**		**0**	**0**		**0**	**0**

*Income verification takes 15 minutes.

D. Revised Metrics and Benchmarks

As noted, the benchmarks were not met in 2010 or 2011, but the activity is not one that lends itself to goals and reaching specific benchmarks. Consequently, benchmarks for previous years were revised to increase time to ¼ hour per case (increase in five minutes per case) and benchmarks for future years modified to more actually reflect results of past two years.

E. Changes to Data Collection Methodology

There was no change to the data collection methodology.

F. MTW Authorizations per Restated Agreement

The authorization did not change: *Attachment C, Section D.2.a.Rent Policies and Term Limits - Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.*

The waiver is necessary in order to implement the earned income disregard for elderly families to test this approach to providing and administering housing assistance that reduces costs and achieves greater cost effectiveness in federal expenditures.

Occupancy Criteria and Rent Changes for New Scattered Sites

Many of LMHA's Scattered Sites, in particular the newly acquired or constructed off-site HOPE VI Clarksdale Replacement Scattered Site units, are highly desirable properties. The amenities and existing low rent structure may in some instances discourage residents from moving out of the unit towards self-sufficiency. LMHA is piloting term limits, work requirements and mandatory case management for residents at these sites and evaluating the potential of the initiatives to incite residents to move up and out of the Public Housing program.

Term Limits, Employment/Educational Work Requirements and Mandatory Case Management

A. Date the Activity was Proposed, Approved and Implemented

Term limits and employment and educational work requirements at LMHA's New Scattered Sites single-family homes were proposed in the Agency's FY 2007 MTW Annual Plan, approved by HUD, and implemented during FY 2007. The 2010 MTW Annual Plan also included an initiative to revise occupancy criteria for New Single-Family Scattered Site Public Housing units to include mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households are exempted from these criteria.

B. Actual Impact and Performance of the Activity

The activity is a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created beginning with the Clarksdale HOPE VI Revitalization off-site public housing replacement program. In addition, heads of household must be employed and work at least 20 hours per week to be eligible for these units. This is a decrease, from the original work requirement of 30 hours, granted by LMHA due to the weakened national economy and increased unemployment in the Metro area. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and persons with disabilities are exempt from the employment or school requirement and the time limitations.

This ongoing MTW initiative uses public housing as an incentive to families with children whose heads of household are either working or participating in educational programs that assist in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families.

Residents who reside in the new stand alone homes must demonstrate progress toward transitioning to a tax credit rental unit, a market rate rental unit, or homeownership. Residents' progress toward their goals is monitored and tracked by Case Managers throughout the five-year period. If an individual does not succeed in transitioning within the five-year frame and is not able to demonstrate advancement toward their goals, but is otherwise lease-compliant, they will be transferred to another appropriately sized public housing unit in LMHA's inventory. If residents are showing significant progress and are meeting the conditions of the program, an extension may be granted. An extension can be up to 2 years.

At FYE 2010, LMHA staff re-evaluated the goals of this initiative, and then selected new metrics and set benchmarks for FY 2011 and 2012. Baselines are FY 2010 data. Data from the earliest years since the initiative was implemented, 2007 and 2008, is not available for comparison.

LMHA is meeting its goals for this activity. In 2011 versus the baseline year, more term-limited households were employed and participating in case management or enrolled in the Family Self-Sufficiency program. 80% of families were employed and 83% of families were taking advantage of case management. Additionally, 23 families were enrolled in FSS, of which 8 graduated during the fiscal year. Also, nine families achieved at least one major goal (defined as graduation from Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program) and two families exited the public housing program, either to market-rate rental or S8 homeownership.

Term-Limits, Work/Education Requirements and Mandatory Case Management Services Actual FY 2011

Metric – Self-sufficiency	FY 10 Baseline	FY 11 Bmk	FY 11 Actual	FY 12 Bmk
Total term-limited public housing units	100		95/100 occupied	
Total households in term-limited units enrolled in case management	100	100%	83.2%	100%
Employment status of non disabled or non elderly households	61	65%	63/78 families 80.1% of total	70%
No. of HOHs who completed a major program* during the year	7	15%	4 families 4.2% of total	20%
No. of households that move to market rate rental or S8 Homeownership	0	5%	2 families 2.1% of total	10%
No. of households that move to other public housing			3 families	
General case management services	9	15%	52 families 54.7% of total	25%
No. HOHs who completed at least 1 goal within the fiscal year	43	55%	9 families 9.5% of total	60%
Not taking advantage of case management	50	<5%	16 families 16.8% of total	<5%
Total households in term-limited units enrolled in FSS			4 families	
FSS graduates	7	10%	8 families 8.4% of total	10%
FSS participants	27	30%	23 families 24.2% of total	35%
Terminated from FSS	7	<5%	9 families 9.5% of total	<5%
Average length of time non-disabled, non-elderly residents reside at term-limited units			55.25 months	
Average length of time non-disabled, non-elderly residents reside at "other" scattered sites			6.1 years	

*Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program.

C. Explanation of challenges/effectiveness and potential new strategies

Despite the downturn in the economy, LMHA anticipates that case management will give support to heads of household who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient.

D. Revised Metrics and Benchmarks

Goals were re-evaluated and new benchmarks were selected for FY 2011 and 2012. The baselines are FY 2010 data.

E. Changes to Data Collection Methodology
The length of residency will also be tracked by household and compared to the length of time households have historically resided at LMHA's Scattered Sites. Tracking will also be done on the number of residents that move out of these units into market rate rental or into homeownership opportunities. Progress will be determined by higher rent revenues, shorter lengths of residency and by moving residents into non-subsidized rental housing or homeownership. Participation in Case Management and Completion of goals will all be tracked in the case management tracking system (Tracking At-A-Glance).

F. MTW Authorizations per Restated Agreement
Waiver has not changed: *Attachment C, Section C.10 Special Admissions and Occupancy Policies for Certain Public Housing Communities, Section 3, 6, 7, 16, and 31 of the 1937 Act and 24 C.F.R.945 subpart C, 960 Subparts B, D, E and G, and Section C.11. Rent Policies and Term Limits, Section 3(a)(2), 3(a)(3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603,5.611, 5.628, 5.630, 5.6322, 5.634 and 960.255 and 966 Subpart A.*

Affordable Housing Development

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Housing Authority of Louisville in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. LMHA has implemented several MTW initiatives designed to expedite public housing development and acquisition in order to achieve this goal.

Simplification of the Public Housing Development Submittal

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed by the Agency, approved by HUD, and implemented during FY 2009.

B. Actual Impact and Performance of the Activity

The activity is a simplified proposal for each acquired or developed public housing property and biannual submittal of a six month report that summarizes the Agency's acquisition and development activities to the Regional HUD Field Office. The summary includes the address, number of units at each location, unit size by bedroom and deed for each property along with the required HUD forms and calculation of TDC. Environmental testing, appraisals and advertising for the public review of environmental reports are done for each separate property.

As demonstrated by the 2010 and 2011 performance of the activity, simplified procedures substantially reduced the cost to prepare documents to acquire new public housing units and decreased the length of time to close on a unit which makes the Authority a more competitive homebuyer in tight housing markets typical of non-impacted areas.

The standard public housing development process costs the Agency an average of approximately 25 hours in staff time. Including time spent conducting negotiations with the seller, total staff time to prepare a proposal could range from 11.25 to 34.5 hours depending on the number of units being purchased at the site. However, in 2010 staff spent an average of 12 hours on each proposal by using the simplified procedures therefore the activity saved LMHA approximately $714.13 on each submittal ($646.86 compared against an average cost of $1,361). This savings on each proposal amounted to a total savings of $19,990. In 2011, staff spent an average of 7.5 hours on each proposal by using the the activity saved LMHA approximately $14,820.

In addition, the activity has expedited our efforts to acquire and develop Iroquois demolition replacement housing. As anticipated, LMHA closed on 11 properties (30 units) in 2010. In 2011, LMHA closed on 24 units, which is less than anticipated. A detailed explanation of this can be found in Section I. General Operations. Many of the replacement units are located in mixed-income income communities of non-minority concentration at scattered sites in areas of Metro that are close to jobs, schools and other amenities that assist and incentivize residents to become self-sufficient.

Another benefit of the activity is a decrease in the length of time from the initial offer by LMHA to the closing. Prior to implementing the simplified process it could take anywhere from 8 to 10 weeks for LMHA to close on a property while waiting on HUD approvals, board approvals, environmental assessments, and appraisals to be completed. This length of time made sellers wary of signing a purchase agreement with LMHA. Now LMHA can purchase a home within 4 to 6 weeks, making the Agency more competitive with prequalified homebuyers and private entities.

Simplification of the Public Housing Development Process
Actual FY 2011

Metrics - Cost Efficiency	**FY 08 Baseline**	**FY 09 Actual**	**FY 10 Actual**		**FY 11 Bmk**	**FY 11 Actual**		**FY 12 Bmk**	**FY 13 Bmk**
Avg. no. of hours spent preparing a proposal	25	12	12		12.5	7.5		7.5	7.5
No. of submittals	9	68	30		50	24		50	50
No. of hours preparing biannual summaries	0	8	8		8	8		8	8
Cost savings to prepare applications per new protocol	**0**	**$47,689**	**$19,990**		**50%**	**$14,820**		**Approx. 50%**	**Approx. 50%**
Metrics - Increase Housing Choice									
Length of time to close on a property	8-10 weeks	4-6 weeks	4-6 weeks		6 weeks	4-6 weeks		6 weeks	
No. of units purchased in non-impacted census tracts	N/A	N/A	80% (24)		60%	XX		60%	

2009, staff hourly rate is $54.44.
2011, staff hourly rate is $55.30.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved or exceeded, however the number of units actually acquired was less than anticipated. A detailed explanation of this can be found in Section I. General Operations.

D. Revised Metrics and Benchmarks

No metrics or future benchmarks were revised.

E. Changes to Data Collection Methodology

The data collection methodology for this activity remained the same in FY 2011.

F. MTW Authorizations per Restated Agreement

No change to authorization: *Attachment C, Section C.7. Simplification of the Development Process for Public Housing – Sections 4,5,9,23,32 and 35 of the 1937 Act and 24 C.F.R. 941.*

The authorization is needed to change HUD's public housing acquisition and development procedures and to modify the contents of the development proposals.

Expanded Homeownership Opportunities

The Agency continues to focus on expanding homeownership opportunities for low-income families in the Public Housing and Housing Choice Voucher programs. LMHA has implemented three Moving to Work policy changes to its HCV Homeownership Program.

Flexibility in Third Party Verifications for HCV Homeownership

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

Applicants for the Section 8 Homeownership program can now provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions.

LMHA also has made Section 8 HO program changes that allow more flexibility in the income verification process. Federal regulations state that income verification is only valid for 4 months. This makes sense for the rental portion of the Section 8 program, but not for the homeownership portion as potential buyers sometimes need up to a year to finalize their purchase (though LMHA has found that the majority of buyers purchase within 8 months.) Therefore, using our flexibility as a MTW Agency, LMHA has changed its policy to allow income verification data to be used for up to an 8 month period instead of 4.

These changes achieve greater cost effectiveness in Federal expenditures and increase housing choices for lower income families. This ongoing initiative allows LMHA staff to speed up the processing time between the Section 8 HO application and briefing appointments, which ultimately gets families into their new homes quicker. Staff time on the verification process is also reduced.

In FY 2011, briefings were conducted within 30 days of the initial application date in five of the 13 cases where additional time was not necessitated by the participants' delay in providing required information. The activity achieved the goal of reducing the length of the approval process. Prior to implementing the activity, the elapsed time between the initial application date and scheduled briefing was approximately 30 days. LMHA staff estimate that the new policy reduced the length of the approval process by five days for the five cases processed where there were no delays caused by the client or the employer.

Further, only seven of the homebuyer closings occurred within 120 days of the income verification dates and these met the regulatory timeframe for verification of income. The other six cases exceeded the regulatory requirement and would have required re-verification if not for the authority provided under this initiative. The time saved by this flexibility is six appointments @ one hour each = six hours. The money saved is six hours times $30= $180.

The facts clearly indicate a time savings and a cost savings for LMHA. As an added bonus for the homebuyers there was a time savings as well. Not having to take a half day off of work (and sometimes a full day if required by employers) was likely important to the working clients (38%). For the remaining sixty-two percent of the homebuyers who are elderly, disabled or handicapped it is a real convenience not to have to come in for an appointment, especially considering their fixed incomes are not likely to change from the first to the second term.

HCV Homeownership Program - Flexibility in Third-Party Verifications
Actual FY 2011

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Bmk	FY 11 Actual	FY 12 Bmk	FY 13 Bmk
No. apps in process during the FY	21	23	12	5	13	5	5
No. apps that would have required re-verification	12	18	10	2	6	2	2
Time Spent on third-party verification	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0Hrs.	0 Hrs.	0 Hrs.
Time Savings	**6 Hrs.**	**9Hrs.**	**5 Hrs.**	**1 Hr.**	**6 Hrs.**	**1 Hr.**	**1 Hr.**
Cost spent on third-party verifications	$0	$0	$0	$0	$0	$0	$0
Cost savings	**$178.68**	**$268.00**	**$151**	**$30**	**$180**	**$30**	**$30**
Avg. no. of days to process application	**30**	**25**	**25**	**25**	**25**	**25**	**25**

C. Explanation of challenges/effectiveness and potential new strategies
The changes to income verification policies for Section 8 Homeownership program participants helped LMHA to reduce the cost to administer housing assistance to homebuyers and get these families into their homes quicker.

The activity saved 6 hours ($180) of staff time that would have been spent on income re-verifications for participants in the S8 Homeownership Program. Also, the activity reduced the length of time between the initial application and client briefing appointments by an estimated 5 days (25 days versus 30 days).

D. Revised Metrics and Benchmarks
The metrics and benchmarks have not been revised.

E. Changes to Data Collection Methodology
The data collection methodology has not been revised.

F. MTW Authorizations per Restated Agreement
LMHA found no reason to change the authorization: *Attachment C, Section D.8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625.*

The waiver is necessary to allow homebuyers to provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions. Also, LMHA used MTW flexibility to change its policy to allow income verification data to be used for up to an 8 month period instead of 4 in order to achieve an increase in effective expenditure of funds.

Exception Payment Standards for HCV Homeownership Program

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2009 MTW Annual Plan, approved by HUD, and implemented during FY 2009.

B. Actual Impact and Performance of the Activity
The activity is to adjust payment standards for Housing Choice Voucher Homeownership program to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts.

The Louisville Metro Housing Authority operates a very successful Housing Choice Voucher Homeownership Program. From the start of our program to the end of 2007 LMHA had closed with buyers on a total of 113 units, yet that year was also the first year since program inception that LMHA did not have an increase in new homeowners from the previous year. A substantial factor has been the tightening of the overall mortgage market but a factor that LMHA has some control over is the setting of payment standards.

Exception payments help low-income families find and purchase decent and affordable housing in dispersed locations throughout the Metro area. A Payment Standard increase to 120% promotes residential choice and helps families enrolled in the Housing Choice Voucher Program move closer to areas of job growth, while simultaneously deconcentrating poverty. Families often have trouble finding housing for sale under the program within the terms of the voucher. This activity increases housing choices outside of impoverished areas for enrolled participants.

This activity increases housing choices for Housing Choice Voucher Homeownership program participants. Exception payment is needed to enable families to find housing outside of areas of high poverty and because buyers have trouble finding housing for sale under the program within the terms of the voucher.

The exception payment increase in buying power for a 2-bedroom homebuyer was $8,321 and the average increase in buying power for a 3-bedroom homebuyer was $19,788. Two (2) Section 8 Homeownership program participants used the increased housing assistance to buy in exception rent payment areas bringing the overall number of homeowners living in areas of low-poverty to 14 up from 6 in 2008. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2011 LMHA homebuyers live in 24 of the 26 Metro Council Districts.

LMHA estimated that an increase in payment standard to 120% would allow a 2-bedroom qualified potential homebuyer to increase buying power by approximately $10,200. For those who are 3 and 4-bedroom qualified, the increase would be approximately $15,200. As indicated above, one 2-bedroom homebuyer purchased using the increased buying power of $8,321 which is less than $2,000 below the benchmark. This difference is due to the fact that the homebuyer only needed $42 of the $68 in additional Exception Housing Assistance Payment in order to close the deal. As indicated above, one 3-bedroom homebuyer purchased using the increased buying power of $19,788 which is more than $4,500 above the benchmark. This is largely due to the overall market decrease in interest rate as compared to the rate used in calculating the benchmark. Market interest rates vary. In setting the future benchmarks LMHA used the current MRB rate at Kentucky Housing Corporation (state housing finance agency).

With this MTW initiative LMHA is interested in promoting residential choice outside of high poverty areas. LMHA sought to increase in the number of closings in the Homeownership Exception Payment census tracts. As of March 2008 only 6 of the 118 homebuyers (5%) had bought in exception payment areas. As of July 2011 14 of 174 homebuyers (8%) had bought in exception payment areas.

Our political structure is divided into 26 Metro Council Districts. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2011 LMHA homebuyers live in 24 of the 26 Metro Council Districts. The 2 final districts are entirely contained within the identified exception payment census tracts so this on-going MTW activity will help LMHA achieve the goal of at least one HCV homeowner in every metro council district.

Homeownership Exception Payment Standard
Actual FY 2011

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Increase in buying power									
2-BR qualified	$10,560.00	$10,516.00	$12.489		$10,200.00	$8,321		$13,281	$13,281
3-BR, 4-BR qualified	$12,324.00	$14,597.00	$NA		$15,200.00	$19,788		$18,403	$18,403
No. of closings in exception payment districts	**6**	**5**	**1**		**2**	**2**		**2**	**2**
2-BR qualified	2	3	1		1	1		1	1
3-BR, 4-BR qualified	4	2	0		1	1		1	1
No. of units in exception payment areas	**6**	**11**	**12**		**15**	**14**		**16**	**18**
No. of council districts with homebuyers	**21 of 26**	**22 of 26**	**23 of 26**		**24 of 26**	**24 of 26**		**25 of 26**	**26 of 26**

Note: The FY 2008 Baselines were calculated using the applicable 2002-2008 payment standards (which varied over this time period) for the 6 exception payment homebuyers.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmark for both 2-bedroom and 3-bedroom homebuyers was achieved. Staff will continue to emphasize the benefits of exception payment opportunities. Two (2) homebuyers bought in the Exception Payment census tracts. This activity increases housing choices because these homeowners would not have been able to purchase a home in these areas without using the exception payment standards.

D. Revised Metrics and Benchmarks

No revisions were made to activity metrics and benchmarks.

E. Changes to Data Collection Methodology

No changes were made to the data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to authorization: *Attachment C, Section D.8.a. and D.8.b Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.*

In order to achieve an increase in buying power LMHA adjusts payment standards for Housing Choice Voucher Homeownership to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts. This authorization is necessary for achieving the benchmark because the increase in buying power helps program participants purchase homes in exception payment districts.

Local Leased Housing Program

For the many other families for whom homeownership isn't a viable option, LMHA will look at its leased housing program to see what policy and program changes might strengthen communities and make them better places to live. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

Special Referral MTW HCV Programs

MTW allows LMHA to maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs.

MTW Special Referral voucher programs are intended to address those families' needs and provide the voucher as incentive for families to move toward economic self-sufficiency. LMHA has established special referral programs with two housing and support services providers at three facilities. Families with specific needs often face multiple barriers to achieving their self-sufficiency goals. LMHA's special referral MTW Housing Choice Voucher programs are a strong incentive for participants to enroll and complete the program as the current waitlist for HCV vouchers includes over 15,700 applicants. It also increases housing choice for low-income families interested in these programs.

Residents can be referred through the program staff to LMHA directly for voucher assistance provided the resident meets Housing Choice Voucher eligibility requirements. While voucher recipients are initially required to reside on site and meet the program requirements, their voucher resumes full portability after they successfully graduate from the program. As a participant moves from the site, LMHA issues a voucher to the next eligible applicant.

Center for Women and Families at The Villager

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed by LMHA, approved by HUD, and implemented during FY 2005.

B. Actual Impact and Performance of the Activity

LMHA allocates up to 17 Housing Choice Vouchers to a special referral program with Center for Women and Families for their long term transitional housing on their downtown campus. While voucher recipients are initially required to reside on campus, and meet the Center for Women and Families program requirements, their vouchers resume full portability after they successfully graduate from the program. As a participant moves from the Center for Women's campus, LMHA issues a voucher to the next eligible applicant.

This ongoing activity will provide the voucher as incentive to heads of household who are participating in programs at the Center for Women and Families to become economically self-sufficient. The activity also increases housing choices for low-income families interested in the Center for Women's and Families programs, which focus on the elimination of domestic violence, sexual violence and economic hardship.

Baseline data from 2004 and voucher utilization rates from 2005-2008 cannot be retrieved. There is no benchmark goal for this activity other than 100% utilization of the 17 vouchers. In FY 2010, 17 of the 17 vouchers were administered during the year. Also, 6 portable HCVs were issued to program graduates. One family that exited the program was able to secure unsubsidized housing. In FY 2011, 11 of the vouchers were administered during the year. Also 4 portable HCVs were issued to program graduates.

The project goal is to serve seven single adults and ten families (with up to 15 children) at any given point in time. Clients have up to three years to complete the program at which time they may receive a portable voucher. During the 2010-2011 operating year, Center for Women and Families served 4 singles and 7 families with 10 children. All of these participants had been residents in CWF's emergency domestic violence shelter. Their income and income sources are summarized in the table following.

Also during the 2010-11 operating year, 1 single and 4 families with 5 children exited the program. Of those, The Center for Women and Families recommended 4 to receive a portable voucher. One client was exited from the program for noncompliance. The income levels of the participants that left the program are presented in the table following. Three left the program with employment income, one with SSI, and one with SSDI. Four clients were receiving food stamps. Among the 4 clients that completed the program and received a portable voucher, one did so in just under a year, and 2 did so in less than two years and 1 in 3 years. Length of participation for all of the clients that exited is summarized in the table below.

All children were able to be transported to their home schools, while in the program and before they moved off of CWF property. The Villager was vacated in order to complete a reconstruction project. Consequently, residents of the facility were processed to move to individually owned homes and apartments during the time that the reconstruction is underway. Residents moved from CWF property at the end of the school year and so school was not disrupted for any of these children

C. Explanation of challenges/effectiveness and potential new strategies

The benchmark for this activity is 100% voucher utilization. The benchmark of administering 17 vouchers by FYE 2011 was not achieved as the result of the reconstruction of the facility. No new clients were added during the construction phase of the Villager.

Center for Women and Families at the Villager
Supplemental Information on Program Participants
Actual FY 2011

Metrics	**FY 09 Actual**	**FY 10 Actual**	**FY 11 Actual**
No. of participants			
No. on the first day of the FY	7	15	11
No. entering during the FY	7	4	0
No. who left during the FY	6	8	5
No. in the program at FYE	8	11	6
No. of graduates	3	7	5
No. of graduates who leave the program	3	7	5

No. of graduates* who complete the program in:	**3**	**8***	**4***
1-2 mos.	-	-	-
3-6 mos.	-	-	-
7-12 mos.	-	1	1
13-24 mos.	1	3	3
25-36 mos.	2	4	1

*one participant exited for noncompliance

Monthly income level at entry			
No income	2	2	0
$1-150	-	-	1
$151 – 250	-	1	1
$251 – 500	3	3	1
$501 – 1,000	6	6	4
$1,001 – 1,500	1	3	4

Income type at entry			
Supplemental Security Income (SSI)	3	0	2
Temporary Aid to Needy Families (TANF)	2	1	1
Employment Income	5	3	6
Food Stamps	8	2	8
No financial resources	2	0	0
Unemployment			1

Income level at graduation/exit			
No income	2	2	0
$1-150	-	-	0
$151 – 250	-	-	0
$251 – 500	1	1	0
$501 – 1,000	4	3	4
$1,001 – 1,500	1	2	1

Income type at graduation			
Supplemental Security Income (SSI)	2	3	1
Social Security Disability Income (SSDI)	-	1	1
Temporary Aid to Needy Families (TANF)	1	1	0
Employment Income	3	3	3
Food Stamps	8	5	4
No financial resources	2	2	0
No. of children that remain at the same school	**22**	**20**	**5**

Center for Women and Families at the Villager
Voucher Utilization
Actual FY 2011

Metrics	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
No. of vouchers administered at FYE	7	17		17	6		22	22
Voucher utilization at FYE	41%	100%		100%	0		100%	100%
No. of vouchers transferred to other locations	3	6		3	0		3	3
No. of graduates who enter the S8 HO program	0	0		1	0		1	1
No. of graduates who leave the S8 Program	0	0		1	1		1	1

D. Revised Metrics and Benchmarks

No revisions to metrics or benchmarks.

E. Changes to Data Collection Methodology

No changes to data collection methodology.

F. MTW Authorizations per Restated Agreement

No change to MTW authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with the Center for Women and Families. The special referral HCV program gives CWF participants direct access to LMHA voucher assistance.

Family Scholar House at the Louisville Scholar House Campus & the Downtown Scholar House Campus

A. Date the Activity was Proposed, Approved and Implemented

The Special Referral program with Family Scholar House at their Louisville Scholar House campus was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008. The second Special Referral program with Family Scholar House, for the Downtown Scholar House (DSH) location, was proposed and approved by HUD in 2010, and the first vouchers were issued to DSH participants in 2011.

B. Actual Impact and Performance of the Activity

The activity is to allocate up to 56 Housing Choice Vouchers to a special referral program with Family Scholar House (FSH) at their Louisville Scholar House (LSH) campus. In addition, LMHA allocates up to 54 vouchers to FSH participants at the Downtown Scholar House location. While voucher recipients will initially be required to reside at Louisville Scholar House and meet all FSH program requirements (single parent, attending school) their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from LSH, LMHA will issue a voucher to the next eligible applicant.

Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 11,000 applicants. It also increases housing choices for low-income families interested in the Family Scholar House program.

There is no pre-implementation baseline data for this activity. Prior to FY 2008, no vouchers were allocated for Louisville Scholar House participants.

In FY 2011, 51 vouchers were administered to Louisville Scholar House program participants, 24 of which were issued during the fiscal year. LMHA is encouraged that 11 program participants graduated in 2011 and seven (7) of those graduates left the program. Coincidentally, these numbers are the same as the numbers for FY2010. These results indicate that allocating vouchers to the Scholar House program is an effective way to incentivize low-income families to achieve self-sufficiency. Of the seven that exited the program:

- 1 became employed in the healthcare industry
- 1 became employed at JCTC in the ChangeMaker position
- 3 are seeking a higher post-secondary degree
- 1 is a hairdresser while actively seeking employment
- 1 is actively seeking employment in her field of study and at report time waiting to hear from the state

In FY 2011, 43 vouchers were issued to participants at the Downtown Scholar House program which opened in January 2011. Another eleven units at this facility are public housing units.

Another benefit/impact of Louisville Scholar House is that it allows children of participants to have stable school environments while their parents are enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty. This year a total of 167 children in families at Scholar House (both Louisville Scholar House and Downtown Scholar House) remained in the same school while residing at the development. The only children who changed schools, did so in transition from Pre-school to kindergarten during the fiscal year.

Family Scholar House at Louisville Scholar House and Downtown Scholar House
Supplementary Information – Program Participants
Actual FY 2011

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH
No. of participants				
No. on the first day of the FY	-	56	51	43
No. entering during the FY	-	15	24	43
No. who left during the FY*	-	-	25	0
No. in the program at FYE	-	51	48	43
No. of graduates	0	11	11	-
No. of graduates who leave the program*	-	7	7	-

*Number of families who left during the year includes the number of graduates who left.

No. of graduates who complete the program in:				
1-2 mos.	-	-	-	-
3-6 mos.	-	-	-	-
7-12 mos.	-	1	-	-
13-24 mos.	-	10	3	-
25-36 mos.	-	-	8	-

Monthly income level at entry				
No income	2	5	-	2
$1-150	-	3	4	4
$151 – 250	-	3	18	18
$251 – 500	3	14	13	15
$501 – 1,000	6	11	11	7
$1,001 – 1,500	1	15	5	8

Income type at entry				
Supplemental Security Income (SSI)	3	1	2	6
Temporary Aid to Needy Families (TANF)	2	5	18	17
Employment Income	5	6	4	11
Food Stamps	8	0	-	-
No financial resources	2	3	-	-

Income level at graduation/exit				
No income	-	-	-	-
$1-150	-	-	-	-
$151 – 250	-	-	-	-
$251 – 500	-	10	3	-
$501 – 1,000	-	2	2	-
$1,001 – 1,500	-	5	2	-

Income type at graduation				
Supplemental Security Income (SSI)	-	-	1	-
Temporary Aid to Needy Families (TANF)	-	15	1	-
Employment Income	-	15	1	-
Food Stamps	-	14	1	-
No financial resources	-	-	-	-
No. of children that remain at the same school	74	104	81	85

Family Scholar House at Louisville Scholar House
Voucher Utilization
Actual FY 2011

Metrics	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
No. of vouchers issued in FY	3	15		20	24		10	10
No. of vouchers administered in FY	53	51		50	51		56	56
Voucher utilization at FYE	95%	91%		90%	91%		100%	100%
No. of vouchers transferred to other locations	-	1		N/A	1		N/A	N/A
No. of graduates who enter the S8 HO program	-	0		N/A	0		N/A	N/A
No. of graduates who leave the S8 Program	-	7		N/A	7		N/A	N/A

Family Scholar House at Downtown Scholar House
Voucher Utilization
Actual FY 2011

Metrics	FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
No. of vouchers issued in FY	43	43		5	5
No. of vouchers administered in FY	43	43		43	43
Voucher utilization at FYE	100%	100%		100%	100%
No. of vouchers transferred to other locations	N/A	0		N/A	N/A
No. of graduates who enter the S8 HO program	N/A	0		N/A	N/A
No. of graduates who leave the S8 Program	N/A	0		N/A	N/A

C. Explanation of challenges/effectiveness and potential new strategies
Voucher utilization is high which indicates that low-income families who enroll at Scholar House have increased housing choices. The characteristics of program participants in 2011 indicate the activity gives incentive to families to become self-sufficient. Eleven (11) total program participants graduated this year and, after graduation, 7 left the program. The program is on track to graduate approximately 25 participants in FY 2012.

D. Revised Metrics and Benchmarks
Benchmarks and metrics will remain as proposed in the FY 2008 Annual Plan.

E. Changes to Data Collection Methodology
Data collection methodology will also remain the same.

F. MTW Authorizations per Restated Agreement
LMHA found no reason to change the authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with Louisville Scholar House. The special referral HCV program gives preference for voucher assistance to families based on their participation in the Family Scholar House program at the Louisville Scholar House campus.

Modified Inspections Protocol and Streamlined Eligibility Procedures: Center for Women and Families at the Villager

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2009 MTW Annual Plan, approved by HUD, and implemented during FY 2009.

B. Actual Impact and Performance of the Activity

LMHA allocates up to 17 vouchers for families residing at CFW's long term transitional facility located on their downtown campus. Transitional housing is available for people leaving CFW's shelter who are not yet able to relocate independently, and need a safe place to escape the threat of violence and/or economic hardship. By moving families into long term transitional housing as quickly as possible LMHA can help stabilize these households and maximize the number of families that can be served at CFW's shelter.

To expedite applicant processing, LMHA trained a CFW-hired caseworker to properly determine eligibility for voucher assistance and to provide supportive services to applicants and residents on-site. Eligible applicants are moved to the long-term housing facility as soon as a unit is available, then the applicant packet is sent to LMHA for additional processing, and payments begin for that participant. Initial occupancy inspections units are waived upon move-in and all inspections are conducted once per year concurrently at the site. The activity will achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income families interested in the Center for Women and Families programs.

UPDATE-The activity was suspended in FY2011 because the Villager was vacated in order to complete a reconstruction project. Consequently, residents of the facility were processed to move to individually owned homes and apartments during the time that the reconstruction is underway. It is anticipated that program participants will be able to return to the new facility in September 2011. The activity will resume in FY2012.

Center for Women and Families at the Villager - Special Program Eligibility
Actual FY 2011

Metric	FY 09 Baseline**	FY 10 Actual	FY 11 Bmk	FY 11 Actual	FY 12 Bmk	FY 13 Bmk
Days transitioning applicants	228	N/A	50	N/A	50	50
No. of days units vacant at turnover	23	N/A	7	N/A	7	7
Hrs processing applicants	1	N/A	.25	N/A	.25	.25
No. of applicants	7	N/A	N/A	N/A	22	7
Time savings	**In 2009, staff spent 7 hours processing applicants**	**N/A**	**N/A**	**N/A**	**16.5**	**5.25**
Cost savings	**In 2009, staff spent $207.48 to process applicants**	**N/A**	**N/A**	**N/A**	**$433.45**	**$137.92**
Time per inspection	45 Min.	N/A	10 Min.	N/A Min.	10 Min.	10 Min.
No. of inspections	17	N/A	17	0	22	22
Time savings	**2009 inspections took 12.75 Hrs.**	**N/A**	**2.8 Hrs.**	**0 Hrs.**	**3.7 Hrs. 9.1 Hrs**	**3.7hrs. 9.1 Hrs**
Cost savings	**2009 inspections cost $382.50***	**N/A**	**$297**	**$0**	**$111 $271.50**	**$111 $271.50**

*In 2009, the hourly rate of a Housing Specialist was $29.63 including benefits; hourly rate of an Inspector is $30.00.
**As of the current time no applicants had been processed by the specially trained caseworker at CWF so there was no cost or time savings for this activity. The size of the facility will be increased to 22 after reconstruction.

F. Explanation of challenges/effectiveness and potential new strategies

LMHA cannot report on this initiative in detail as there has not been enough activity in fiscal year 2011 to provide any meaningful data.

D. Revised Metrics and Benchmarks

LMHA anticipates this activity will reduce the number of days units are vacant at turnover to 7 (versus the baseline of 23) and reduce the amount of time transitioning applicants to under 70 days (versus the baseline of 228 days). Also, the activity will save the Agency 9.1hours ($271) on unit inspections each year. The size of the facility will be increased to 22 units after reconstruction.

E. Changes to Data Collection Methodology

Data collection methodology has not changed.

F. MTW Authorizations per Restated Agreement

No change to the authorization: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

This authorization is necessary to waive inspections of the units upon move-in and implement the modified inspection procedure. The new procedure is to conduct all inspections once per year concurrently at the site. The status of the new inspection protocol will continue to be reported in the MTW Activities Section.

Modified Inspections Protocol and Streamlined Eligibility Procedures: YMCA SRO (Single Room Occupancy)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

LMHA currently has a Housing Assistance Payment (HAP) Contract for a 41-unit SRO program with the YMCA of Louisville. The program has operated since 1989 and had been losing revenue due to occupancy issues in recent years. To address this problem, LMHA trained a YMCA-hired caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are housed immediately, and the applicant packet is sent to LMHA for additional processing, and payments begin for that participant. Also residents do not have to appear at LMHA for a full reexamination. The YMCA caseworker conducts the reexamination and the recertification packet is sent to the Agency for additional processing. In addition, initial occupancy inspections of individual SRO units are waived upon move-in and all inspections are held once per year concurrently at the site.

This ongoing activity reduces cost and achieves greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families interested in the YMCA's programs and housing facility.

The activity increased the occupancy level of the YMCA SRO's to 100% at the end of 2009 and 98% at the end of FY2010. The facility operated at full capacity in FY2011. In addition, on-site eligibility determinations by a YMCA hired caseworker and expedited applicant processing saved LMHA a significant amount of time and money.

One goal of the activity is to increase voucher utilization at the facility. The occupancy level of the program prior to implementing this activity was 61% (25 out of 41 units). As of June 30, 2009 the occupancy was 100% (41 out of 41 units) and 98% (40 of 41) at June 30, 2010 and full occupancy has been maintained throughout FY2011. Another goal of the activity is to reduce the amount of time spent conducting re-certifications and inspecting units at the site. The baseline for staff time spent interviewing and processing an applicant is 1 hour. The amount of time required to conduct final processing of an applicant packet is 15 minutes. In FY 2011, LMHA saved $1,341 because of the new procedures which call for YMCA staff to determine applicant eligibility and conduct the initial application processing on site, and then send the application packets to LMHA for final processing. LMHA staff processed 58 final application and recertification packets this year.

Before implementing the activity, individual inspections took approximately 45 minutes per unit including 30 minutes time to travel to the site periodically throughout the year (30.75 hours). When all 41 inspections are done once per year concurrently at the site, a single unit inspection is 10 minutes long, a savings of 35 minutes per inspection (23.9 hours). Consequently, with an inspection salary of $30/hr the savings amount to $717.

Based on the preceding information, the activity helped LMHA achieve a total estimated cost savings of $2058 for this fiscal year, including a $1341 cost savings in the amount of staff time spent on re-certifications and $720 in annual inspections. LMHA achieved greater efficiency of Federal expenditures by using the on-site eligibility and streamlined application process, waiving move-in inspections, and conducting inspections of units once each year concurrently at the site.

Program Eligibility and Inspections- YMCA Single Room Occupancy
Actual FY 2011

Metric	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual		FY 11 Bmk	FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Occupancy level of SROs	25/41 units 62%	N/A	41 units 100%	40 units 98%		100%	41 units 100%		100%	100%
No. of applicants or packets processed	N/A	N/A	62	55		N/A	58		55	55
Staff time saved processing applicants	1hr. to process applicant	N/A	.75 hr	.75 hr		.75 hr	.75 Hr.		.75 Hr.	.75 Hr.
Cost savings	**N/A**	**N/A**	**$1,378.62**	**$1,247**		**$1,300**	**$1,341**		**$1,300**	**$1,300**
Time savings/unit to conduct inspections concurrently	45 Min. to inspect unit	N/A	35 Min.	35 Min.		35 Min.	35 Min.		35 Min.	35 Min.
No. of inspections	41	N/A	41	41		41	41		41	41
Total time savings to conduct inspections concurrently	0	N/A	24 Hr.	24 Hr.		24 Hr.	24 Hr.		24 Hr.	24 Hr.
Total cost savings	**0**	**N/A**	**$717**	**$717**		**$717**	**$717**		**$720**	**$720**

2009, Housing Specialist rate $29.64/Hr.; Inspector rate $30.00/Hr.
2010, Housing Specialist rate $30.23/Hr.; Inspector rate $30.00/Hr.
2011, Housing Specialist rate $30.83/Hr., Inspector rate of $30.00/Hr.

C. Explanation of challenges/effectiveness and potential new strategies
The YMCA was able to maintain full occupancy (100%) throughout the fiscal year so clearly the procedure is effective and is working extremely well. The activity helped LMHA achieve an estimated cost savings of $2058 for this fiscal year, including a $1341cost savings in the amount of staff time spent on recertifications and $717 in annual inspections.

D. Revised Metrics and Benchmarks
LMHA did not revise the metrics and benchmarks for this activity.

E. Changes to Data Collection Methodology
LMHA did not make changes to the activity data collection method.

F. MTW Authorizations per Restated Agreement
The authorization is the same: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The authorization is needed to establish new inspection procedures for the SRO units and to design and implement streamlined procedures for determining eligibility and processing applicants so that families can be immediately housed at the site.

Amend HCV Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2011 MTW Annual Plan, approved by HUD, and implemented during FY 2011.

B. Actual Impact and Performance of the Activity
LMHA will amend its Housing Choice Voucher Program admissions policies to allow for the deduction of verified ongoing child-care expenses from a working household's gross income when determining income eligibility. In order to qualify for the adjustment, the family must include a head of household and/or spouse with a demonstrated work history for a period of 12 months or longer.

The proposed activity increases housing choice for working families with children who may be struggling to make ends meet. In addition, Section 8 assistance gives incentive to families on the upper edge of eligibility to continue working and will help stabilize their household budgets. Also the admission of working families to the HCV program will reduce housing assistance costs and achieve greater cost effectiveness in federal expenditures.

In 2011, one family was admitted through this activity to the Family Scholar House HCV program.

Deduction of Child-Care Expenses in Determination of Eligibility
Actual FY 2011

Metric	FY 10 Baseline		FY 11 Actual		FY 12 Bmk	FY 13 Bmk
Number of families admitted	0		1		15	15

C. Explanation of challenges/effectiveness and potential new strategies
Given that LMHA monthly program costs substantially did exceed our funding, this initiative will have no impact until we reach the point that we are able to again move applicants from the waiting list to the program.

D. Revised Metrics and Benchmarks
LMHA did not revise the metrics and benchmarks for this activity.

E. Changes to Data Collection Methodology
LMHA did not make changes to the activity data collection method.

F. MTW Authorizations per Restated Agreement
The authorization is the same: *Attachment C, Section D.3.a. Eligibility of Participants – Sections 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.201.*

The authorization is needed to waive 24 CFR 982.201(b)(3) which states that the annual income (gross income) of a participant family is used to determine income eligibility for admission to the Housing Choice Voucher program. The waiver allows LMHA to deduct verified ongoing child care expenses from the gross income for a family with a parent or parents with a demonstrated work history for a period of 12 months or longer and use the "adjusted gross" income to determine eligibility for the program and achieve the goal of increasing housing choice for working families with children.

VII. Sources and Uses of Funds

The Sources and Uses of Funds and other pertinent financial information are contained in this section of the annual MTW report. The financial report contains all required elements as described in Attachment B of the MTW agreement.

First is a description of LMHA's proposed and ongoing activities that require MTW Single Fund Flexibility. Next, is a streamlined presentation of the agency's fiscal year in a sources and uses format. Included with that presentation is a "Variance Analysis" that attempts to explain and discuss some of the more significant variances between "actual" and "budget" that occurred during fiscal year ending June 30, 2011. Following that are individual, AMP by AMP operating statements as required under HUD's asset management model.

The fiscal year 2011 audit is expected to be presented to LMHA's Board of Commissioners by December, 2011. The audited financial statements for fiscal year ending June 30, 2010 are included as an Appendix to this report.

Use of MTW Funding Fungibility

MTW's funding fungibility allows LMHA to utilize available resources outside the general guidelines that apply to traditional PHAs. During the fiscal year ending June 30, 2011, LMHA used this authority for the following projects:

- Resident services projects utilized $46,000 for a resident scholarship program.

Proposed Initiative - Homeownership Management Staff (HMS) Position - $40,000 to $60,000
H.M.S. implementation utilizing LMHA internal staff has been successful; depending on the task, two Construction Managers complete the tasks either as a team or individually; therefore, the program does not necessitate use of fungibility to make a hire at this time. Homeowners have provided positive feedback about their experience with the H.M.S. staff; especially regarding the benefits of the new consultation service LMHA has added to the program. Matters needing consultation have included: how to deal with major plumbing, structural, and electrical issues; caulk & grout bathroom fixtures and surfaces; repair dry wall, doors and yard fencing; building a sunroom to a home, and; how to address termite infestation and animal intrusions. Further, as anticipated, the H.M.S. has streamlined communication between LMHA and homeowners by eliminating the involvement of City Inspectors and multiple Housing Authority staff. LMHA staff agree that the services have been implemented successfully and within the capacity of internal staff.

Proposed Initiative - Multicultural Family Assistance Program - $40,000 to $60,000
The proposed LMHA initiative is to implement a program that will be coordinated by individuals able to translate and communicate topics and issues related to property management, lease enforcement, relocation and supportive services to the immigrant families. LMHA is in the process of identifying the country of origin and language of the Somali and African families residing at LMHA's developments. It is important that the person(s) hired is well versed in the ways of African cultures and language. LMHA has developed a job description and is working closely with Catholic Charities, the Kentucky Refugee Ministries and other grassroots community organizations that routinely assist the target families to select a program coordinator who will serve as both a liaison and teacher in order to enhance the daily living and quality of life for our families.

LMHA had planned to have the person on board by June 30, 2010, but learned from the 2009 Sheppard Square HOPE VI resident assessment conducted in September 2010 that the coordinator must be able to address the needs as well maintain the respect of multiple, diverse African groups, including Somali. For this reason the hiring process had been slow. Plans are to have the staff person hired by September 15, 2011.

LMHA has scheduled interviews for the new Multicultural Program Assistant and the final applicants are both LMHA residents. Staff had to ensure that the person hired had the skills and abilities to interact and address the needs of the more than 300 immigrant families residing in LMHA properties. It has been determined that the majority of the immigrant families are Somali-Bantu.

The Multicultural Program Assistant (MPA) will coordinate the delivery of services and programs to the immigrant residents; assist LMHA with resident and staff orientations; provide translation and interpretation services for the agency and residents, and assist with any other property management and occupancy concerns. The MPA will also be instrumental in the dissemination of information to the large Somali-Bantu population at Sheppard Square throughout the HOPE VI Revitalization process.

Ongoing MTW Initiative - Weatherization and Energy Efficiency Pilot with HCV Homeownership Properties - $50,000

In 2010, the initiative offered participants in LMHA's HCV Homeownership program up to $2,000 in weatherization and energy efficiency upgrades to their home. Twenty five houses of homeowners were funded through this pilot using LMHA's Section 8 DHAP. A lottery system was used to select participants because more than 25 homeowners applied for the pilot. In 2011, LMHA did not contribute funds to any activities related to this initiative.

Youthbuild Louisville, a local non-profit, completed property upgrades. Youthbuild Louisville was paid directly by LMHA for property improvements that included:

- Sealing air leaks and insulating attics;
- Performing blower door testing before and after weatherization to measure the decrease in air infiltration. Blower door testing will also provide guidance for targeting air leakage sites in the home;
- Sealing attic bypasses prior to blowing insulation; and
- Air-sealing measures including:
  - Repairing doors and windows that don't close properly;
  - Replacing broken window glass;
  - Caulking around doors, windows, plumbing chases and other air leakage sites.

It has been estimated that these relatively inexpensive upgrades can lead to an average 23% reduction in measured rate of air infiltration.

Youthbuild Louisville also conducted in-home consultations with homeowners selected for the pilot to identify opportunities for improvements in home energy management. Examples include:

- Measuring temperature of hot water;
- Inspecting and replacing furnace filters;
- Inspecting furnace supply and return vents (often return vents are covered; being mistaken for non-functional supply vents);
- Reviewing use of appliances; and
- Selecting fixtures for installation of energy-saving light bulbs (CFLs).

In addition, Youthbuild Louisville contracted with a state licensed Heating, Ventilating, Air Conditioning (HVAC) expert to inspect and service the homeowners HVAC system. Homeowners learned about the money-saving benefits of routine HVAC maintenance and given a year supply of furnace filters at no cost.

Dramatically rising utility costs continue to impact affordable homeownership opportunities in Louisville. At a micro level, the types of modest energy related improvements proposed in this initiative should increase housing affordability by reducing homeowner's utility bills and helping stabilize their household budgets. Keeping current with utility costs also reduces a homeowner's risk of falling behind on other household expenses and/or the possibility of having utilities cut off or going into foreclosure. At a macro level, the initiative should help stabilize homeownership and reduce the foreclosure rate within the City, while helping the Authority and the City achieve their demand side management goals of reducing kilowatt consumption.

Asset Management and Fee for Service Model

LMHA has fully implemented HUD's asset management requirements. A fee for service approach is utilized, and sites are billed only for the services rendered and for time spent at the site.

Analysis of Budget vs. Actual Costs

Public Housing Program

The Public Housing Program produced a deficit of $3,601,000 for fiscal year ending June 30, 2011, compared to a break even budget. Although there were several areas that were over or under budget, the largest part of this deficit occurred because LMHA unexpectedly lost a lawsuit and had a judgment of $2,846,000 rendered against it. LMHA is aggressively pursuing remedies to have the award overturned or reduced, but it was still necessary to record the liability on LMHA's books at June 30, 2011.

An additional cost overrun occurred on the Public Housing Program in the Utility Expense area. Utilities were $329,000 over budget. This occurred because natural gas and electricity rates increased 9.6% and 12% respectively. The summer of 2010 produced record hot, dry weather, and December of 2010 was the 8th coldest in the last 100 years in the Louisville area. Both of these events served to increase consumption demands.

Finally, LMHA suspended the monthly transfers from the Capital Fund Program to the Public Housing Program in March, 2011. This was done while awaiting guidance from HUD on the possible "offset" of operating reserves against operating subsidy eligibility. It served to reduce available revenue in the Public Housing Program for FYE 6/30/11.

Any other variances of significance are explained in more detail in the "Variance Analysis" attached to the Sources and Uses statement.

Central Office Cost Center

The Central Office Cost Center (COCC) operated at a $23,000 deficit for fiscal year ending June 30, 2011, compared to a budgeted surplus of $1,662,000. This variance spanned several areas in the budget.

Administration Expense exceeded budget by $677,000. The largest contributor to this overrun was administrative salaries, which was over budget by $273,000. In the past couple years, some of the COCC salary expense had been absorbed by the Stimulus Grant (ARRA). With the conclusion of the Stimulus Grant during FYE 6/30/11, the COCC was forced to pick up a larger burden of salary expense. Additionally, the COCC took a $261,000 charge for compensated absences expense. This charge occurs when employees become eligible for retirement benefits, and certain leave times that have accumulated over the years are now subject to payment upon retirement. Recording this liability is required under GAAP accounting principles. Finally, legal expense was $86,000 over budget due to costs associated with an ongoing lawsuit in which LMHA is involved.

General Expense exceeded budget by $684,000. This is attributable to a $277,000 bad debt write-off due from The Community Builders (a mixed-finance developer). The write-off was the result of a HUD mediated settlement between LMHA and TCB. Also, fringe benefits expense exceeded budget. This occurred due to 1) increased salary expense (detailed in Administration Expense above), 2) rising health insurance costs, and 3) a $208,000 charge to set up a liability for eligible retirees' future health insurance cost. This is the first time this liability has been recorded. It was done at the request of LMHA's financial auditors. Other variances of any significance are explained in more detail in the "Variance Analysis" attached to the Sources and Uses statement.

Capital Fund Program

The Capital Fund program broke even for FYE 6/30/11. However, there were more capital funds drawn down from HUD and expended during the fiscal year than anticipated in the budget. The amount of funds drawn down exceeded budget by approx. $533,000. This was primarily due to ongoing legal costs for the Liberty Green HOPE VI project. The legal costs are related to the homeownership component of the HOPE VI project. The poor housing market and economy has delayed the completion of the homeownership function. Additionally, planning costs for LMHA's new HOPEVI project for Sheppard Square were incurred. Other variances in the Capital Budget are more fully explained in the detailed "Variance Analysis" that immediately follows the Sources and Uses statement.

Section 8 Voucher Program

The Section 8 Voucher Program operated at an $110,000 surplus for the year compared to a budgeted deficit of $4,170,000. The bulk of this variance occurred in the Rental Assistance Payments area.

The Section 8 Program has been operating at a deficit for several years. Staff has now successfully implemented several changes that have significantly reduced HAP payments. They include revising tenants' utility allowances, modifying existing policy relative to tenants' eligibility for units with a certain number of bedrooms, limiting rent increases to landlords, and adjusting payment standards. Consequently, HAP payments were $3,713,000 under budget for the year.

Additionally, LMHA received $418,000 in unexpected subsidy from HUD. These funds were dispersed on a pro-rated basis to PHAs nationwide.

Other variances in the Section 8 program are more fully explained in the variance analysis that follows the Sources and Uses statement.

State & Local Programs

There were no receipts or expenditures for the State & Local category.

On a consolidated basis, LMHA finished fiscal year ending 6/30/11 with a $3,514,000 deficit. The primary source of the deficit occurred in the Public Housing Program.

Louisville Metro Housing Authority
Sources and Uses FYE 6/30/11 (1,000s)

F:\MTW FY 2011 Report\Section VII Sources and Uses\[Sources & Uses with Variance Analysis - MTW Report.xls]Sources & Uses

	Public Housing AMPs			Central Office Cost Center (COCC)			Capital Budget			Section 8 Voucher Pgm			State & Local Pgms		LMHA Consolidated	
Sources of Funding	**'10-'11 Planned**	**'10-'11 Actual**		**'10-'11 Planned**	**'10-'11 Actual**		**'10-'11 Planned**	**'10-'11 Actual**		**'10-'11 Planned**	**'10-'11 Actual**		**'10-'11 Planned**	**'10-'11 Actual**	**'10-'11 Planned**	**'10-'11 Actual**
Federal Subsidy	$18,711	$18,861	a				$11,630	$12,163	k	$68,968	$69,437	o			$99,309	$100,461
Dwelling Rental	5,882	5,824			18										5,882	5,842
Excess Utilities	133	187													133	187
Non-dwelling Rental	117	93													117	93
Fee Income				10,520	10,730	g									10,520	10,730
Interest Income	46	38		22	35					20	16				88	89
Other Income	295	302		43	64						36				338	402
Transfers from Other Funds	4,372	4,819	b												4,372	4,819
Total Sources	**$29,556**	**$30,124**		**$10,585**	**$10,847**		**$11,630**	**$12,163**		**$68,988**	**$69,489**		**$0**	**$0**	**$120,759**	**$122,623**
Uses of Funding																
Administration	$2,395	$2,446		$4,177	$4,854	h		$858	l	$3,110	$3,315	p			$9,682	$11,473
Fee Expense	$2,859	$2,786					$1,019	$1,056		$2,137	$2,094				$6,015	$5,936
Resident Services	423	347		38	129		67	427	m	722	441	q			1,250	1,344
Utilities	6,535	6,864	c	6	101										6,541	6,965
Maintenance	10,910	10,625	d	2,237	2,744	i	250	247		3	3				13,400	13,619
Protective Services	1,105	1,012		3	4					7	12				1,115	1,028
General	3,300	6,357	e	2,354	3,038	j				753	801				6,407	10,196
Extraordinary Maint/Capital Exp							7,865	7,956							7,865	7,956
Rental Assistance Payments	85	88								66,426	62,713	r			66,511	62,801
Transfers to Other Funds	1,944	3,200	f	108			2,429	1,619	n						4,481	4,819
Total Uses	**$29,556**	**$33,725**		**$8,923**	**$10,870**		**$11,630**	**$12,163**		**$73,158**	**$69,379**		**$0**	**$0**	**$123,267**	**$126,137**
Surplus (Deficit)	**$0**	**($3,601)**		**$1,662**	**($23)**		**$0**	**$0**		**($4,170)**	**$110**		**$0**	**$0**	**($2,508)**	**($3,514)**

F:\MTW FY 2011 Report\Section VII Sources and Uses\[Sources & Uses with Variance Analysis - MTW Report.xls]Sources & Uses

Variance Analysis:

(all numbers in $1,000s)

a. Federal Subsidy ($150 over budget) - 2010 operating subsidy was funded at 103% of eligibility (6 months of 2010 operating subsidy is included in FYE 6/30/11 numbers). Calendar year 2011 actual operating subsidy is still undetermined.

b. Transfers from Other Funds ($447 over budget) - this line item actually includes $1,944 budgeted for AMP to AMP transfers. The AMP to AMP transfer amount was exceeded by $1,256 due to a judgment rendered against LMHA relative to a lawsuit. It became necessary to move funds between AMPs when the lawsuit liability was recorded for each respective AMP involved. Additionally, transfers from the Capital Fund Program to the AMPs were $810 under budget. Transfers from the CFP program were suspended in March, 2011, until such time that HUD's proposed 2012 "offset" against PHA operating reserves became clear.

c. Utility Expense ($329 over budget) - the utility budget is based on historical spending. Rates for electricity and natural gas have increased 9.6% and 12% respectively. Also, December 2010 average temperature was the 8th coldest in Louisville in the past 100 years. The summer of 2010 had record hot temperatures. This led to an increase in consumption.

d. Maintenance Expense ($285 under budget) - maintenance labor was $193 under budget due to vacancy credits and a reduction in overtime costs. Maintenance contracts were $86 under budget.

e. General Expense ($3,057 over budget) - LMHA is self-insured. A $2,846,000 lawsuit judgment was placed against LMHA in June 2011. Since insurance costs are part of the General Expense category, this caused General Expense to exceed budget significantly [also see "b" above]. LMHA is appealing the award, but the liability must still be recorded on LMHA's books. Additionally, health insurance costs have exceeded budget.

f. Transfers to Other Funds ($1,256 over budget) - all of the transfer amount is actually an AMP to AMP transfer. The AMP to AMP transfer exceeded budget due to a $2,846,000 lawsuit judgment rendered against LMHA. This unanticipated judgment had to be recorded as a liability for the AMPs involved. It was necessary to move funds among AMPs to absorb this liability [also see "e" and "b" above].

g. Fee Income ($210 over budget) - Central Maintenance fee for service charges to the sites were greater than anticipated.

h. Administrative Expense ($677 over budget) - Administrative Salaries were $273 over budget. This occurred because the stimulus grant previously absorbed a sizable portion of COCC salaries. However, the stimulus grant ended during FYE 6/30/11. The COCC must incur all salary expense from this point forward. Additionally, a significant liability of $261 for compensated absences was recorded. Legal expenses and consultant fees were both over budget $86 and $70 respectively.

i. Maintenance Expense ($507 over budget) - primarily maintenance labor expense. Some is due to filling vacant positions. The balance is due to overtime costs, temporary summer help, and additional maintenance costs related to the record high temperatures in the summer of 2010 and record low temperatures in December 2010.

j. General Expense ($684 over budget) - LMHA wrote off $277 to bad debt expense as a result of a HUD mediated settlement with The Community Builders (a mixed-finance developer). Insurance expense was over budget by $79 due to settlement of some workers' compensation and auto claims. Finally, fringe benefit costs exceeded budget. This occurred due to higher labor costs [see "h" and "i" above] and higher than anticipated health insurance costs. The health insurance costs included the recording of a $208 liability for retirees' future health costs as required by LMHA's financial auditors.

k. Federal Subsidy ($533 over budget) - LMHA drew down more Capital Fund Program dollars than budgeted to pay for the expenses described in "l through n" below.

l. Administration Expense ($858 over budget) - Planning costs for the newly awarded Sheppard Square HOPE VI project were incurred. Additional legal costs for the Liberty Green HOPE VI project are still being incurred. This relates to the homeownership component and property acquisitions. They are behind schedule because of the poor housing market and the economy in general.

m. Resident Services ($360 over budget) - higher than anticipated relocation costs for the piping project at Beecher Terrace and the demolition project at Iroquois Homes.

Variance Analysis:

(all numbers in $1,000s)

n. Transfers to Other Funds ($810 under budget) - transfers from the CFP program to the Public Housing Program were suspended in March, 2011, until such time that HUD's proposed 2012 "offset" against PHA operating reserves became clear.

o. Federal Subsidy ($469 over budget) - LMHA received an unexpected distribution of subsidy for $418 in December, 2010. These were funds HUD had available nationwide and was pro-rated to all PHAs.

p. Administration Expense ($205 over budget) - the Section 8 Program shares leased office space with part of the local police department. Due to some environmental problems in the police department's area, the police staff were forced to vacate the building while the problems were corrected. This resulted in the Section 8 Program having to absorb a larger portion of the operating costs until the police return. Their return will occur in the subsequent fiscal year.

q. Resident Services Expense ($281 under budget) - LMHA cancelled a contract with Louisville Metro that provided case management and family self-sufficiency services to LMHA's clients. LMHA added case workers to its payroll. This change resulted in overall cost savings, most of which is reflected in the Section 8 Voucher Program.

r. Rental Assistance Payments ($3,713 under budget) - the Section 8 Program has been operating at a deficit for several years. LMHA has successfully reduced HAP costs by 1) revising tenants' utility allowances, 2) modifying existing policies relative to tenants' eligibility for units with a certain number of bedrooms, 3) limiting rent increases to landlords, and 4) adjusting payment standards. Also, please note that the HAP budget is developed approx. six months ***prior*** to the start of LMHA's fiscal year. It can be difficult to estimate the effect and timing of changes that are implemented to reduce costs. However, LMHA was able to move the Section 8 Program out of a deficit situation to a small surplus for the first time in several years.

VIII. Administrative

A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;

The former Housing Authority of Louisville was rated a high performer under PHMAP for FY 1998 and LMHA retains this score throughout the Moving to Work demonstration.

B. Agency Directed Evaluations of Moving To Work Program

The Louisville Metro Housing Authority did not conduct an evaluation of the Authority's Moving To Work Demonstration Program during fiscal year 2011.

C. Performance and Evaluation Reports

The Performance and Evaluation Report for Capital Fund activities is included as an attachment in Appendix B.

D. Certification that the Agency has met the three statutory requirements

In order to demonstrate the statutory objective of "assuring that at least 75% of the families assisted by the Agency are very low-income families" is being achieved, LMHA provides the following:

TABLE VIII-D.1 Initial Incomes of Families Assisted by LMHA
FY 2009- FY 2018

Admitted Households	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Families with incomes below 50% of AMI	1805	796	682							
Total number of families	1916	835	709							
Percentage of families with incomes below 50% of AMI	94.21%	95%	97%							

TABLE VIII-D.2 Baseline for the Number of Eligible Low-Income Families to be Served
FY 1999

	No. of families served in FY 1999	Non-MTW adjustments to the number of families served (2)	Baseline no. of families to be served
No. of public housing families served	4254	176*	4430
No. of tenant-based S8 families served	705	6569*	7274
Total no. of families served	4959	6745*	11704

*The Housing Authority of Louisville (HAL) and the former Housing Authority of Jefferson County (HAJC) merged in 2003 to become the Louisville Metro Housing Authority. The public housing units and housing choice vouchers administered by HAJC were absorbed by HAL. LMHA amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving To Work vouchers.

In order to demonstrate that the statutory objective of "continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined" is being achieved, the Agency will provide information in the following formats:

TABLE VIII-D.3 Number of Low-Income Families Served
FY 1999 vs. FY 2011

Baseline no. of families to be served (total no. of families) (3)	11,704
Total number of families served this Fiscal Year 2011 (4)	14,295
Numerical Difference (5)	2,591
Percentage Difference	**22.12%**

(2) "Non-MTW adjustments to the number of families served" are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments" include but are not limited to, influences of the economy and of the housing market. If the Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.
(3) This number will be the same number in the chart above, at the cross-section of "total number of families served" and "baseline number of families served."
(4) The methodology used to obtain this figure will be the same methodology used to determine the "Number of families served when Agency entered MTW" in the table immediately above.
(5) The "Numerical Difference" is considered "MTW adjustments to the number of families served." This number will reflect adjustments to the number of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.

In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) is served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the Agency will provide information in the following formats:

TABLE VIII-D.4 Baseline for the Mix of Family Sizes to Be Served
FY 1999

Family Size	Occupied PH units FY 1999	Utilized S8 vouchers FY 1999	Non-MTW adjustments (6)	Baseline Number	Baseline Percentages
1 person	N/A	N/A	N/A	N/A	N/A
2 people	N/A	N/A	N/A	N/A	N/A
3 people	N/A	N/A	N/A	N/A	N/A
4 people	N/A	N/A	N/A	N/A	N/A
5 people	N/A	N/A	N/A	N/A	N/A
6+ people	N/A	N/A	N/A	N/A	N/A
Total	N/A	N/A	N/A	N/A	100%

TABLE VIII-D.5 Mix of Family Sizes Served
Actual FY 2011 [FINAL]

Family Size	1 person	2 people	3 people	4 people	5 people	6+ people	Total
Baseline percentages of family sizes to be maintained (7)	N/A	N/A	N/A	N/A	N/A	N/A	100%
No. of families served by family size FY 2010	5,338	2,573	2,663	1,827	991	877	14,269
Percentages of families served by family size FY 2011 (9)	37.41%	18.03%	18.66%	12.80%	6.95%	6.15%	100%
Percentage Difference	N/A	N/A	N/A	N/A	N/A	N/A	N/A

(6) "Non-MTW adjustments to the number of families served" are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments" include but are not limited to, influences of the economy and of the housing market. If the

Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.
(7) These numbers in this row will be the same numbers in the chart above listed under the column “Baseline percentages of family sizes to be maintained.”
(8) The methodology used to obtain these figures will be the same methodology used to determine the “Occupied number of Public Housing units by family size when Agency entered MTW” and “Utilized number of Section 8 vouchers by family size when Agency entered MTW” in the table immediately above.
(9) The “Percentages of family served by family size this fiscal year” will reflect adjustments to the mix of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.