

LOUISVILLE METRO HOUSING AUTHORITY

**MOVING TO WORK
DEMONSTRATION PROGRAM**

FY 2012 ANNUAL REPORT

~~September 30, 2012~~
Revised February 15, 2013



Louisville Metro Housing Authority

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**Louisville Metro Housing Authority
FY 2012 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 3,400 units in three family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. At the time this report was compiled, LMHA was providing housing assistance to over 12,600 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.

MTW Objectives

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.

Locally Defined LMHA MTW Goals

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.

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 fiscal year 2011-2012:

- A local definition of elderly as persons aged 55 and over;
- A modified re-examination process for elderly families and disabled families that are 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 the Public Housing development process;
- A standard medical deduction for all elderly and disabled 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 that have 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 mandate 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 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;
- 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;
- A Special Referral Housing Choice Voucher program with Family Scholar House (FSH) at the Stoddard Johnston Scholar House.
- Amendment of the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility;
- Authority to allocate MTW Housing Choice Vouchers to special referral programs with service-enriched housing providers without prior HUD approval;
- A local preference to provide voucher assistance to persons referred by Wellspring with developmental disabilities who wish to live independently at its Youngland facility;
- A local preference to provide voucher assistance to persons referred by Day Spring, a program that offers adults with intellectual disabilities support services in a residential setting;
- A Special Referral Housing Choice Voucher program with the 100,000 Homes Initiative; and

- Elimination of the mandatory Earned Income Disallowance (EID) in TTP calculation of HCV clients.

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

- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;
- Acquisition of property for public housing without prior HUD approval;
- Development of locally defined guidelines for the development, maintenance and modernization of public housing development;
- Separate payment standards for the HCV Homeownership program;
- Elimination of the mandatory Earned Income Disallowance (EID) in TTP calculation of Public Housing clients; and
- A public housing rent policy to set rent payments at 30% of adjusted annual income.

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

Finally, activities that have been completed, eliminated or temporarily suspended from LMHA's MTW Program by FYE 2012 include:

- Increasing flat rents at New Scattered Sites;
- An energy efficiency and weatherization pilot for homebuyers in the Housing Choice Voucher Homeownership Program;
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking; and
- Limiting the concentration of HCV assisted units in complexes of one hundred or more units to 25%;
- A CFL trade-in pilot program for Avenue Plaza residents; and
- A streamlined demolition and disposition process for MTW agencies.

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;
- Expanding the resident recycling program that was successfully piloted at Avenue Plaza, a multi-family high-rise development, to additional sites including Lourdes Hall, Bishop Lane, St. Catherine Court, and the Central Stores-Central Maintenance facility;
- Weatherization and energy-efficiency improvements at Avenue Plaza with funds from the Department of Energy;
- Demolition of the Iroquois Homes public housing development;
- Construction of 9 units of public housing with Neighborhood Stabilization Program funds;
- Partnering with Louisville Metro Health and Public Wellness to implement the Community Transformation Grant, including tobacco free living, activity living and healthy eating and increased use of quality clinical preventive services;
- Continued acquisition of scattered site replacement units (replacement of units demolished at Iroquois Homes and Sheppard Square);
- As part of the Sheppard Square HOPE VI program, LMHA is hosting With Every Heart Beat is Life classes, an opportunity for all LMHA clients to learn about living a healthy lifestyle and how to monitor for high blood pressure, diabetes and cardiovascular disease;
- HOPE VI funded revitalization of the Sheppard Square public housing development in Smoketown; 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

#	Plan Year	MTW Activity	Status
34	2012	Allocate MTW Housing Choice Vouchers to Special Referral Programs	Ongoing
33	2012	Special Referral MTW HCV Program and Local Preference – Wellspring	Ongoing
32	2012	Rents Set at 30% of Adjusted Income - Public Housing Program	Proposed
31	2012	Elimination of the Earned Income Disregard	Ongoing
30	2012	Special Referral HCV Program - Stoddard Johnston Scholar House	Ongoing
29	2012	Special Referral HCV Program – 100,000 Homes Initiative	Ongoing
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Approved/Planning
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Approved/Not Implemented
25	2010	Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing	Suspended
24	2010	Increased Flat Rents for New Scattered Sites	Suspended
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Ended
21	2010	Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Ongoing
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Evaluation
18	2009	Simplification of the Public Housing Development Submittal	Ongoing
17	2009	Multicultural Family Assistance Program	Ongoing
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Suspended
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Ongoing
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing
12	2009	Housing Choice Voucher Program Maintenance Specialist	Approved/Has not required fungibility to implement
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing
10	2008	Locally Defined Definition of Elderly	Ongoing
9	2007	Term Limits and Employment/Educational Work Requirements for New Scattered Sites	Ongoing
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing
7	2008	Special Referral MTW HCV Program and Local Preference - Day Spring	Ongoing
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing
5	2007	Spatial Deconstruction of HCV Assisted Units	Ended
4	2007	Rent Simplification for PH and HCV Programs - Alternate Year Reexaminations of Elderly and Disabled Families	Ongoing
3	2006	Distribution of Homeownership Assistance	Approved/Not Implemented
2	--	MTW Inspections Protocol & Streamlined Admissions	Ongoing
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing

II. General Housing Authority Operating Information

A. Housing Stock

Louisville Metro Housing Authority (LMHA) presently owns and manages 3,413 public housing units located at three 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 including Liberty Green and Park DuValle.

LMHA also administers over 10,000 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 2012.

Public Housing Units

As of June 30, 2012, LMHA had 4,125 Annual Contributions Contract (ACC) units in its public housing stock. LMHA owns and manages 3,413 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 2012. The table also compares the numbers that were projected in LMHA's FY 2012 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 480 units. This net decrease resulted from the razing of 168 units at KY 1-005 Iroquois Homes and was partially offset by the acquisition of 2 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 was broken into sub-phases that, as scheduled, were completed by the close of FY 2012.

The number of public housing units that LMHA projected it would acquire in 2012 was higher than the actual number for several reasons. LMHA had anticipated acquisition of 10 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 9 units are projected now to occur in winter 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 winter of 2012, after the end of the fiscal year. Finally, LMHA had to get approval from HUD to acquire existing, scattered-site units to replace a portion of the units that were demolished at Sheppard Square. Because this was a change from the original Revitalization Plan, the acquisition of off-site units did not begin in earnest in FY 2012. In FY 2012, LMHA acquired one Sheppard Square Replacement unit in KY 1-056; however, this unit had not yet been added to PIC as of the time this report was compiled.

Public Housing Planned Capital Expenditures

Most capital improvements to LMHA's properties in 2012 were financed with Capital Program Funds. LMHA also received Weatherization Assistance Program funds to make energy-efficiency upgrades to Avenue Plaza, a high-rise development. A summary of these projects is below. 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 2012, LMHA completed over 10 large-scale projects utilizing Capital Program Funds and Weatherization Assistance Program Funds. The bulk of these funds were spent on the following projects:

- \$154,571 paid in FYE 2012 for gas to electrical conversion at Parkway Place
- \$128,550 paid in FYE 2012 for Iroquois demolition Phase V Group 2
- \$171,200.00 on Iroquois Demolition Phase V Group 2
- \$1,716,630 on Iroquois Phase V Groups 3-5
- \$155,850.64 on balcony repairs at Chickasaw Scattered Sites
- \$104,128.33 on condenser platform at St. Martins
- \$416,464.12 on kitchen at Scattered Sites
- \$718,217.30 on green roof at Vine Street (Section 8 Administrative Offices)
- \$308,669.41 on fan coil at Vine Street
- \$160,940.45 on concrete balcony repairs at Dosker Manor

Housing Choice Vouchers and Section 8 Certificates Authorized

LMHA was authorized 10,189 Section 8 Certificates and Housing Choice Vouchers as of FYE, June 30, 2012. According to the FY 2012 Annual MTW Plan LMHA projected that it would have 9,931 units (including 208 Sheppard Square relocation vouchers) of leased housing at the beginning of FY2012, and, had projected a net increase of 0 units to end the year at 9,931 units. The difference in the actual number of units versus the projected number was an award of 50 HUD-VASH authorized late in fiscal year 2012.

At fiscal yearend 2012, LMHA was authorized funding for 10,009 Housing Choice Vouchers including 9,809 MTW vouchers and 250 non-MTW vouchers earmarked for the HUD Veterans Administration Supportive Housing (VASH) Program vouchers. This is 208 more MTW units than the Agency was funded for at the end of FY 2011, which was 9,601. Note, LMHA had anticipated receiving the Sheppard Square relocation vouchers before the start of the fiscal year, but the award did not come until after 7/1/11.

In addition to vouchers, LMHA administers 130 project-based Section 8 Program certificates, bringing the grand total of leased housing units authorized to 10,189. 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 2012 was 9,601. In FY 2012 the Agency was authorized an additional 208 MTW vouchers (Sheppard Square HOPE VI relocation), a 2.17% increase, bringing the total number of MTW vouchers authorized to 9,809.

LMHA indicated in the FY 2010 Annual MTW Plan that the Agency 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. As note above, LMHA received an additional authorization of relocation vouchers (208 vouchers) in FY 2012 for residents displaced by the demolition of Sheppard Square during the HOPE VI Revitalization effort.

LMHA did not project-base any vouchers in fiscal year 2012.

❖ **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 FY2012. 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 22 HCVs are allocated to this program yearly. LMHA replicated the MTW Referral Program in a partnership with Family Scholar House (formerly Project Women) in 2008, which annually allocates up to 56 vouchers for Section 8 eligible residents of the Louisville Scholar House.

The LMHA has also developed a co-venture agreement with Family Scholar House and Spalding University for 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. Under MTW, LMHA has allocated 54 vouchers to program participants who are enrolled in FSH's intervention program and living at the development. LMHA has also utilized its MTW authority to set-aside 53 vouchers for FSH participants living at a third Scholar House location called Stoddard Johnston Scholar House.

LMHA's Special Referral MTW programs require participants of the intervention programs to meet criteria established by both the partnering organization and LMHA, in order to receive a voucher that is originally tied to the development. 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 establish and meet the program's goals before they can move their voucher to another location.

In FY 2012, LMHA administered MTW Special Referral Programs with the Center for Families and Children - Villager Program (22 authorized), Family Scholar House – Louisville Scholar House (56 authorized), Family Scholar House/Spalding – Downtown Scholar House (54 authorized) and Family Scholar House – Stoddard Johnston Scholar House (53 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, Day Spring, 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 2012 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). In addition, LMHA set-aside 4 vouchers for Day Spring clients and 5 for Wellspring clients. These clients are considered under the Olmstead program.

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

LMHA administers 380 non-MTW special program vouchers and other units of leased housing, including 250 vouchers earmarked for the US HUD Veterans Administration Supportive Housing (VASH) Program and 130 units of leased housing under HUD special programs including a Moderate-Rehabilitation project and two Section 8 certificate programs.

- **Non-MTW HUD Section 8 Certificates and Mod-Rehab**

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 and during the fiscal year, it received notification of an award of 50 additional vouchers, bringing the grand total of VASH to 250 units.

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. In FY 2012, LMHA earmarked 25 vouchers for use in Indiana.

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.

LOUISVILLE METRO HOUSING AUTHORITY
HOUSING STOCK INFORMATION 12/31/1998 to 6/30/2012

**TABLE II-A.1 Housing Stock
Planned vs. Actual FY 2012**

Public Housing	Actual Housing Units														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 2012*	6/30 2012	
Family Developments																
KY I-001 Clarksdale	724	724	724	714	714	713	308	0	-	-	-	-	-	-	-	
KY I-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	760	759	759	
KY I-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634	634	633	633	
KY I-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	325	326	326	326	0	
KY I-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	292	168	0	0	
Subtotal Family Development	3306	3301	3301	3283	3137	3136	2659	2352	2351	2203	2204	2012	1888	1718	1392	
Elderly/Disabled Developments																
KY I-012 Dosker Manor A,B & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688	688	684	684	
KY I-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	159	159	159	
KY I-014 Avenue Plaza, 550 Apartments*	224	224	224	224	225	225	225	225	297	297	297	297	297	297	297	
KY I-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	151	152	152	
Subtotal Elderly/Disabled Developments	1133	1136	1136	1134	1125	1214	1214	1223	1295	1295	1295	1295	1295	1292	1292	
Scattered Sites																
KY I-017 Scattered Sites I-V, Newburg	185	178	178	179	183	272	272	273	273	273	273	270	270	267	266	
KY I-034 New Scattered Sites and LTO	-	-	-	9	116	130	145	164	186	258	312	342	366	402	394	
KY I-047 HP/NDHC Scattered Sites	-	-	-	-	-	-	-	-	69	71	72	72	75	69	69	
KY I-056 Sheppard Square Off-Site Replacement Units (NSP, Scattered Sites)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1*	
Subtotal Scattered Sites	185	178	178	188	299	402	417	437	528	602	657	684	711	738	729	
HOPE VI/Mixed Income (LMHA owned and managed)																
Sheppard Square On-Site Rental I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sheppard Square On-Site Rental II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sheppard Square On-Site Rental III	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Subtotal HOPEVI/Mixed Income Units	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	
HOPE VI/Mixed Income (Non-LMHA managed)																
KY I-027 Park DuValle I	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	
KY I-030 Park DuValle II	-	-	-	92	92	92	92	92	92	92	92	92	92	92	92	
KY I-031 Park DuValle III	-	-	-	-	78	78	78	78	78	78	78	78	78	78	78	
KY I-032 Park DuValle IV	-	-	-	-	43	134	134	134	134	134	134	134	134	134	134	
KY I-036 St. Francis	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	
KY I-043 Stephen Foster	-	-	-	-	-	-	-	16	16	18	18	18	18	18	18	
KY I-046 Village Manor	-	-	-	-	-	-	-	10	10	10	10	10	10	10	10	
KY I-049 Liberty Green Rental I	-	-	-	-	-	-	-	11	94	94	94	94	94	94	94	
KY I-050 Liberty Green Rental II	-	-	-	-	-	-	-	-	40	42	42	42	42	42	42	
KY I-051 Liberty Green Rental III	-	-	-	-	-	-	-	-	19	127	127	127	127	127	127	
KY I-052 Liberty Green Rental IV	-	-	-	-	-	-	-	-	0	48	48	48	48	48	48	
Downtown Scholar House	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	
Stoddard Johnston Scholar House	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	
Subtotal HOPE VI/Mixed Income Units	-	59	59	151	272	373	373	410	493	554	712	712	712	712	712	
Total Public Housing Dwelling Units	4624	4674	4674	4756	4833	5125	4663	4422	4667	4654	4868	4699	4606	4460	4125	

LOUISVILLE METRO HOUSING AUTHORITY
HOUSING STOCK INFORMATION 12/31/1998 TO 6/30/2012

	Actual Housing Units														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 2012*	6/30 2012		
Leased Housing Program																	
Housing Choice Vouchers Authorized																	
MTW Housing Choice Vouchers	684	684	760	982	1087	8684	8838	8472	8400	9341	9384	9768	9601	9601	9809		
Non-MTW Housing Choice Vouchers	-	-	-	-	-	-	-	-	-	-	70	175	200	200	250		
HUD-VASH Program																	
Subtotal Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9454	9943	9801	9801	10059		
HUD S8 Certificate Programs																	
Willow Place Mod Rehab	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65		
YMCA SRO	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41		
St. Vincent De Paul/Roberts Hall	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24		
Subtotal HUD S8 Certificates	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130		
Total Leased Housing	814	814	890	1112	1217	8814	8968	8602	8530	9471	9584	10073	9931	9931	10189		
Grand Total Housing Stock	5308	5358	5434	5738	5920	13809	13501	12894	13067	13995	14452	14772	14537	14391	14314		

*In 2011, LMHA updated in PIC its HUD approved special use designations for public housing units at some sites. Unit counts have been adjusted to reflect these changes.

** As part of its transition to AMP numbers, the development 550 Apartments (72 units) was included in AMP KY 1-014 at the start of FY 2008.

**TABLE II-A.2 New Public Housing Units
Actual FY 2012**

	Total FY 12 Plan	Total FY 12 Actual	0 BR		1 BR		2 BR		3 BR		4 BR+	
PROJECT			FY 12 Plan	FY 12 Actual	FY 12 Plan	FY 12 Actual	FY 12 Plan	FY 12 Actual	FY 12 Plan	FY 12 Actual	FY 12 Plan	FY 12 Actual
KY 1-034 New Scattered Sites	12				4		5				3	
Detached/Semi-detached	-	2	0	0	-	0	-	0	0	0	-	0
Walk-up	-	0	0	0	-	0	-	2	0	0	-	0
Row	-	0	0	0	-	0	-	0	0	0	-	0
Subtotal	12	2	0	0	4	0	5	2	0	0	3	0
KY 1-056 Sheppard Square Replacement												
Detached/Semi-detached	-	0	-	0	-	0	-	0	-	0	-	0
Walk-up	-	1	-	0	-	0	-	0	-	1	-	0
Row	-	0	-	0	-	0	-	0	-	0	-	0
Subtotal	0	1*	0	0	0	0	0	0	0	1	0	0
Downtown Scholar House												
Detached/Semi-detached	0	0	0	0	0	0	0	0	0	0	0	0
Walk-up	11	0	0	0	0	0	10	0	1	0	0	0
Row	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	11	0	0	0	0	0	10	0	1	0	0	0
Stoddard-Johnston Scholar House												
Detached/Semi-detached	0	0	0	0	0	0	0	0	0	0	0	0
Walk-up	4	0	0	0	0	0	4	0	0	0	0	0
Row	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	4	0	0	0	0	0	4	0	0	0	0	0
Total Units Added	27	3*	0	0	4	0	19	2	1	1	3	0

*Unit in KY1-056 had not been added to PIC as of 9/25/12.

UNITS	Type*	Bedroom Size	Notes
Fully Accessible	0		
Visual/Hearing Impairment	0		
Visitable	0		
Adaptable	0		
Total Units	0		

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

**TABLE II-A.3 Non-MTW Housing Choice Vouchers and Section 8 Certificates
Actual FY 2012**

Non-MTW Project-Based HUD Section 8 Certificates	FY 12 Authorized	FY 12 Leased	FY 12 Utilization Rate
Willow Place – Mod Rehab(1)	65	48	73%
YMCA - Single Room Occupancy (SRO)	41	36	87%
St. Vincent De Paul and Roberts Hall - SRO	24	22	91%
Subtotal Section 8 Certificates	130	106	81%
Non-MTW Special Referral Vouchers			
HUD-VASH Program(2)	250	225	90%
Subtotal Special Referral	250	225	90%
Total Section 8 Certificates and Special Referral Vouchers	380	331	86%

(1) Occupancy at Willow is down due to ownership change and renovation of units.

(2) 25 VASH vouchers were designated to be used in Indiana. LMHA currently has 20 under lease.

**TABLE II-A.4 MTW Special Referral and Direct Access Housing Choice Vouchers
Actual FY 2012**

MTW Special Referral Vouchers	FY 12 Authorized	FY 12 Leased	FY 12 Utilization Rate
Center for Women and Families - Villager Program	22	22	100%
Family Scholar House - Louisville Scholar House	56	53	94%
Family Scholar House - Downtown Scholar House	54	49	90%
Family Scholar House - Stoddard Johnston Scholar House	53	52	98%
Homeless Families - Coalition for the Homeless	10	0	0%
10k HOMES - Louisville Substance Abuse and Mental Health Administration Community Consortia	50	32	64%
Day Spring/New Day	4	3	75%
Wellspring	5	4	80%
Subtotal MTW Special Referral Vouchers	254	215	85%
MTW Direct Access Vouchers			
Housing Opportunities for People with Aids (HOPWA)	60	23	38%
Partnership for Families (PforF)	20	19	95%
Center for Accessible Living – Mainstream	300	289	96%
State Department of Mental Health – Olmstead	50	26	52%
Abt Homeless Study	60	20	33%
Subtotal MTW Direct Access Vouchers	490	377	76%
Total MTW Special Referral and Direct Access	744	592	80%

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

Louisville Metro Housing Authority

[illegible]

Louisville Metro Housing Authority

Site	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
		BUDGET	BUDGET	BUDGET									
9/28/2012 10:01	2009 thru 2020												
Relocation Electrical/Gas Conversion	33,641	33,641											
Replace Gutters, Soffits, Downspouts, Gables	870,000												870,000
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			
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				
Gym Floor	57,900	57,900											
Gator Cart	7,500						7,500						
Copier	6,000						6,000						
Boiler Replacement	301,570	301,570		0									
Boiler Replacement A&E	9,955	9,955											25,000
Pickup Truck	25,000												22,000
Pickup Truck	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			
Fire Damage Ductible			100,000										
Roof on Maintenance Shop	50,000							50,000					600,000
Upgrade Washer Hookups	600,000												
Resident Services Programs	68,000												
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	320,675	10,705	10,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Dwelling Equipment	548,943	66,837	31,631	41,156	0	44,416	46,250	48,083	49,917	51,954	53,992	56,233	58,474
HALO	282,000			49,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800
Eviction Prevention Program				18,000	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170
Maintenance Equipment	163,530												
Maintenance Stipends	-												
Site Total	8,151,382	1,828,440	230,857	169,514	102,528	146,944	162,278	200,611	297,445	579,482	2,356,520	158,761	2,018,002
SHEPPARD SQUARE - 004													
Replace Gutters, Soffit, Downspouts	-												
Replace Sidewalks	-												
Replace Basement Doors	-												
Relocation	635	635											
Roof Replacement	102,885	102,885											
Comprehensive Modernization	11,518,421	256,864	2,573,013	491,852	2,546,078	1,923,748	2,287,357	1,439,719					

Louisville Metro Housing Authority

Site	Total Funding	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/28/2012 10:01	2009 thru 2020	510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	BUDGET	BUDGET	BUDGET	BUDGET									
Annual A/E Contract	-	0		0	0	0	0	0	0	0	0	0	0
Tree Trimming	3,550	3,550	0	0	0	0	0	0	0	0	0	0	0
Dwelling Equipment	8,429	8,429	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	10,000			10,000	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-												
Resident Stipends	2,025	2,025											
Site Total	11,693,345	374,178	2,573,013	549,252	2,546,078	1,923,748	2,287,357	1,439,719	0	0	0	0	0
IROQUOIS HOMES - 005													
Ramp to Maintenance Shop	-												
Demolition - Final	2,435,850	629,850	1,806,000										
Relocation	86,517	86,517	0										
Annual A/E Contract	23,610	23,610	0	0	0	0	0	0	0	0	0	0	0
Tree Trimming	2,200	2,200	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	900	900											
Site Total	2,549,077	743,077	1,806,000	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				
Exterior Corridor Walkway Renovations	285,000		285,000										
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												
Replace Booster Pumps in all Buildings	15,000		15,000	0				100,000					
Repair Sidewalks	25,000								25,000				
Trash Compactors All Buildings	300,000												
Domestic Hot Water Upgrades (heat exch, valves, pipe)	256,004	256,004						300,000					
Elevator Replacement A&E	1,000	1,000											
Retube 18 Boilers (actual bid amount)	326,373		326,373	0									
Replace Domestic Water Supply/Sanitation drain lines	1,500,000				20,000							1,500,000	
Buss Duct/Raceway Bldg B	20,000												
PTAC all buildings	3,010,000												3,010,000

SCATTERED SITE - 017 and 034

Site	Total Funding	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/28/2012 10:01		510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2009 Inn 2020	BUDGET	BUDGET	BUDGET									
Foundation Repairs - Fegenbush - Whippis													
Paint Interior - Hope VI Scattered Sites													30,000
Kitchen Cabinet Replacement - Hope VI Scatt Sites (85)													50,000
Relocation - Kitchens		48,979	470,000										
Tree Planting		4,000											
Conversion 537 E Breckinridge to single family home		3,107											4,000
Acquisitions						600,000							
Fiary Comprehensive Modernization		2,467,054	0	2,467,054									
Fiary HVAC and Windows		679,000	0										679,000
Brick and Mortar Repair 1512 Pawlucket								50,000					
Staircases - 25th Street, Bonaire, St Catherine			5,000										
Scattered Site Relocation		2,506	1,500										
Chickasaw Ave Staircase Replacement (2724-2730)		175,329											
Carpet (KY 19-24-34-45)		70,000						70,000					
Gariter 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					
Parking Lot repair/replace - Noltemeyer and E Pages		50,000											50,000
Side Walks repair/replace - Noltemeyer and E Pages		50,000											50,000
Drainage improvements - Noltemeyer and E Pages		50,000											50,000
Hot Water Heaters - Noltemeyer and E Pages		25,000											25,000
Noltemeyer Fire Damage Unit		100,000		100,000									250,000
Noltemeyer Fire Damage Unit		250,000											75,000
Kitchen and bath renovations - Bayberry													
Replace Windows - Bayberry		75,000											
Furnace replacement for 22 units at Del Maria		100,000							100,000				
Replace HVAC - Six Mile Lane		100,000							100,000				
Concrete Repair - KY 17 (Lourdes)		10,000											
Carpet (KY 17 and 34) 24 units		38,400											
Replace front/rear concrete porches - 4 houses Newburg		35,000											
Bathroom Renovation - 4 houses Newburg		40,000											
DDC Heating/Cooling Liberty Green Resource Center		35,000											
Annual AIE Contract - project 017		95,037	9,716	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978
Annual AIE Contract - project 034		249,347	102,350	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745
Tree Trimming - project 017		331,875	25,805	6,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Tree Trimming - project 034		-	29,332										
Dwelling Equipment - project 017		142,405	16,547	8,258	10,744	0	11,595	12,074	13,031	13,563	14,095	14,680	15,265
Dwelling Equipment - project 034		237,340	20,510	14,226	18,510	0	19,976	20,801	22,451	23,367	24,283	25,291	26,299
Maintenance Equipment		-											
Hi-Rise Security		-											
Eviction Prevention Program		39,650			3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850
Resident Stipends		7,140	4,000										

Louisville Metro Housing Authority

Site	Total Funding 2009 thru 2020	CFP - 09 510 BUDGET	CFP - 10 511 BUDGET	CFP - 11 512 BUDGET	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
2 Boilers	150,000									150,000			
Replace Fan Coil Units - 30 units	200,000									200,000			
Replace Medical Alert System	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	3,527,907	227,067	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	3,802,595	502,595	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	9,384,946	929,180	609,082	613,077	613,077	613,077	713,077	613,077	1,418,991	1,013,077	613,077	613,077	1,023,077
Mixed Finance Capital Contributions													
Phase II - Park DuValle - 030	1,555,338	0	0	0	126,646	136,271	146,628	152,272	169,763	182,665	196,548	211,486	227,559
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	52,603
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	2,968,922	99,597	102,584	105,660	235,477	248,370	262,093	276,704	292,266	308,846	326,517	345,358	365,450
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 Construction	8,679	0	0	0	0	0	0	0	0	0	0	0	0
A/E Mechanical	2,340	2,340											
A/E Roofing	-	0											
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	11,019	11,019	0	0	0	0	0	0	0	0	0	0	0
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	-												
Construction Administration 10% transfer	10,735,176	1,023,562	1,024,034	884,251	706,610	835,708	834,400	856,074	883,874	862,713	901,640	910,660	919,770
General Fund for Operations	28,671,378	2,420,869	2,428,809	2,446,000	1,800,000	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	39,406,554	3,442,271	3,453,623	3,330,251	2,506,610	3,281,708	3,280,400	3,302,074	3,329,874	3,318,713	3,347,640	3,356,660	3,365,770

[illegible]

Louisville Metro Housing Authority

Site	Total Funding	CFP - 09	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
		510	511	512	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
		BUDGET	BUDGET	BUDGET									
Other Capitalized Expenses - Non - Cap or RHF													
Roof Replacement - Vine Street	630,000	300,000		330,000									
Server - Information Technology	16,000												
MS Office Professional 2007 - Information Technology	57,200	57,200											
Central Services	15,000	15,000											
Purchasing Asphalt	65,000		65,000										
Central Maintenance Resurface Parking Lot	300,000		100,000		200,000								
Pool Vehicles (4 cars)	60,000		60,000										
Vine St. - Boiler System Replacement	175,000		175,000										
Vine St. - Chiller Replacement	150,000		150,000										
Vine St. - Upgrade DDC System	25,000		25,000										
Vine St. - Replace Fan Coils	110,000		110,000										
Vine St. - Heating and Cooling System (boiler, chiller, ddc)	800,000				800,000								
Sewer Jetter and Trailer - PG&E	20,000		20,000										
Super Duty Truck for Sewer Equipment	35,000		35,000										
Utility Van for Painters	20,000		20,000										
Two 61" Zero Turn Mowers	24,000				24,000								
F350 Ext Cab with snow plow	50,000				50,000								
Office Furniture and Paint - Accounting	30,000		30,000										
Wiggins Center Renovation	350,000		350,000										
Central Maint. Office/Shop Modernization	250,000				250,000								
Central Maint. Van with Utility Body (4x31,000)	124,000			124,000									
Cargo Van (2x25,000)	50,000			50,000									
Cent. Office Rooftop Unit Repl. (Operations and Mod.)	28,000			28,000									
Virtualization of Desktop PCs	50,000				50,000								
Office 2010 - Site License (300, STD Edition)	82,000			82,000									
Server Replacements - Central Office	50,000			50,000									
Server Replacements - Vine Street	10,000			10,000									
Server Replacements - Remote Sites	22,000			22,000									
Pool Cars (3x20,000)	60,000												
Pressure Sealer Machine	20,000			20,000									
Other	-												
Total Other Capitalized Expenses	3,678,200	388,200	1,140,000	776,000	1,374,000	0	0	0	0	0	0	0	0
Total Capital, RHF and Other Expenses	125,415,055	11,821,130	12,439,116	10,401,159	10,234,403	9,817,292	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	10,166,206
* This budget assumes funding at 100% for 2013 through 2020. There is no certainty that Congress will fund at 100% for these years, therefore caution should be used in planning for work in these years.													
= Done or in progress													
= New or Unobligated													

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 2012 was 12,814 (3,907 ACC units and 8,915 vouchers and Section 8 certificates) out of 14,314 units [4,125 ACC units and 9,809 authorized vouchers and 130 Section 8 certificates].

Public Housing

At fiscal yearend 2012 there were 3,907 public housing units leased out of 4,125 total units, which is a utilization rate of 95% up from 90% (3,279 out of 3,657 units) at the end of FY 2011. 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 2012, LMHA was authorized 9,809 MTW vouchers including 208 relocation vouchers for residents displaced by the HOPE VI Revitalization underway at the site. Additionally, the agency was authorized 250 HUD-VASH vouchers. The Agency also administers 130 Section 8 certificates. As of June 30, 2012, the LMHA Housing Choice Voucher program had under lease 8,576 MTW vouchers and 225 HUD-VASH Program vouchers and 104 Section 8 certificates. HUD-VASH vouchers and Section 8 certificates are not included in the MTW Program. Total voucher utilization was 87.4% (8,907 out of 10,189 vouchers), down from 92% in 2011 due to the Section 8 program being over-leased and in an attrition position until it reached the break-even point.

❖ MTW Special Programs

The overall FYE 2012 utilization rate was 80.0% (592 out of 774), down from 86% at FYE 2011. 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 two transitional housing and supportive service providers at four developments. 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 (22 auth, 22 leased, 100% utilization), Family Scholar House – Louisville Scholar House (56 auth, 53 leased, 94.6%), Family Scholar House – Downtown Scholar House (54 auth, 49 leased, 90.7%), and Family Scholar House – Stoddard Johnston Scholar House (53 auth, 52 leased, 98%). The Villager at Center for Women and Families was closed for renovations as of June 30, 2011 but reopened in September and was fully leased by December 2011.

- MTW Direct Access Housing Choice Vouchers

In FY 2012, LMHA set aside 490 vouchers for six 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 2012 was 76%, or 377 vouchers. The Agency set-aside the vouchers for four area service providers: HOPWA – Housing Opportunities for People with Aids (60 auth, 23 leased, 38% utilization), Partnership for Families (PforF) (20 auth, 19 leased, 95%), the Center for Accessible Living – Mainstream (300 authorized, 289 leased, 96%), and the State Department of Mental Health – Olmstead (50 auth, 26 leased, 52%). Day Spring (4 auth, 3 leased, 75%) and Wellspring (5 auth, 4 leased, 80%) participants receiving Housing Choice Vouchers are considered under Olmstead Program. In FY 2012, 8 additional vouchers were set-aside

for Wellspring participants who will live at the new Bashford Manor development, however, since the development was still under construction at fiscal yearend, no vouchers had been issued.

❖ **Non-MTW Special Programs**

In FY 2012, LMHA was authorized 250 VASH program vouchers and administered 130 project-based Section 8 certificates. HUD-VASH vouchers and Section 8 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, 106 or 81% were leased at FYE 2012. LMHA provides project-based housing assistance to three HUD special programs: Willow Place-Mod Rehab (65 authorized, 48 leased, 73% utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 36 leased, 87% utilization) and St. Vincent De Paul and Roberts Hall (24 authorized, 22 leased, 91% utilization). Willow Place is experiencing lower than normal occupancy rates due to ongoing renovation of units at the development by the new owner who purchased the property in February of 2012.

- **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. Then, in FY 2011, LMHA was reauthorized all of its previously funded VASH plus 25 vouchers, bringing the total to 225 vouchers. LMHA was reauthorized 225 VASH in FY 2012, and, late in the fiscal year, received notice that it had been authorized 25 more vouchers, for a grand total of 250 VASH vouchers. As of the fiscal yearend, 90% (225 out of 250) of the HUD-VASH program vouchers were leased. LMHA has also designated 25 HUD-VASH to be used in Indiana; 20 are currently under lease.

Leasing Issues

Though LMHA's overall FYE utilization rates are 94% in public housing and 87% in the leased housing program, 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 at fiscal yearend is directly related to the ongoing demolition of Iroquois Homes and 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. Since that time, LMHA has been authorized a total of 250 VASH. As of June 30, 2012, 225 vouchers had been accepted. 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. Sheppard Square residents, who are being relocated due to HOPE VI, also have similar 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 began a complete update and purge of its waiting list in June 2011, shortly before the end of the fiscal year. This has been accompanied by intensive applicant interviewing until the public housing waitlist was completely exhausted. Once the process is complete, which should occur by the end of 2012, LMHA staff will continually update 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 had never been a formal purge of applications until 2011.

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 waitlists currently reflects a combined total of 21,542 applicants for all housing programs. This is an overall decrease in the number of applicants on the waiting lists by 25% (down from 28,741 applicants at the beginning of the period). The decrease resulted from formal purges of the LMHA HCV waitlist, LMHA central-based Public Housing waitlist and the combined waitlist at Park Du Valle.

❖ 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 2012. As of July 1, 2011, there were a total of 4,674 applicants on LMHA's central-based waitlist. As of June 30, 2012 there were a total of 2,270 applicants on the waitlist, down 2,404 applicants or 51.43% from the beginning of the period.

1,285 or 56.61% of applicants on LMHA's central-based waitlist needed one-bedroom units (up from 49.61% the previous year), 624 or 27.49% needed two-bedroom units (down from 30.57%), 281 or 12.38% needed three-bedroom units (compared to 16.11%) and 80 or 3.52% needed four-bedroom units (compared to 3.70% the previous year).

1,869 or 82.33% of all applicants on LMHA's central-based waitlist were African-American (up from 82.07% last year), 349 or 15.37% were White (down from 15.85% last year) and 52 or 2.29% were other racial and ethnic minorities (compared to 2.81% last year).

Information on income levels of public housing 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 186 families on the referral list, 109 or 58.60% were eligible for 1 bedroom units, 10 or 5.38% for two-bedroom units, 35 or 18.82% for three-bedroom units, and 32 or 17.20% for four-bedroom units.

❖ Mixed-Income Developments

Also, Tables II-C.1 thru II-C.3 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. Of the total 1438 applicants, 390 or

27.12% are waiting on a one-bedroom unit, 580 or 40.33% are waiting on a two-bedroom unit, 382 or 26.56% are waiting on a three bedroom unit and 86 or 5.98% are waiting on a four-bedroom unit.

A combined site-based waitlist is also maintained for Park DuValle Phases II, III and IV. It combines applicants for public housing, market rate and tax credit units. Of the total 1,936 applicants, 0 or 0.00% were eligible for 0 bedroom units, 131 or 6.77% were eligible for one-bedroom units, 684 or 35.33% for two-bedroom units, 881 or 45.51% for three-bedroom units, and 240 or 12.39% for four-bedroom units. In mid-2011, management at Park DuValle changed hands. Since that time, the list has been formally purged twice, accounting for the precipitous drop in the number of applicants from 5,255 (as of FYE 2011) to 1,936 applicants.

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 1,197 applicants, 46 or 3.84% were eligible for 0-bedroom units, 488 or 40.77% were eligible for 1 bedroom units, 354 or 29.57% for two-bedroom units, 309 or 25.82% for three-bedroom units, and 0 or 0.00% for four-bedroom units.

❖ **Housing Choice Voucher Program**

As of June 30, 2012, there were a total of 14,701 applicants on the Authority's Housing Choice Voucher program waitlist, down from 16,627 or 11.58% from the beginning of the period. 6,003 or 40.83% of applicants on the HCV waitlist needed one-bedroom units (down from 45.59% the previous year), 5,431 or 36.94% needed two-bedroom units (up from 34.47%), 2,695 or 18.33% needed three-bedroom units (up from 16.76%), and 572 or 3.89% needed four-bedroom or larger units (compared to 3.18% the previous year).

8,885 or 60.44% of all applicants on the HCV waitlist were African-American (down from 61.94% last year), 5,458 or 37.13% were White (up from 36.03%), and 358 or 2.43% were other racial and ethnic minorities (compared to 2.03% last year).

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 2012, LMHA had administered housing assistance to 13,314 households in the combined public housing and HCV programs. Separately, 3,781 public housing families had been or were being housed at public housing sites in the FY and 9,533 households had been issued housing choice vouchers or Section 8 certificates in the FY. These numbers include families served during FY 2012, but who 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, 2011 and were still LMHA clients as of June 30, 2012.

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 at the time this report was compiled. The tables indicate the number of households at the beginning versus the end of the period that were 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 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.

Finally, 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 (50% AMI and below)”. Approximately 91.3% the families LMHA served in fiscal year 2012 were very low-income and extremely low- income families.

**TABLE II-B Leasing Information
FYE 2012 Projected vs. Actual**

Public Housing	Actual Leased as of FYE 2011		Projected Leased FYE 2012		Actual Leased FYE 2012		
	Units Available	Occup Rate	Units Available	Occup Rate	Units Available	Units Occupied	Occup Rate
LMHA Managed Developments							
Family Developments							
KY 1-002 Beecher Terrace	760	88%	760	93%	759	738	97%
KY 1-003 Parkway Place	634	89%	634	94%	633	610	96%
KY 1-004 Sheppard Square*	326	81%	326	50%	0	0	-
KY 1-005 Iroquois Homes*	168	0%	81	0%	0	0	-
Elderly/Disabled Developments							
KY 1-012 Dosker Manor	688	92%	688	92%	684	655	96%
KY 1-013 Saint Catherine Court	159	96%	159	94%	159	152	96%
KY 1-014 Avenue Plaza, 550 Apartments	297	87%	297	93%	297	264	89%
KY 1-018 Lourdes Hall, Bishop Lane	151	95%	151	97%	152	146	96%
Scattered Sites							
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	87%	270	90%	270	251	93%
KY 1-034 New Scattered Sites	366	83%	377	96%	394	334	85%
KY 1-047 CH6, LTO	75	80%	72	98%	69	65	94%
Average Public Housing Units Leased	3894*	90%**	3930	87%	3417	3215	94%
Mixed-Finance Developments							
KY 1-027 The Oaks at Park DuValle	59	92%	59	100%	59	57	97%
KY 1-030 Park DuValle II	92	100%	92	97%	92	91	95%
KY 1-031 Park DuValle III	78	92%	78	97%	78	78	100%
KY 1-032 Park DuValle IV	134	89%	134	97%	134	134	100%
KY 1-036 Saint Francis	10	100%	10	100%	10	10	100%
KY 1-043 Stephen Foster	18	100%	18	100%	18	17	94%
KY 1-046 Village Manor	10	90%	10	100%	10	10	100%
KY 1-049 Liberty Green On-Site Phase I	94	100%	94	99%	94	91	97%
KY 1-050 Liberty Green On-Site Phase II	42	98%	42	100%	42	38	90%
KY 1-051 Liberty Green On-Site Phase III	127	97%	127	99%	127	121	95%
KY 1-052 Liberty Green On-Site Phase IV	48	100%	48	98%	48	45	94%
Downtown Scholar House – Off-Site Sheppard Square Replacement	-	N/A	11	100%	0	N/A	N/A
Stoddard Johnston Scholar House	-	N/A	4	100%	0	N/A	N/A
Average Mixed-Finance Units Leased	712	96%	723	98%	712	692	97%
Section 8/Housing Choice Voucher Program - Authorized							
MTW Vouchers	9,609	92%	9,601	89.3%	9809	8,576	87%
Non-MTW Vouchers (VASH)	200	78%	200	95%	250	225	90%
HUD Certificates (Mod Rehab, SRO)	130	88%	130	96.1%	130	106	87%
Section 8/Housing Choice Vouchers Leased	9939	92%	9931	89.5%	10189	8907	87%

*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 2012

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Public Housing	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	Total
Central-Based Wait Lists*/**												
Family	0	0	1,980	827	1,385	597	721	266	158	76	4,244	1766
Elderly	0	0	68	115	9	6	6	0	5	1	88	122
Disabled	0	0	271	343	35	21	26	15	10	3	342	382
Total Central-Based Wait Lists	0	0	2,319	1285	1,429	624	753	281	173	80	4,674	2270
Site-Based/Mixed Finance Wait Lists												
KY 1-027 Park DuValle*/**	0	0	360	390	556	580	377	382	74	86	1,367	1438
KY 1-030,31,32 Park DuValle II-IV **/**	0	0	1,014	131	2,095	684	1,833	881	313	240	5,255	1936
KY 1-049,50,51,52 Liberty Green Rental I-IV*/**/**	52	46	349	488	190	354	195	309	32	0	818	1197
Total Site-Based Wait Lists (a)	52	46	1,723	1009	2,841	1618	2,405	1572	419	326	7,440	4571
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists (a)	52	46	4042	2294	4333	2242	3158	1853	592	406	12114	6841

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Leased Housing Program Wait Lists	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	Total
Vouchers	0	0	7581	6003	5731	5431	2786	2695	529	572	16627	14701
Total Leased Housing Program Wait Lists	0	0	7581	6003	5731	5431	2786	2695	529	572	16627	14701

Total of Programs(a)	52	46	11623	8297	10064	7673	5944	4548	1121	978	28741	21542
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*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 2012**

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Public Housing	<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	4244	1766
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	88	122
Disabled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	342	382
Total Central-Based Wait Lists	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4674	2270
Site-Based/Mixed Finance Wait Lists										
KY 1-027 Park DuValle I**	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1367	1438
KY 1-030,31,32 Park DuValle II-IV **	593	792	556	873	3605	271	501	0	5255	1936
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	818	1197
Total Site-Based Wait Lists									7440	4571
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12114	6841

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Leased Housing Program Wait Lists	<30%		30-50%		50-80%		>80%		Total	Total
Vouchers	14669	N/A	1884	N/A	70	N/A	4	N/A	16627	14701
Total Leased Housing Program Wait Lists	14669	N/A	1884	N/A	70	N/A	4	N/A	16627	14701

Total of Programs	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	28741	21542
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*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 2012**

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Public Housing	African American		White		Other		Total	Total
Central-Based Wait Lists**								
Family	3521	1523	641	214	82	29	4244	1766
Elderly	59	80	22	33	7	9	88	122
Disabled	256	266	78	102	8	14	342	382
Total Central-Based Wait Lists	3836	1869	741	349	97	52	4674	2270
Site-Based/Mixed Finance Wait Lists								
KY 1-027 Park DuValle I **	N/A	N/A	N/A	N/A	N/A	N/A	1367	1438
KY 1-030,31,32 Park DuValle II-IV	5222	1932	18	1	15	3	5255	1936
KY 1-049,50,51,52 Liberty Green Rental I-IV **	N/A	N/A	N/A	N/A	N/A	N/A	818	1197
Total Site-Based Wait Lists	N/A	N/A	N/A	N/A	N/A	N/A	7440	4571
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists	N/A	N/A	N/A	N/A	N/A	N/A	12114	6841

	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012	7/1 2011	6/30 2012
Leased Housing Program Wait Lists	African American		White		Other		Total	Total
Vouchers	10299	8885	5990	5458	338	358	16627	14701
Total Leased Housing Program Wait Lists	10299	8885	5990	5458	338	358	16627	14701

Total of Programs	N/A	N/A	N/A	N/A	N/A	N/A	28741	21542
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*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 6/30/12

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Public Housing												
Family Developments												
KY 1-002 Beecher Terrace	0	0	313	349	213	234	144	144	0	0	670	727
KY 1-003 Parkway Place	1	1	187	199	230	233	100	110	44	47	562	590
KY 1-004 Sheppard Square	0	-	0	-	117	-	124	-	22	-	263	-
KY 1-005 Iroquois Homes	0	-	0	-	0	-	0	-	0	-	0	-
Elderly/Disabled Developments												
KY 1-012 Dosker Manor	3	4	612	630	17	19	0	0	0	0	632	653
KY 1-013 Saint Catherine Court	69	68	82	82	0	0	1	1	0	0	152	151
KY 1-014 Avenue Plaza, 550 Apts	119	119	84	77	28	36	28	33	0	0	259	265
KY 1-018 Lourdes Hall, Bishop Lane Plaza	8	8	136	139	0	0	0	0	0	0	144	147
Scattered Sites												
KY 1-017 Scattered Sites I-V, Newburg	0	0	19	20	52	59	155	161	9	8	235	248
KY 1-034 Clarksdale I/II Replacement	2	6	45	56	149	177	94	95	12	14	302	348
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	0	0	0	60	64	0	0	60	64
Mixed Finance Sites												
KY 1-027 The Oaks of Park DuValle	0	0	5	5	25	25	22	20	7	7	59	57
KY 1-030 Park DuValle II	0	0	8	9	39	39	42	42	3	3	92	93
KY 1-031 Park DuValle III	0	0	43	46	17	16	12	12	0	0	72	74
KY 1-032 Park DuValle IV	0	0	7	4	66	7	42	48	4	5	119	128
KY 1-036 St. Francis	3	3	4	4	3	3	0	0	0	0	10	10
KY 1-043 Stephen Foster	18	0	0	17	0	0	0	0	0	0	18	17
KY 1-046 Village Manor	0	0	0	0	9	10	0	0	0	0	9	10
KY 1-049 Liberty Green Rental I	1	0	35	35	52	51	6	06	0	0	94	92
KY 1-050 Liberty Green Rental II	0	0	8	9	25	24	7	8	1	1	41	42
KY 1-051 Liberty Green Rental III	4	3	22	24	76	77	18	18	3	3	123	125
KY 1-052 Liberty Green Rental IV	4	4	18	18	24	24	2	2	0	0	48	48
Subtotal Public Housing Units	232	216	1628	1723	1142	1034	857	764	105	88	3964	3889
	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Leased Housing Program												
MTW Vouchers	3	1	989	894	2970	2846	3565	3418	1326	1320	8853	8479
Non-MTW Vouchers (VASH)	3	1	63	98	78	105	10	13	1	1	155	218
Section 8 Certificates	19	21	41	35	54	48	0	0	0	0	114	104
Subtotal Leased Housing	25	23	1093	1027	3102	2999	3575	3431	1327	1321	9122	8801
Total LMHA Housing Units	257	239	2721	2750	4244	4033	4432	4195	1432	1409	13086	12690

TABLE II-D.2 Households Served by Family Type
Actual FYE 6/30/12

	Family		Elderly		Disabled		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Public Housing								
Family Developments								
KY 1-002 Beecher Terrace	416	456	103	109	151	162	670	727
KY 1-003 Parkway Place	425	434	38	37	99	119	562	590
KY 1-004 Sheppard Square	220	-	11	-	32	-	263	-
KY 1-005 Iroquois Homes	0	-	0	-	0	-	0	-
Elderly/Disabled Developments								
KY 1-012 Dosker Manor	103	103	176	195	353	355	632	653
KY 1-013 Saint Catherine Court	18	23	105	101	29	27	152	151
KY 1-014 Avenue Plaza, 550 Apts	70	71	71	79	118	115	259	265
KY 1-018 Lourdes Hall, Bishop Lane Plaza	17	14	65	73	62	60	144	147
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	149	159	32	38	54	51	235	248
KY 1-034 Clarksdale I/II Replacement	203	227	27	35	72	86	302	348
KY 1-047 HPI/NDHC Scattered and LTO	50	55	0	0	10	9	66	64
Mixed Finance Sites								
KY 1-027 The Oaks of Park DuValle	44	40	7	7	8	10	59	57
KY 1-030 Park DuValle II	64	67	12	11	16	15	92	93
KY 1-031 Park DuValle III	19	19	50	55	3	0	72	74
KY 1-032 Park DuValle IV	85	92	21	20	13	16	119	128
KY 1-036 St. Francis	2	2	2	2	6	6	10	10
KY 1-043 Stephen Foster	0	3	12	8	6	6	18	17
KY 1-046 Village Manor	9	10	0	0	0	0	9	10
KY 1-049 Liberty Green Rental On-site Phase I	54	47	25	15	15	30	94	92
KY 1-050 Liberty Green Rental On-site Phase II	29	18	2	10	10	16	41	42
KY 1-051 Liberty Green Rental On-site Phase III	72	88	21	18	30	19	123	125
KY 1-052 Liberty Green Rental On-site Phase IV	30	27	6	11	12	10	48	48
Subtotal Public Housing Units	2079	1955	786	824	1099	1112	3964	3889
	Family		Elderly		Disabled		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Leased Housing Program								
MTW Vouchers	4728	4497	779	805	3346	3174	8853	8479
Non-MTW Vouchers (VASH)	67	104	14	23	74	91	155	218
Section 8 Certificates	96	86	16	4	2	14	114	104
Subtotal Leased Housing	4891	4687	809	832	3422	3279	9122	8801
Total LMHA Housing Units	6970	6642	1595	1656	4521	4391	13086	12690

**TABLE II-D.3 Households Served by Income Level
Actual FYE 6/30/12**

	0-30%		30-50%		50-80%		>80%		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Public Housing										
Family Developments										
KY 1-002 Beecher Terrace	564	626	81	76	19	20	6	5	670	727
KY 1-003 Parkway Place	473	486	75	93	14	11	0	0	562	590
KY 1-004 Sheppard Square	205	-	42	-	16	-	0	-	263	-
KY 1-005 Iroquois Homes	0	-	0	-	0	-	0	-	0	-
Elderly/Disabled Developments										
KY 1-012 Dosker Manor	563	588	55	51	13	13	1	1	632	653
KY 1-013 Saint Catherine Court	125	121	22	24	3	4	2	2	152	151
KY 1-014 Avenue Plaza, 550 Apts	210	218	35	35	9	7	5	5	259	265
KY 1-018 Lourdes Hall, Bishop Lane Plaza	107	113	28	23	6	7	3	4	144	147
Scattered Sites										
KY 1-017 Scattered Sites I-V, Newburg	146	162	51	56	30	24	8	6	235	248
KY 1-034 Clarksdale I/II Replacement	181	223	64	63	40	47	17	15	302	348
KY 1-047 HPI/NDHC Scattered and LTO	22	26	26	27	11	10	1	1	60	64
Mixed Finance Sites										
KY 1-027 The Oaks of Park DuValle	22	20	17	19	18	14	2	4	59	57
KY 1-030 Park DuValle II	0	0	56	65	36	28	0	0	92	93
KY 1-031 Park DuValle III	21	26	36	35	15	13	0	0	72	74
KY 1-032 Park DuValle IV	0	0	93	104	26	24	0	0	119	128
KY 1-036 St. Francis	9	9	0	0	1	1	0	0	10	10
KY 1-043 Stephen Foster	17	17	1	0	0	0	0	0	18	17
KY 1-046 Village Manor	8	9	1	1	0	0	0	0	9	10
KY 1-049 Liberty Green Rental On-site Phase I	31	23	53	27	10	42	0	0	94	92
KY 1-050 Liberty Green Rental On-site Phase II	10	16	22	19	9	7	0	0	41	42
KY 1-051 Liberty Green Rental On-site Phase III	30	25	59	56	28	39	6	5	123	125
KY 1-052 Liberty Green Rental On-site Phase IV	20	16	22	25	6	7	0	0	48	48
Subtotal Public Housing Units	2764	2724	839	799	310	318	51	48	3964	3889
	0-30%		30-50%		50-80%		>80%		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Leased Housing Program										
MTW Vouchers	5981	5763	2375	2227	456	445	41	44	8853	8479
Non-MTW Vouchers – HUD VASH	111	163	38	49	5	4	1	2	155	218
Other – Section 8 certificates	100	99	12	4	2	1	0	0	114	104
Subtotal Leased Housing	6192	6025	2425	2280	463	450	41	46	9122	8801
Total LMHA Housing Units	8956	8749	3264	3079	773	768	92	94	13086	12690

TABLE II-D.4 Households Served by Race and Ethnicity
Actual FYE 6/30/12

	African American		White		Other		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual*	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Public Housing								
Family Developments								
KY 1-002 Beecher Terrace	644	705	11	17	15	5	670	727
KY 1-003 Parkway Place	447	565	17	20	98	5	562	590
KY 1-004 Sheppard Square	199	-	5	-	59	-	263	-
KY 1-005 Iroquois Homes	0	-	0	-	0	-	0	-
Elderly/Disabled Developments								
KY 1-012 Dosker Manor	492	515	120	116	20	22	632	653
KY 1-013 Saint Catherine Court	115	114	32	32	5	5	152	151
KY 1-014 Avenue Plaza, 550 Apts	218	227	35	35	6	3	259	265
KY 1-018 Lourdes Hall, Bishop Lane Plaza	91	99	49	45	4	3	144	147
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	198	216	31	30	6	2	235	248
KY 1-034 Clarksdale I/II Replacement	259	305	40	38	3	5	302	348
KY 1-047 HPI/NDHC Scattered and LTO	55	63	2	1	3	0	60	64
Mixed Finance Sites								
KY 1-027 The Oaks of Park DuValle	54	54	2	2	1	1	57	57
KY 1-030 Park DuValle II	92	93	0	0	0	0	92	93
KY 1-031 Park DuValle III	72	74	0	0	0	0	72	74
KY 1-032 Park DuValle IV	119	127	0	0	0	1	119	128
KY 1-036 St. Francis	8	8	2	2	0	0	10	10
KY 1-043 Stephen Foster	18	16	0	1	0	0	18	17
KY 1-046 Village Manor	8	9	1	1	0	0	9	10
KY 1-049 Liberty Green Rental On-site Phase I	91	89	2	3	1	0	94	92
KY 1-050 Liberty Green Rental On-site Phase II	39	40	2	2	0	0	41	42
KY 1-051 Liberty Green Rental On-site Phase III	119	122	3	2	1	1	123	125
KY 1-052 Liberty Green Rental On-site Phase IV	46	47	2	1	0	0	48	48
Subtotal Public Housing Units	3386	3488	356	348	222	53	3964	3889
	African American		White		Other		Total	
	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual	FYE 11 Actual*	FYE 12 Actual	FYE 11 Actual	FYE 12 Actual
Leased Housing Program								
MTW Vouchers	6161	6011	2486	2339	206	188	8853	8479
Non-MTW Vouchers (VASH)	89	127	62	86	4	5	155	218
Section 8 Certificates	80	75	32	27	2	2	114	104
Subtotal Leased Housing	6330	6213	2580	2452	212	195	9,122	8801
Total LMHA Housing Units	9716	9701	2936	2800	434	248	13086	12690

*Includes Somali immigrant families.

**TABLE II-D.5 Historical Summary of Households Served
Actual FY 1999 - FY 2012**

Households by Family Type	Percentage of Households													
	FY 2012	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	52% 6642	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	13% 1656	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% 4391	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	12690	13086	13640	13911	13178	12405	12315	12110	13009		5172	5077	5045	4901

Households by Income Level	FY 2012	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
Total with incomes below 30% AMI	69% 8749	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% 2724	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% 6025	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	6.7% 862	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	12690	13086	13640	13911	13178	12405	12315	12110	13009		5172	5077	5045	4901

Households by Race and Ethnicity	FY 2012	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
African American	76% 9701	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% 2800	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	2% 248	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	12690	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 2012, the Louisville Metro Housing Authority's non-profit instrumentality, the Louisville Metro Housing Authority Development Corporation, continued to develop nine (9) new single-family homes for low-income families with funds from the HUD Neighborhood Stabilization Program. In addition, the Agency used Weatherization Program funds from the U.S. Department of Energy to make energy efficiency improvements to its housing stock.

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 called the NSP low-income set-aside (LISA).

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 standards, a contrast to the bids on 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 all nine units will be ready for occupancy by winter of 2012. All units will meet Enterprise's Green Communities criteria and be Energy Star 3.0 certified.

When development activities have been completed, the new homes will be added to LMHA'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, as required.

Weatherization Assistance Program

In FY2012, LMHA participated with Louisville Metro and the Kentucky Housing Corporation in the Weatherization Assistance Program (WAP). Under this program, which was made possible through the Department of Energy (DOE), LMHA received approval to make energy efficiency upgrades to Avenue Plaza, a 17-story, 225 unit public housing high-rise. Staff met with residents in May 2011 to review the project and work commenced in mid-December. By July 1, 2012, all upgrades were complete. Improvements made include new PTAC (packaged terminal air conditioner) units, new insulated windows, and installation of carbon monoxide detectors and weather-stripping.

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, expand housing choices and enhance the delivery of social services, LMHA staff routinely coordinate MTW and non-MTW initiatives, therefore, activities that fall under MTW may be cited in this section. Detailed updates on specific MTW activities are in Sections V and Section VI of this report.

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. HOPE VI will allow LMHA to raze and redevelop the distressed Sheppard Square site with about 345 new dwellings, a combination of subsidized and market-rate apartments and single family units, and owner-occupied homes. Demolition of the site began in June 2012. All funds must be expended by September 30, 2016.

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 continue to move 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. Acquisition of replacement units was complete as of fiscal yearend 2009. Development of the homeownership product at Liberty Green is ongoing.

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 four homes had been completed. The remaining homes will be completed in phases over the course of the next 6 to 8 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/private managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area.

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 suffered 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 was 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 3.0 standards for new construction and Enterprise's Green Communities 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 2012 Kilowatt Cup competition, however LMHA did make additional energy efficiency improvements at Avenue Plaza with Weatherization Program funds this year. LMHA plans to re-enter Avenue in the 2013 competition.

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 2012. Activities from the Green Action Plan that were ongoing in 2012 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 (EGC) certified site;
- EGC and Energy Star certified construction of 9 single-family homes using Neighborhood Stabilization Program funds for public housing;
- 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, weatherize units and designate units as "smoke-free"
- Designating at least 30% of the units at the new Sheppard Square as "smoke-free" and extending that policy to 10% of the Agency's existing public housing stock.

Implementation of additional greening activities still under consideration may require HUD approval of a regulatory waiver as authorized in the Agency's MTW agreement.

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 supportive services and/or housing to program participants. LMHA presently has special referral programs with the Center for Women and Families (CWF), Family Scholar House (formerly Project Women), 100,000 Homes Initiative and Coalition for the Homeless.

LMHA's MTW special referral programs require participants to meet criteria established by both the partnering organization and LMHA's HCV program in order to receive an HCV voucher. In some cases, like Family Scholar House, the families referred to LMHA receive a voucher that is initially tied to a development. 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 may also be required to meet the organization's initial occupancy criteria, participate in their self-sufficiency program and graduate from the program. For example, Family Scholar House participants must be single parents with children, enrolled in school and meeting with a FSH case manager, and they must 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, Partnership for Families (PforF), 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.

Through MTW LMHA is able to provide direct access voucher assistance to qualified households referred through Day Spring and Wellspring through a local preference. Day Spring and Wellspring are considered as part of the Olmstead Program.

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 2012.

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 185 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, 157 HCV households and 29 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will continue to increase 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 24 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 fiscal year 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

LMHA offers residents a wide array of programs and 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 (PH) residents and Housing Choice Voucher (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 a family's 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 home of their own. As of September 1, 2012, 77 public housing residents and 236 HCV residents were participating in the Agency's FSS Program. Currently, there are 11 full-time, degreed Social Workers and 3 Supervisors that serve LMHA FSS participants.

Common Wealth Individual Development Accounts (IDA) Program

The Common Wealth Program was designed to help LMHA clients save money to buy a house, attend post-secondary educational institutions, save for their child'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 are matched \$2 by LMHA for every \$1 they save, up to program maximums. Participants also complete Financial Skill Building workshops and regularly meet with an LMHA assigned Case Manager. At present, 29 LMHA residents participate in the Common Wealth IDA Program including nine (9) that formerly lived at Clarksdale or are current HOPE VI families.

Special Access Programs

LMHA offers a variety of Housing Choice Voucher special access programs in partnership with community organizations targeting families with specific needs. These programs combine a LMHA Housing Choice Voucher with case management services delivered by the partner agency or agencies.

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 still existed. Hence, the Partnership for Families Program was developed. Like the former FUP, the PforF Program combines LMHA HCV or public housing assistance and case management services delivered by Child Protective Services. This new program, built upon lessons learned from the former FUP, 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.

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 on-site rental assistance at the participating SRO and case management provided by SRO staff. Robert's Hall can serve up to 24 women and the YMCA can accommodate up to 41 men.

HOPE VI Grant Community Supportive Services

LMHA collaborated extensively with residents, community members, and service providers to develop comprehensive HOPE VI Community Supportive Service (CSS) Plans. The Authority and its partners have provided extensive CSS services through all of its previous HOPE VI programs (Park DuValle and Clarksdale I and II), which included case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, mobility counseling and assistance during relocation. CSS services are currently being offered to former Sheppard Square families impacted by the Sheppard Square Revitalization, LMHA's third HOPE VI Revitalization grant.

Elderly/Disabled Supportive Services

In 2011, LMHA received a \$250,000 three-year ROSS grant to continue supportive services to the elderly and nonelderly population at Dosker Manor. The CORE (Community Outreach Resources and Empowerment) Center was established to provide the much-needed case management referral services and recreational programming for Dosker Manor residents. Plans are to offer some CORE services at LMHA's other high rises.

Housing Choice Voucher (HCV) - Homeownership Option

Through the Homeownership Program, eligible Section 8 and Public Housing residents can use their housing subsidy toward a mortgage payment instead of rent. The term of assistance is 15 years if the mortgage has a term of over 20 years and 10 years in all other cases (exceptions are made for elderly and disabled families). This assistance can only be used toward monthly mortgage payments. Program participants must cover all costs associated with inspections, down payment, closing costs and on-going home maintenance.

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that since 1997, 186 families have purchased homes using the program. Of those families, 22 have successfully outgrown the need for subsidy. Sixty-four (64) of the families were FSS participants and four (4) were former Clarksdale residents. HCV homeowners participate in a post-purchase IDA program to save money for home repair and maintenance and/or mortgage escrow shortages. In total, 157 HCV households and 29 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will increase in 2013 despite the weakened economy.

Earned Income Tax Credit

In conjunction with the Metro Government's Beyond Merger blueprint, LMHA will continue its efforts to encourage and assist residents and program participants to take advantage of the Earned Income Tax Credit (EITC) with referrals to community partner Louisville Asset Building Coalition (LABC) for free tax preparation services. LABC not only provides an alternative to paid tax preparation services, but connects residents with other financial services as well.

Multicultural Services

LMHA has hired a Multicultural Program Specialist to address the language and cultural needs of the agency's large Somali Bantu population. This staff person, who is fluent in five languages, provides interpretation and translation services for the residents as well as agency staff. LMHA also utilizes the Language Line service to assist any non-English speaking applicants or residents.

Other Supportive Services

LMHA continues to provide resident supportive services through a variety of agency partnerships:

Ballard High Learning Center at Beecher Terrace

LMHA provides space, an internet connection to Ballard High School, and additional academic services to area youth at Beecher Terrace.

C.H.O.I.C.E.

C.H.O.I.C.E. (Children Have Options in Choosing Experiences), a grassroots organization, was formed to provide preventive group services to at-risk youth in the school setting. Approximately 100 youth are served annually.

Economic Literacy Outreach Project (ELOP)

LMHA partners with the Center for Women and Families to provide a financial skill

building course for LMHA residents. The course takes six (6) months to complete and is offered twice a year. Topics include: Financial Goal Setting, Budgeting and Recordkeeping, Intro to Banking and Savings Options, Understanding Credit and Managing Debt, Predatory Lending, Insurance and Auto Purchase. Completion of this course is required by the Family Self-Sufficiency Program and in part by the Homeownership Program.

Eviction Prevention -Volunteers of America (VOA)

The Eviction Prevention program which is administered by VOA is designed to stabilize families residing in public housing by preventing evictions through rental assistance, crisis intervention and mediation.

Recreational Programs

LMHA provides Louisville Metro Parks with annual funding to make summer camps more affordable for LMHA families. Approximately 175 youth are served annually.

Scholarship Program

Since 1987, the LMHA Scholarship Program has awarded 414 scholarships with a value of over \$1.2 million to residents of public and assisted housing.

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

A. Status of the Proposed Activity

Proposed and approved in the FY 2009 Annual MTW Plan, this activity has been tabled. HUD investigated the possibility of streamlined demolition/disposition activities for MTW agencies but found that it was not feasible under MTW. Out of concern for residents’ rights and the public process, HUD decided that MTW agencies must follow the established procedures for demolition and disposition of property. As expected, this activity remained dormant through FY 2012.

Proposed MTW Initiative – Explore 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 investigating “green” maintenance practices. The locally defined guidelines would apply to new construction and existing public housing units scheduled for modernization. If and when LMHA develops guidelines in FY2013, the guidelines will be submitted for HUD approval.

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 FY 2011, LMHA did not utilize the authority granted to it under this activity. LMHA did not need to use this authority in FY 2012.

Proposed MTW Initiative – Increased Flat Rents at Scattered Sites

A. Status of the Proposed Activity

LMHA proposed this initiative in the 2010 Annual MTW Plan and it was approved by HUD. 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 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 did not implement this activity in 2012. Rather than increase flat rents at select sites, LMHA requested and received approval from HUD to calculate rents based on 30% of income, therefore LMHA will be eliminating flat rents altogether once the ACOP has been revised to include the new income-based rent policy.

Proposed MTW Initiative – Rents Set at 30% of Adjusted Income

A. Status of the Proposed Activity

This activity was proposed and approved in the FY 2012 Annual MTW Plan. The activity is to set rents at 30% of adjusted monthly income for all families receiving housing assistance under the Public Housing program. Flat rents will be eliminated and LMHA will maintain a \$0 minimum rent policy. In addition, LMHA will set the income limit for participation in the Public Housing program at 80% AMI based on annual HUD Section 8 Income limits. Elderly and disabled families will be exempted from the income limit. This activity was not implemented in FY 2012. LMHA is currently in the process of updating its Public Housing Admissions and Continued Occupancy Policies to include recent changes to federal regulations and the Agency's MTW policies. As soon as the revised ACOP is complete and approved, which is anticipated to occur in January 2013, LMHA will begin implementation of this rent policy accordingly.

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 or FY 2012 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 has trying to reduce the number of units under lease to reach the breakeven point, therefore this activity was 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 the activity requires the Local Non-traditional 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 Local, Non-traditional 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.

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 did not use a consultant to conduct evaluations of ongoing MTW activities in FY 2012.

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.

Opening up these sites to non-disabled persons between age 55 and 61 has increased the pool of available one-bedroom units for these applicants. At FYE June 30, 2009, 138 non-disabled age 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 ending June 30, 2011, of the activity, there were 148 families living at the sites. And at fiscal year end June 30, 2012, 426 families were living in units at the developments. Families age 55-61 now constitute between 30-40% 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, thus increasing cost effectiveness. As anticipated, LMHA has experienced 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 was lower than intended due to units being held open for residents being relocated from Iroquois Homes and Sheppard Square, it was still higher than the baseline rate from 2007.

As of fiscal yearend 2012, the occupancy rate of each of the high-rise developments had risen to 96%, except for Avenue Plaza, which had dropped to 87%. While units are no longer being held open due to the Iroquois Homes demolition and Sheppard Square HOPE VI relocations, Avenue Plaza was yet undergoing weatherization and energy efficiency improvements as of 6/30/12. Vacant units were being

reserved as “guest suites” for residents who were temporarily displaced while air conditioners and windows were replaced.

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 2012

Metrics - Cost Effectiveness	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual		FY 12 Bmk	FY 12 Actual		FY 13 Bmk
Occupancy Rate (no. of occupied units)										
Dosker Manor – 688 units	90%	85%	87%	93%	93%		94%	96% (655/688)		95%
Saint Catherine – 159 units	76%	89%	91%	98%	97%		97%	96% (152/159)		97%
Avenue Plaza – 225 units	96%	89%	94%	93%	91%		91%	87% (195/225)		94%
Lourdes Hall & Bishop Lane – 152 units	96%	98%	98%	99%	96%		97%	96% (146/152)		98%
TOTAL								94.8% (1148/1224)		
Metrics - Increase Housing Choices	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual		FY 12 Bmk	FY 12 Actual		FY 13 Bmk
No. of HH age 55 to 61 (% of occupied units)										
Dosker Manor	0	N/A	90	80	93/637 15%		15%	262/655 40%		15%
Saint Catherine	0	N/A	14	17	19/154 12%		12%	50/152 33%		13%
Avenue Plaza	0	N/A	19	23	21/203 10%		10%	65/195 33%		11%
Lourdes Hall & Bishop Lane – 152 units	0	N/A	15	20	15/144 10%		10%	49/152 32%		10%
TOTAL	0	N/A	138	140	148/1138 13%		13%	426/1154 37%		13%

C. Explanation of challenges/effectiveness and potential new strategies

The overall occupancy rate in 2012 was 94.8% compared to 90.8% in 2007. While this rate is lower than intended due to units being held open for residents affected by the weatherization upgrades at Avenue Plaza, 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 has 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 2012, 426 non-disabled families age 55-61 are living at the targeted developments, evidence that the activity is increasing housing choice.

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 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%.

In FY 2012, LMHA issued 185 lease-up incentives to new tenants, which cost the Agency \$27,565. The average value of the first month's free rent was \$149. However, the new leases generated \$134,097.85 of new rental revenue in FY 2012, therefore LMHA experienced a net gain of \$106,532. By fiscal year end, the occupancy rate at Dosker Manor had increased to 96%, exceeding the benchmark rate of 94%.

The MTW lease-up incentives have helped improve occupancy rates and increased rental revenues, thereby achieving greater cost effectiveness in Federal expenditures.

Lease-Up Incentives to New Residents Actual FY 2012

Metric	FYE 09 Baseline	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Occupancy Rate	87%	93%	93%	94%	96%	95%	96%
No. of incentives issued	0	219	166	150	185	150	150
Average cost per incentive	\$0	\$115	\$146	\$120	\$149	\$120	\$120
Revenue lost	N/A	\$25,085	\$24,236	\$18,000	\$27,565	\$18,000	\$18,000
Revenue gained	N/A	\$165,281	\$125,281	\$113,200	\$134,097	\$113,200	\$113,200
Net gain(loss) of revenue	N/A	\$140,196	\$101,045	\$95,200	\$106,532	\$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.

In FY 2012, the LMHA Section 8 Program saved \$29,217.40 because 3,470 disabled and elderly families in the program claimed the standard medical deduction. In addition, the Public Housing Program saved \$8,658.63 because 812 families claimed the standard medical deduction, bringing the total administrative savings in FY 2012 to \$37,876.03. The initiative clearly achieved greater cost effectiveness in Federal expenditures during the 2012 fiscal year.

Zero (0) hardship claims were made during the 2012 fiscal year. However, 68 families in the combined Public Housing and Housing Choice Voucher programs had medical expenses that exceeded \$1,600. These families opted to itemize their medical deductions instead of claiming the standard deduction.

Standard Medical Deduction Initiative – S8/HCV and Public Housing Programs
Actual FY 2012

Metric – Increased Cost Effectiveness	FY 07* Baseline	FY08* Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	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.
Total No. families claiming deduction	0	N/A	4152	4035	3802	3720	4282	4210
Public Housing	0	N/A	623	518	540	520	812	810
Housing Choice Voucher	0	N/A	3529	3517	3262	3200	3470	3400
Cost savings to Agency	0	N/A	\$34,462	\$34,633	\$33,424	\$32,736	\$37,876	20% of recert costs
Total Number of families that filed hardship claim								
Public Housing	N/A	N/A	N/A	0	0	N/A	0	N/A
Housing Choice Voucher	N/A	N/A	N/A	0	0	N/A	0	N/A
Metric – Supplementary Data	FY 07* Baseline	FY08* Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk
No. of families w/ no medical claims								
Public Housing					116	--	1627	--
Housing Choice Voucher					647	--	5227	--
No. families w/ claims <\$1600								
Public Housing					0	--	0	--
Housing Choice Voucher					34	--	62	--
No. families w/ claims >\$1600								
Public Housing					7	--	17	--
Housing Choice Voucher					50	--	51	--

*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).

2012, Staff hourly rate of an HCV Specialist was \$25.26; hourly rate of PH Specialist was \$31.99.

C. Explanation of challenges/effectiveness and potential new strategies

The overall benchmark goal of saving over \$32,736 in administrative costs was achieved.

D. Revised Metrics and Benchmarks

No revisions to metrics were made in 2010. Public Housing and HCV 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 \$79,081 in administrative costs with savings of \$17,397 in FY 2008, \$27,810 in FY2010, and \$33,874 in FY2012. Pre-implementation FY 2007 data cannot be retrieved; however performance data for FY 2008 is presented as the baseline.

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 or 2012.

Biennial Reexaminations and Mini-Recertifications Actual FY 2012

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
No. of mini-recerts	919	On-Year	1,440	On-Year	1,200	1,788	On Year	1,788
Length of time to conduct a mini-recert	15 min		15 min		15 min	15 min		15
Total time savings	689.25 hrs	None	1080 hrs	None	75%	1,341 hrs	None	1,341 hrs
Total cost savings	\$17,397*	None	\$27,810	None	75%	\$33,874	None	\$33,874

*Calculated using 2009 staff rate of \$25.24/hr.
2010, Staff rate \$25.75/hr.
2012, Staff rate \$25.26/hr including benefits.

C. Explanation of challenges/effectiveness and potential new strategies

None. The biennial reexamination and mid-term mini-recertification process for elderly and disabled families that are age 55-61 achieves the MTW objective of greater cost effectiveness in Federal expenditures.

D. Revised Metrics and Benchmarks

Benchmarks for FY 2014 were added.

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 that 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. In FY 2012, LMHA saved approximately \$19,482.

No hardship claims were filed in the fiscal year ending June 30, 2012.

Two-Year Recertifications for the Public Housing Program Actual FY 2012

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk
Reduction in the no. of families due for recertification	Total of 894 due for annual recerts	457	424	628	520	812	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	471	390	609	390
Cost savings	0	\$8,534	\$8,077	\$14,370	\$11,700	\$19,481.91	\$11,700
No. of hardship claims filed	N/A	0	0	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.

2012, Average staff rate \$31.99/hr, including fringe.

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 2012.

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. Baseline data from FY 2007 is not available. The benchmark for the number of families that LMHA expected would use the earned income disregard in FY2009 was set at 18. In FY 2010, 13 families used the deduction, therefore, the Agency saved approximately \$84. In FY 2011, six families used the deduction therefore the Agency saved approximately \$39.41 ($\26.27×6)/4. In FY 2012, 10 families used the deduction, saving the Agency about \$63.15. Though the benchmark number of families was achieved, the cost savings of this activity was slightly less than anticipated because the average hourly rate of an HCV Housing Specialist decreased.

While this activity has had only a negligible impact on the statutory objective of reducing costs and increasing effective expenditure in Federal funds, another goal of the activity is to incentivize head of households to go to work. The initial benchmark was for the 18 families to retain \$27,000 in earned income. By FYE 2009, 16 elderly families had been granted an earned income disregard for income totaling \$90,420, which 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.

In FY 2012, ten (10) elderly families were granted an earned income disregard for income totaling \$69,636 and enabled these families to retain \$20,891 in income rather than paying this for additional rent. No hardship claims were filed with LMHA in FY 2012, as this activity can only benefit residents.

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 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, 66 of the 832 elderly families participating in the Housing Choice Voucher Program have 110 minor children in their households. The earned income disregard is incentive for the heads of the households to be actively employed in their community and a good role model for their children. Two (2) of the ten (10) families using the disregard in FY2012 had minor children in the household.

Earned Income Disregard for Elderly Families in HCV Program Actual FY 2012

Metric - Self-Sufficiency	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
No. of eligible families	800 Est.	N/A	900	770	779	770	832	830	830
No. of families that used deduction	0	N/A	16	13	6	10	10	10	10
No. of families that did not use deduction	0	N/A	884	757	773	760	822	820	820
No. of families earning more than \$7500	N/A	N/A	0	3	4	6	2	2	2
Total earned income disregarded	N/A	N/A	\$90,420	\$57,369	\$40,727	50,000	\$69,636	50,000	50,000
Total retained income (30% of total income disregarded)	\$0	N/A	\$27,126	\$17,211	\$12,218	\$15,000	\$20,891	\$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	6	10	10	10	10
Total time saved*	N/A	N/A	4 hr	3.1 Hr.	1.5 Hr.	2.5 Hr.	2.5 Hr.	2.5 Hr.	2.5 Hr.
Staff hourly rate	N/A	N/A	\$25.54	\$25.75	\$26.27	\$26.27	\$25.26	\$26.27	\$26.27
Total Cost Savings	N/A	N/A	\$102.16	\$83.69	\$39.41	\$65.68	\$63.15	\$65.68	\$65.68
No. of families that requested hardship review	N/A	N/A	N/A	0	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.

Elimination of the Mandatory Earned Income Disregard from Calculation of TTP

A. Date the Activity was Proposed, Approved and Implemented

This activity was initially proposed and approved by HUD in the FY 2012 Annual MTW Plan. During 2012, the HCV Administrative Plan was revised and HCV staff began implementation of the activity, however, the activity was not implemented in the Public Housing program. LMHA staff are currently working to revise and update the Agency's Public Housing ACOP and anticipates the activity will be implemented in early 2013 (calendar year).

B. Actual Impact and Performance of the Activity

LMHA will eliminate the HUD Mandatory Earned Income Disregard from the calculation of rent for families in the Public Housing and HCV programs. Under the HUD EID policy, earned income may be disregarded in calculation of tenant rent for two 12 month exclusion periods within a lifetime limit of 48 months.

The Mandatory Earned Income Disallowance, sometimes called Earned Income Disregard or EID, is a policy that allows tenants who have been out of work to accept a job without having their rent increase right away. The Earned Income Disallowance requires the public housing authority to exclude new annual earned income for unemployed individuals who become employed. This exclusion has the direct result of increasing the federal contribution to housing and housing assistance by disregarding earned income that could be counted toward the household's contribution toward rent. In addition, the tracking for this disallowance is extremely burdensome. Before implementation of this policy, 3% or 108 families of households in the Public Housing program and 1% or 15 families in the Housing Choice Voucher program were actively taking advantage of the EID benefit.

In FY 2012, all clients in the HCV program were advised of the new MTW rent policy at their scheduled reexamination. LMHA is allowing those were enrolled prior to HUD approval of the activity to have the benefit until the naturally occurring expiration of their time allowance under the current program. However, LMHA is not enrolling new HCV clients in EID.

LMHA anticipates that elimination of the Earned Income Disregard will increase rental revenue in the Public Housing program and reduce Housing Assistance Payments in the HCV program and administrative staff time. This MTW rent policy should also remove a false sense of financial security and guide families through the real world experience of budgeting and managing available financial resources, and prioritizing expenditures for basic needs including housing costs.

Eliminate Mandatory EID from TTP Calculation

Actual FY 2012

Metrics - Information related to clients	Baseline FY 11	Bmk FY 12	Actual FY 12	Bmk FY 13	Bmk FY 14	Bmk FY 15
Number of EID families (total = active + non-active disregard)	267	226		156	79	0
a. Total Public Housing	227	192	N/A	141	67	0
100% disregard - active	47	-	N/A	-	-	0
50% disregard - active	61	-	N/A	-	-	0
b. Total Housing Choice Voucher	40	34	5	24	12	0
100% disregard - active	4	-	5	-	-	0
50% disregard - active	11	-	0	-	-	0
Number of EID households who retain earned income						

a. Public Housing b. HCV Program	108 15		50% 50%	N/A 5	50% 50%	50% 50%	50% 50%
Number of EID households enrolled in FSS a. Public Housing b. HCV Program	12 1		13 2	N/A 0	14 3	15 4	16 5
Metrics - Information related to cost effectiveness							
Cost to administer EID a. Public Housing b. HCV Program	\$3,910 \$3,463 \$447		\$3,309 \$2,929 \$380		\$2,419 \$2,151 \$268	\$1,157 \$1,023 \$134	\$0 \$0 \$0
Average annual income disallowance* a. Total Public Housing 100% disregard - active 50% disregard – active b. Total Housing Choice Voucher 100% disregard - active 50% disregard – active	 \$11,312 \$10,941 \$9,428 \$7,323		 - - - -	 - - \$10,418 -	 - - - -	 - - - -	 - - - -
Est. portion of Income that would otherwise be contributed annually toward rent (based on 30% income rent calculation for one year) a. Public Housing b. HCV Program	 \$209,554 \$23,246		30% of amount disre-garded -	N/A \$15,600	30% of amount disre-garded -	30% of amount disre-garded -	30% of amount disre-garded -
Number of Hardship Claims filed a. Public Housing b. HCV Program				N/A 0			

2011 hourly rate of a Public Housing Specialist is \$30.51; the hourly rate of a HCV Specialist is \$22.32.

2012 hourly rate of Public Housing Specialist is \$31.99; the hourly rate of an HCV Specialist is \$25.26 including fringes.

*LMHA cannot project household income due to fluctuating conditions of the economy since the downturn in 2007.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved for the HCV program. This activity has not been implemented in the Public Housing program.

D. Revised Metrics and Benchmarks

None.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. EID households are being tracked to determine if they maintain employment and retain earned income after elimination of the program. LMHA also continues to monitor changes in the Public Housing rent rolls and HCV HAP payments.

F. Authorizations Cited

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C, 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, 5.632, 5.634 and 960.255 and 966 Subpart A.

Occupancy Criteria and Term Limits 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.

In 2012 versus the baseline year, more term-limited households were employed and participating in case management or enrolled in the Family Self-Sufficiency program. 79% of families were employed and 83% of families were taking advantage of case management. Additionally, 21 families were

enrolled in FSS, of which 4 graduated during the fiscal year. Also, 26% (26) of families achieved at least one major goal (defined as graduation from Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program) and two (2) 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 2012

Metric – Self-sufficiency	FY 10 Baseline	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk
Total term-limited public housing units	100	95/100 occupied		101/106 occupied	
Total households in term-limited units enrolled in case management	100	83.2%	100%	84 actual 83%	80%
Employment status of non disabled or nonelderly households	61	63/78 families 80.1% of total	70%	61/77 actual families working 79% of total	70%
No. of HOHs who completed a major program* during the year	7	4 families 4.2% of total	20%	11 families 11% of total	20%
No. of households that move to market rate rental or S8 Homeownership	0	2 families 2.1% of total	10%	2 families .02% of total	3%
No. of households that move to other public housing	N/A	3 families	N/A	1 family	N/A
General case management services	9	52 families 54.7% of total	25%	63 families 62% of total	50%
No. HOHs who completed at least 1 goal within the fiscal year	43	9 families 9.5% of total	60%	27 families 27% of total	30%
Not taking advantage of case management	50	16 families 16.8% of total	<5%	26 families 26% of total	<30%
Total households in term-limited units enrolled in FSS		4 families		21 families 21% of total	
FSS graduates	7	8 families 8.4% of total	10%	4 families 0.4% of total	5%
FSS participants	27	23 families 24.2% of total	35%	21 families 21% of total	35%
Terminated from FSS	7	9 families 9.5% of total	<5%	3 families .03% of total	<5%
Average length of time non-disabled, non-elderly residents reside at term-limited units		55.25 months		74.4 months	60 month s
Average length of time non-disabled, non-elderly residents reside at "other" scattered sites		6.1 years		7.68 years	N/A

*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 2012 and 2013. The baselines are FY 2010 data.

E. Changes to Data Collection Methodology

The length of residency will 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 development 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 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. Appraisals are done for each property. Environmental testing is done, as necessary.

As demonstrated by the FY 2010, FY 2011, and FY 2012 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 per acquisition. 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 FY 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 FY 2011, staff spent an average of 7.5 hours on each proposal by using the the activity and therefore saved LMHA approximately \$14,820. In FY 2012, LMHA estimates \$2,588 in administrative costs was saved by using the MTW protocol.

In addition, the activity has expedited LMHA's efforts to acquire and develop Iroquois demolition replacement housing. As anticipated, the Agency closed on 11 properties (30 units) in 2010. In 2011, LMHA closed on 24 units, which was less than anticipated, due to series of construction and closing delays in the Downtown Scholar House and Neighborhood Stabilization Program. Of the units purchased, many 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. In FY 2012, LMHA closed on three units, one of which is located in a non-impacted area of the city.

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 2012

Metrics - Cost Efficiency	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual		FY 12 Bmk	FY 12 Actual		FY 13 Bmk	FY 14 Bmk
Avg. no. of hours spent preparing a proposal	25	12	12	7.5		7.5	7.5		7.5	7.5
No. of submittals	9	68	30	24		50	3		19 (NSP +DSH)	45
No. of hours preparing biannual summaries	0	8	8	8		8	8		8	8
Cost savings to prepare applications per new protocol (vs. the traditional way)	0	\$47,689	\$19,990	\$14,820		Approx. 50%	\$2,588		>50%	>50%
Metrics - Increase Housing Choice										
Length of time to close on a property	8-10 weeks	4-6 weeks	4-6 weeks	4-6 weeks		6 weeks	4-6 weeks		<6 wks	<6 wks
No. of units purchased in non-impacted census tracts	N/A	N/A	80% (24)			60%	33% (1)		0%	60%

2009, staff hourly rate is \$54.44.

2011, staff hourly rate is \$55.30 including benefits.

2012, staff hourly rate is \$58.15 including benefits

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.

D. Revised Metrics and Benchmarks

Future benchmarks were revised to reflect LMHA's plans to acquire replacement housing for Sheppard Square.

E. Changes to Data Collection Methodology

The data collection methodology for this activity remained the same in FY 2012.

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 2012, activity did not achieve 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. In FY 2012, the average time between the initial application and briefing rose to 60 days. In response to this, LMHA is trying to reduce the time by sending out the required documents in a packet to clients in advance.

Further, only two (2) 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 five (5) cases exceeded the regulatory requirement and would have required re-verification if not for the authority provided under this MTW initiative. The time saved by this flexibility is five (5) appointments at one hour each = five hours. The money saved is five hours times \$30, which is \$150.

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 (57%). For the remaining forty-three percent (43%) 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 2012

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk
No. apps in process during the FY	21	23	12	13	5	7	5
No. apps that would have required re-verification	12	18	10	6	2	5	2
Time Spent on third-party verification	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.
Time Savings	6 Hrs.	9Hrs.	5 Hrs.	6 Hrs.	1 Hr.	5 Hrs.	1 Hr.
Cost spent on third-party verifications	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cost savings	\$178.68	\$268.00	\$151	\$180	\$30	\$150	\$30
Avg. no. of days to process application	30	25	25	25	25	60	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 5 hours (\$150) of staff time that would have been spent on income re-verifications for participants in the S8 Homeownership Program.

In FY 2012, activity did not achieve 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. In FY 2012, the average time between the initial application and briefing rose to 60 days. In response to this, LMHA is trying to reduce the time by sending out the required documents in a packet to clients in advance.

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 3-bedroom homebuyer was \$20,083. One (1) 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 15 up from 6 in 2008. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2012 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 \$13,281. For those who are 3 and 4-bedroom qualified, the increase would be approximately \$18,403. As indicated above, one 3-bedroom homebuyer purchased using the increased buying power of \$20,083 which is more than \$1,680 above the benchmark. This is 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 benchmarks LMHA uses 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 2012 15 of 181 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 2012 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 2012

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Increase in buying power								
2-BR qualified	\$10,560	\$10,516	\$12,489	\$8,321	\$13,281	\$0	\$13,281	\$14,279
3-BR, 4-BR qualified	\$12,324	\$14,597	\$NA	\$19,788	\$18,403	\$20,083	\$18,403	\$19,787
No. of closings in exception payment districts	6	5	1	2	2	1	2	2
2-BR qualified	2	3	1	1	1	0	1	1
3-BR, 4-BR qualified	4	2	0	1	1	1	1	1
No. of units in exception payment areas	6	11	12	14	16	15	18	17
No. of council districts with homebuyers	21 of 26	22 of 26	23 of 26	24 of 26	25 of 26	24 of 26	26 of 26	25 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. One (1) homebuyer bought in a Exception Payment census tract. This activity increases housing choices because the homeowner would not have been able to purchase a home in this area without using the exception payment standard.

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 is not 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.

In addition, unit inspections of facilities at LMHA's Section 8 certificate programs (which also provide referrals to LMHA, though not under MTW) are waived upon initial occupancy and held once per year concurrently. These facilities are managed by LMHA's partner organizations, including the YMCA and St. Vincent de Paul, with which the Agency has had a long-term relationship. LMHA is very familiar with the condition of the units, as the partnerships have been in place for well over 10 years now. In 2009, under MTW, LMHA began inspecting units at the Villager at the Center for Women and Families campus once per year, concurrently. At the time of initial occupancy by voucher holders, the units were new and had achieved a certificate of occupancy issued by City inspectors. The MTW inspection protocol has significantly reduced costs to inspect the units "tied" to these programs.

Since fall of 2012, LMHA has been discussing its Special Referral Programs with HUD staff at Headquarters and at the Field Office. Specific issues relate to resident choice, portability, term-limits and voucher replacement. Subsequently, LMHA is in the process of determining if it would be advantageous to request and utilize the MTW Broader Uses of Funds Authority for these types of activities. In the process, LMHA would convert these referral programs into a single local, non-traditional housing program. A decision will be made by fall of 2013. If LMHA decides to create a local nontraditional housing program, the Authority will amend the FY2014 Annual MTW Plan.

A table that summarizes the Agency's special referral voucher programs is following.

LMHA Special Referral MTW Voucher Programs

Organization	Site	Voucher Allocation	FY Activity Proposed (FY Activity Approved, if different)	FY First Voucher Issued	Portability requirements? <i>Term Limited?</i>	Streamlined Admission?	MTW Inspections?
Center for Women and Families	Villager	22	2005	2005	Full portability upon program completion.	Yes	Yes: For initial lease-up, C.O. was used. After initial move-in, performed with new occupant and once per year concurrently.
Family Scholar House	Louisville Scholar House	56	2008	2008	Full portability upon program completion.	No	Yes: For initial lease-up, C.O. was used. After initial move-in, performed with new occupant and at recert.
Family Scholar House	Downtown Scholar House	54	2010	2011	Full portability upon program completion.	No	Yes: For initial lease-up, C.O. was used. After initial move-in, performed with new occupant and at recert.
Family Scholar House	Stoddard Johnston Scholar House	57	2012	2012	Full portability upon program completion. Five-year term limit post-graduation.	No	Yes: For initial lease-up, C.O. was used. After initial move-in, performed with new occupant and at recert.
Day Spring	Day Spring constructed units	4	2009	2009, 2012*	Full portability.	Yes	No: Traditional inspection protocol.
Wellspring	Youngland Avenue	5	2012	2012	Full portability.	Yes	No: Traditional inspection protocol.
100K Homes Initiative	N/A	50	2012	2012	Full portability.	No	No: Traditional inspection protocol.
Wellspring	Bashford Manor/Newburg	8	2012	—	Full portability.	No	No: Traditional inspection protocol.
Coalition for the Homeless	N/A	20	2012	2013	Full portability.	No	No: Traditional inspection protocol.

*Referral program suspended during FY2010 and FY2011.

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 22 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 4 single adults and 18 families 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 2011-2012 operating year, Center for Women and Families served 4 singles and 18 families with 40 children. All of these participants had been clients of Center for Women and Families. Their income and income sources are summarized in the table following.

All children were able to be transported to their home schools, while in the program and before they moved off of CWF property.

At the beginning of fiscal year 2011-2012, there were five clients currently enrolled in the Villager program. Construction of the new Villager facility was completed in September, 2011. With this new facility, 4 units were secured for single adults and 18 units for families. We were able to move the existing 5 clients (2 single adults and 3 families) into the new facility and also filled the remaining units by December, 2011. Parking spaces and accommodations were made specifically for Villager residents and a new playground was established for the many children that live on site.

The Villager apartments are under the property management of Winterwood, Inc. The clients' rental payments as well as maintenance needs are met by Winterwood. The residents sign a one year lease agreement at move in and continue month to month. The clients participate in case management through the Center for Women and Families. They meet with a case manager monthly to work on a case plan consisting of financial goals, credit repair, budgeting, individual counseling and resource distribution. There is a computer lab/resource room that the client is able to utilize. Quarterly meetings are held for the clients housed in the facility to share ideas, concerns and comments.

The clients are able to live and participate in the Villager program for up to 3 years. Upon graduation and completion of the program, the clients receive a portable voucher through the housing authority. As of the end of FY 2012, all single adults and families were in compliance with the program and meeting their goals as set forth.

C. Explanation of challenges/effectiveness and potential new strategies

The benchmark for this activity is 100% voucher utilization. The benchmark of administering 22 vouchers by FYE 2012 was achieved.

Center for Women and Families at the Villager
Supplemental Information on Program Participants
Actual FY 2012 (7/1/11 – 6/30/12)

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual
No. of participants				
No. on the first day of the FY	7	15	11	5
No. entering during the FY	7	4	0	17
No. who left during the FY	6	8	5	0
No. in the program at FYE	8	11	6	22
No. of graduates	3	7	5	0
No. of graduates who leave the program	3	7	5	0

No. of graduates who complete the program in:	3	8*	4*	0
1-2 mos.	-	-	-	0
3-6 mos.	-	-	-	0
7-12 mos.	-	1	1	0
13-24 mos.	1	3	3	0
25-36 mos.	2	4	1	0

*one participant exited for noncompliance

Monthly income level at entry				
No income	2	2	0	1
\$1-150	-	-	1	0
\$151 – 250	-	1	1	2
\$251 – 500	3	3	1	1
\$501 – 1,000	6	6	4	11
\$1,001 – 1,500	1	3	4	7

Income type at entry				
Supplemental Security Income (SSI)	3	0	2	2
Temporary Aid to Needy Families (TANF)	2	1	1	10
Employment Income	5	3	6	17
Food Stamps	8	2	8	22
No financial resources	2	0	0	0
Unemployment			1	0

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

Income type at graduation				
Supplemental Security Income (SSI)	2	3	1	0
Social Security Disability Income (SSDI)	-	1	1	0
Temporary Aid to Needy Families (TANF)	1	1	0	0
Employment Income	3	3	3	0
Food Stamps	8	5	4	0
No financial resources	2	2	0	0

No. of children that remain at the same school	22	20	5	40
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Center for Women and Families at the Villager
Voucher Utilization
Actual FY 2012 (7/1/11 – 6/30/12)

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual		FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
No. of vouchers administered at FYE	7	17	6		22	22	22	22
Voucher utilization at FYE	41%	100%	-		100%	100%	100%	100%
No. of vouchers transferred to other locations	3	6	0		3	0	3	3
No. of graduates who enter the S8 HO program	0	0	0		1	0	1	1
No. of graduates who leave the S8 Program	0	0	1		1	0	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 families that are enrolled in the Villager intervention program direct access to LMHA voucher assistance.

Family Scholar House at the Louisville Scholar House Campus, Downtown Scholar House Campus and Stoddard Johnston 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 the FY 2010 Annual Plan, and the first vouchers were issued to DSH participants in 2011. The third Special Referral program with FSH, which was for the Stoddard Johnston Scholar House (SJSH) location, was proposed and approved by HUD in the Amended FY 2012 Annual MTW Plan, and vouchers were first issued to participants at this location in December, 2011 and January, 2012.

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 and 57 vouchers to FSH participants at the Stoddard Johnston Scholar House location. While voucher recipients are initially required to reside at one of the Family Scholar House locations and meet all FSH program requirements (single parent, attending school) their vouchers resume full portability after they successfully graduate from the program. As a participant moves from a facility, LMHA will issue a voucher to the next eligible applicant at that site.

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 14,624 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.

In FY 2012, 80 vouchers were issued to participants of Family Scholar House who were living at the developments; 14 vouchers were issued to families living at Louisville Scholar House, 9 to families living Downtown Scholar House and 57 to families in residence at Stoddard Johnston Scholar House.

There were 20 graduates in 2012; 9 graduates from Louisville Scholar House, 8 graduates living at Downtown Scholar House, and 9 graduates who are in residence at Stoddard Johnston Scholar House. Of those:

- 3 from Louisville Scholar House were hired as full time teachers
- 1 from Downtown Scholar House hired at Metro Government
- 1 from Downtown Scholar House hired for technology position

Some elected to continue education from all campuses.

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. In FY2012, a total of 255 children in families at Scholar House (at all sites) 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 or other developmental age transitions during the fiscal year.

Family Scholar House at Louisville Scholar House, Downtown Scholar House and Stoddard Johnston Scholar House
Supplementary Information – Program Participants
Actual FY 2012

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
No. of participants							
No. on the first day of the FY	-	56	51	43	48	54	0
No. entering during the FY	-	15	24	43	17	11	52
No. who left during the FY*	-	-	25	0	21	17	5
No. in the program at FYE	-	51	48	43	53	49	52
No. of graduates	0	11	11	-	9	8	3
No. of graduates who leave the program*	-	7	7	-	5	3	8

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

No. of graduates who complete the program in:	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
1-2 mos.	-	-	-	-	-	-	-
3-6 mos.	-	-	-	-	-	-	-
7-12 mos.	-	1	-	-	-	1	-
13-24 mos.	-	10	3	-	5	2	-
25-36 mos.	-	-	8	-	-	-	-

Monthly income level at entry	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
No income	2	5	-	2	2	-	52
\$1-150	-	3	4	4	-	-	-
\$151 – 250	-	3	18	18	11	11	-
\$251 – 500	3	14	13	15	4	-	5
\$501 – 1,000	6	11	11	7	-	-	-
\$1,001 – 1,500	1	15	5	8	-	-	-

Income type at entry	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
Supplemental Security Income (SSI)	3	1	2	6	1	-	-
Temporary Aid to Needy Families (TANF)	2	5	18	17	11	7	4
Employment Income	5	6	4	11	3	4	1
Food Stamps	8	0	-	-	11	7	57
No financial resources	2	3	-	-	2	-	52

Income level at graduation/exit	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
No income	-	-	-	-	-	-	-
\$1-150	-	-	-	-	-	-	-
\$151 – 250	-	-	-	-	-	-	-
\$251 – 500	-	10	3	-	-	-	-
\$501 – 1,000	-	2	2	-	1	-	-
\$1,001 – 1,500	-	5	2	-	5	2	-

Income type at graduation	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH
Supplemental Security Income (SSI)	-	-	1	-	-	-	-
Temporary Aid to Needy Families (TANF)	-	15	1	-	-	-	-
Employment Income	-	15	1	-	6	2	-
Food Stamps	-	14	1	-	-	-	-
No financial resources	-	-	-	-	-	-	-
No. of children that remain at the same school	74	104	81	85	84	72	98

Family Scholar House at Louisville Scholar House – 56 vouchers
Voucher Utilization
Actual FY 2012

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
No. of vouchers issued in FY	3	15	24	10	14	10	10
No. of vouchers administered in FY	53	51	51	56	56	56	56
Voucher utilization at FYE	95%	91%	91%	100%	94%	100%	100%
No. of vouchers transferred to other locations	-	1	1	N/A	1	N/A	N/A
No. of graduates who enter the S8 HO program	-	0	0	N/A	0	N/A	N/A
No. of graduates who leave the S8 Program	-	7	7	N/A	1	N/A	N/A

Family Scholar House at Downtown Scholar House – 54 vouchers
Voucher Utilization
Actual FY 2012

Metrics	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
No. of vouchers issued in FY	43	5	9	5	5
No. of vouchers administered in FY	43	43	54	43	43
Voucher utilization at FYE	100%	100%	90%	100%	100%
No. of vouchers transferred to other locations	0	N/A	0	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	0	N/A	0	N/A	N/A

*LMHA does not expect that any participants will graduate from the program within the first two to three years.

Family Scholar House at Stoddard Johnston Scholar House – 57 vouchers
Voucher Utilization
Actual FY 2012

Metrics	FY 11 Baseline	FY 12 Bmk*	FY 12 Actual	FY 13 Bmk*	FY 14 Bmk*
No. of vouchers issued in FY	0	-	57	-	-
No. of vouchers administered in FY	0	54	57	57	57
Voucher utilization at FYE	0	95%	98%	100%	100%
No. of vouchers transferred to other locations	0	N/A	0	-	-
No. of graduates who enter the S8 HO program	0	0	0	0	0
No. of graduates who leave the S8 Program	0	0	0	0	0

*LMHA does not expect that any participants will graduate from the program within the first two to three years.

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 2012 indicate the activity gives incentive to families to become self-sufficient. Twenty (20) total program participants graduated with a degree from college this year.

D. Revised Metrics and Benchmarks

Benchmarks and metrics will remain as proposed in the FY 2008 Annual Plan, FY 2010 Annual Plan, and Amended FY 2012 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 provides voucher assistance to families based on their participation in the Family Scholar House intervention program and residency at the Louisville Scholar House, Downtown Scholar House, and Stoddard Johnston Scholar House campuses.

Special Referral HCV Program – 100,000 Homes Initiative

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity

The activity is to allocate up to 50 vouchers to a Special Referral Housing Choice Voucher program with the 100,000 Homes initiative of the Louisville SAMHSA (Substance Abuse and Mental Health Services Administration) Community Consortium. SAMHSA was established by Congress in 1992 to target effectively substance abuse and mental health services to the people most in need. The local committee consists of Louisville Metro Government, the University of Louisville, and Spalding University, State Medicaid, State mental Health/Substance Abuse, Kentucky Department of Veteran's Affairs, the Regional HUD Field Office and a host of additional service and shelter care providers.

Nationwide, roughly 110,000 people are "chronically homeless", living on the streets or in shelters for a year or more. The lethality of street homelessness is on par with some forms of cancer, cutting an average of 25 years off the lifespan. Meanwhile, the health costs alone of leaving people on the streets far exceed the cost of supportive housing. The local 100,000 Homes initiative is bringing together change agents from the area to find homes for the most vulnerable and long-term homeless individuals and families by July 2013.

As of FYE 2012, 32 vouchers or 64% of the set-aside were under lease to homeless families referred to LMHA through SAMHSA. While the program is still in its initial stage, LMHA is encouraged that only 1 participant had lost their voucher due to non-compliance.

Ultimately, the proposed activity will increase housing choices and access to services for the 50 most vulnerable homeless persons on the streets of Metro Louisville. This activity will also increase effectiveness of federal and local expenditures. While 50 families is a small segment of the homeless population, research, including a University of Louisville study from 2006, shows that they are the most costly to our systems including homeless services, hospitals and jails as well as being the most likely persons to die on the streets and the most visible in our downtown community.

Also, the vouchers have been committed as leverage in support of an application for a SAMHSA grant to fund the supports needed to make these persons' housing stability successful.

100,000 Homes Initiative
Actual FY 2012

Metrics - Information related to Vouchers and Voucher Utilization	Baseline FY 2011	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Number of vouchers issued to homeless persons participating in the program.	0	N/A	32	N/A	N/A
Number of vouchers administered during the fiscal year.	0	25	32	50	50
Voucher utilization rate.	0	50%	64%	75%	85%
Metrics – Supplemental Information related to Program and Participants					
Average length of time homeless persons retain the voucher	0	N/A	4.5 mos*	N/A	N/A
Number of persons who leave the HCV program	0	N/A	1**	N/A	N/A
Number of persons who enter HCV Homeownership	0	N/A	0	N/A	N/A
Number of persons who move to market-rate rental	0	N/A	0	N/A	N/A

*Program is still in its early stage.

**Participant lost housing due to non-compliance.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved.

D. Revised Metrics and Benchmarks

Benchmarks for FY 2014 were added.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA will continue to track the number of homeless families referred to the Section 8 program and information about those households.

F. Authorizations Cited

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. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

Special Referral MTW HCV Program and Local Preference – Wellspring

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity

The activity is to establish a special referral program and local preference to provide housing assistance to five (5) households with members with severe mental illness. The housing assistance is through the Housing Choice Voucher program and will be provided to Section 8 program eligible families who reside, or will reside in Wellspring's five unit development at Youngland Avenue while they are participating in the program. Referrals accepted for the housing assistance program will be considered as Mainstream Program participants, therefore, families at the Wellspring facility who apply for Section 8 vouchers will receive preference over other families on the HCV wait list. As a family moves from the Wellspring facility, LMHA will issue a voucher to the next eligible family.

In December, 2011, LMHA increased the Wellspring special referral program allocation of vouchers by 8 vouchers for residents who may chose to reside at the organization's new Bashford Manor development. However, as the development is still under construction, no additional vouchers have been leased.

In addition, LMHA may train a Wellspring staff to properly determine eligibility of the applicant (i.e., to complete the necessary forms and obtain necessary verifications). After the applicant's eligibility is determined, they are moved to a Wellspring unit as soon as one is available. The applicant's packet is then sent to LMHA for additional processing, so payment can begin for that participant.

Also, initial occupancy inspections are waived upon move-in and all unit inspections are held once per year concurrently at the site.

This activity has increased housing choices for families with members with severe mental illness. Over the course of the fiscal year, LMHA administered 6 vouchers to families referred to the Agency by Wellspring. The utilization rate at 6/30/12 was 80% and occupancy of the Youngland facility was 55 months out of 60 months possible. The utilization benchmarks for FY 2012 were achieved.

Furthermore, the activity achieved greater cost effectiveness of federal expenditures as Wellspring's responsibilities include providing assisted living services and acting as case manager for the families receiving assistance. The value of these services is estimated at \$12,000.

Also, a cost savings was achieved because Wellspring staff conducted initial eligibility determinations and inspections at the site were done once this year concurrently. LMHA processed 6 packets in FY 2012, resulting in a cost savings of \$113.67 in administrative time. In addition, LMHA saved just over \$90.00 by conducting inspections of all five units concurrently, for a grand total savings of \$204.23.

**Wellspring – Local Preference for Olmstead Program
Actual FY 2012**

Metrics - Information related to Vouchers and Voucher Utilization	Baseline FY 2011	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Voucher utilization rate.	0	50%	80%	75%	100%
Occupancy rate at Youngland facility.	49 of 55 mos.	54 of 60 mos.	55 of 60 mos.	57/60 mos.	57/60 mos.
Occupancy rate at the Bashford Manor facility.	0	under construction	under construction	50	75%
Metrics – Information related to Cost Effectiveness					
Value of supportive services provided to Wellspring residents receiving voucher	N/A	N/A	\$12,000	N/A	N/A
Time/Cost savings of Wellspring preparing eligibility packets and sending them to LMHA for processing (number of packets x time savings x avg. staff hourly rate)	1 Hr/app	.75 Hr saved/app	\$113.67		
Time/Cost savings of doing inspections once per year, concurrently	45 min/unit	35 min/unit saved	\$90.56		
Metrics – Supplemental Information related to Program and Participants					
Number of participants who received voucher assistance during the fiscal year.	6 HHs served	N/A	6 participants	N/A	N/A
Range of periods of time participants receiving the voucher reside at a Wellspring facility.	0	N/A	12 months	N/A	N/A
Number of participants who exited the program.	0	N/A	2	N/A	N/A
Housing type upon exiting the program: a. Permanent, subsidized housing b. Market-rate (non-subsidized) c. Other (Moved in with family, passed away)	0	N/A	2 participants moved to permanent housing	N/A	N/A

In 2012, the hourly rate of a Housing Specialist was \$25.26, including benefits; hourly rate of an Inspector is \$31.05.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved.

D. Revised Metrics and Benchmarks

LMHA added metrics to capture the cost savings associated with Wellspring preparing and sending eligibility determination packets to LMHA staff for processing, as well as conducting inspections of the units once per year, concurrently at the site. LMHA also added a metric to measure the value of the supportive services leveraged through this activity.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA will continue to track the number of homeless families referred to the Section 8 program and information about those households.

F. Authorizations Cited

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. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

Special Referral MTW HCV Program and Local Preference – Day Spring

A. Date the Activity was Proposed, Approved and Implemented

This activity was initially proposed and approved by HUD in the 2009 Annual MTW Plan, and subsequently tabled at the end of fiscal year 2009 due to lower than anticipated utilization rates. This activity was again proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity

The activity is a special referral program and local preference to provide housing assistance to four households with members who have a severe mental illness in Day Spring constructed units while they participate in the program. In 2012, LMHA renewed its Memorandum of Agreement with Day Spring. The assisted units include three one-bedroom units with shared kitchen facilities, and one full one-bedroom unit. As with other Olmstead programs, Day Spring referrals will receive preference over other families on the wait list.

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services tied to them. Day Spring, a faith-based charitable organization, provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Day Spring had been experiencing vacancies due to households who are interested in the program not being able to afford the rent.

In FY 2012, this initiative helped improve occupancy rates at the Day Spring apartments and provided 3 low-income families the opportunity to receive housing with supportive services. This effort is a small but important step in increasing housing choices for low-income individuals and families.

Residents must meet HCV program income requirements; however, not all of the units are subject to typical Housing Quality Standards and rent reasonableness requirements. LMHA will rely on the local HUD Field Office to monitor the physical condition of these properties and use the established PRAC for the single room occupancy unit or the unit contract rent, whichever is less. Rents for the 3 one-bedroom units will be limited to the payment standard for a one-bedroom unit as an amount in excess of the payment standard would require the participant to pay a rent portion even if the participant had no income. In addition, LMHA will authorize a specially trained Day Spring -hired caseworker to determine eligibility for applicants and residents of Day Spring units, and to house eligible applicants immediately upon completion of processing by the Day Spring caseworker.

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

**Day Spring – Local Preference
Actual FY 2012**

Metrics – Information related to Voucher Utilization	Baseline FY 11	Bmk FY 12	Actual FY 12	Bmk FY 13	Bmk FY 14
Voucher utilization.	*27%	75%	75%	100%	100%
Occupancy rate.	36/48 mos.	48/48 mos.	36/48 mos.	48/48 mos.	48/48 mos.
Metrics – Supplemental information related to Program and Participants					
Number of participants who receive the voucher during the fiscal year.	0	N/A	3	N/A	N/A
Range of periods of time participants receiving the voucher reside at a Day Spring Unit.	N/A	N/A	6 – 12 mos.	N/A	N/A
Number of participants who exit the program.	N/A	N/A	0	N/A	N/A
Number and Housing type upon exiting the program.	N/A	N/A	0	N/A	N/A
Metrics – Increased Cost Effectiveness					
Estimated cost savings of the HUD field office conducting inspections, PRAC and rent comparabilities.	\$0	\$120	\$93.15 inspections \$38.34 other	\$120	\$120
Estimated administrative cost savings of the Day Spring staff preparing referral packet.	\$0	75%	\$56.84	75%	75%

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved. Voucher utilization at the end of the year was 75%.

D. Revised Metrics and Benchmarks

Benchmarks for FY 2014 were added.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA staff continue to obtain inspection, PRAC and rent comparability information from HUD as needed, and estimate the time saved compared to conducting those same tasks. Day Spring staff will provide information on the number of persons that were housed in the assisted units, including the SRO unit.

F. Authorizations Cited

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, Section D.1. f. Operational Policies and Procedures – Section 8(p) of the 1937 Act and 24 C.F.R. 983.53-54 and 982 Subparts H and M, Section D.2.a. Rent Policies – 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, and Section D.2.c. Rent Policies – Section 8(o)(10) and 8(o)(13)(F)-(G) of the 1937 Act and 24. C.F.R. 982 Subpart L and 983 Subpart E. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

Allocate MTW Housing Choice Vouchers to Special Referral Programs

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity

Allocate up to ten (10) MTW Housing Choice Vouchers without prior HUD approval to a Special Referral HCV Program for service-enriched affordable housing programs within the Agency's jurisdiction. These programs offer housing and supportive services, including case management, targeted to families with needs not adequately served elsewhere in the community.

In order to qualify for the voucher, the participant must meet all program and Section 8 eligibility requirements. With some special referral programs, the voucher is "tied" to the program's housing unit. For other programs, while participants may be required to reside at the program facility initially, their voucher becomes portable when they graduate from the program. Some allocations will be incremental additions to existing programs while others are allocations to newly established special referral programs.

LMHA will enter into a contract with the partnering organization that describes the duties of each party under the Special Referral program. Also, the contract will outline the responsibilities of LMHA and its partner to monitor the outcomes of the program related to voucher utilization and program participants.

LMHA may also train a program staff to properly conduct on-site determinations of eligibility of the applicant (i.e., to complete the necessary forms and obtain necessary verifications). After the applicant's eligibility is determined, they would be moved to a unit as soon as one is available. The applicant's packet will then be sent to LMHA for additional processing, so payment can begin for that participant. The program staff would also be authorized to conduct annual recertifications of voucher recipients at the site.

LMHA expects the activity will increase housing choices for low-income families with special needs. This activity will also reduce costs and achieve greater cost effectiveness in federal expenditures, as LMHA resident services staff can focus on serving families in the traditional voucher and public housing programs while families with specific needs receive support from the independent service providers.

In FY 2012, LMHA set-aside 8 additional vouchers for Wellspring referrals who may chose to reside at the Bashford Manor development, an eight-plex apartment building purchased by Wellspring for \$320,000. Renovations of the site are currently ongoing, therefore no vouchers have been issued.

In addition, LMHA set-aside 10 vouchers for homeless families with children referred by the Coalition for the Homeless. Louisville has been experiencing a rise in the number of homeless families with school-age children, due to the tough job market and economic conditions and high rates of foreclosure. By providing vouchers for these families, LMHA will be helping to stabilize their households. LMHA has received no referrals from the Coalition to date, however this referral program is still in the initial stage.

Allocate Vouchers to Special Referral Programs
Actual FY 2012

Metric - Info related to Voucher Utilization/ Households Served	Baseline FY 11	Bmk FY 12	Actual FY12	Bmk FY 13	Bmk FY 14	Bmk FY 15
Utilization rate(s) at FYE	NA	100%	1. Wellspring – Bashford Manor Development – under construction 2. Coalition for the Homeless – Homeless Families – 0%	100%	100%	100%
Metric – Cost Effectiveness						
Cost savings from streamlined administrative procedures (i.e., referral packets, on-site interviews), if applicable to program		N/A	1. Wellspring – Bashford Manor Development – \$0 2. Coalition for the Homeless – Homeless Families – \$0			
Cost savings from concurrent annual inspections, if applicable to program		N/A	1. Wellspring – Bashford Manor Development – \$0 2. Coalition for the Homeless – Homeless Families – \$0			
Total Project Cost, if vouchers were committed in support of a construction of a development		N/A	1. Wellspring – Bashford Manor Development – \$TBD			
Metric - Information related to Programs and Participants (Households Served)						
Number and description of referral programs	0	N/A	1. Wellspring – Bashford Manor Development – Housing for individuals with severe mental impairments and their families 2. Coalition for the Homeless – Homeless Families – S8 Rental assistance for homeless families	N/A	N/A	N/A
Number of vouchers allocated to referral programs through this activity	0	N/A	1. Bashford Manor Development – 8 HCVs 2. Coalition for the Homeless – Homeless Families – 10 HCVs	N/A	N/A	N/A
Total number of households served by LMHA through the programs, including turnover	0	N/A	1. Bashford Manor Development – 0 HHs 2. Coalition for the Homeless – Homeless Families – 0 HHs	N/A	N/A	N/A

C. Explanation of challenges/effectiveness and potential new strategies

This activity does not readily lend itself to benchmarks, as vouchers are sometimes “set-aside” in advance of project completion. The primary objective of this activity is to increase housing options by providing vouchers for families not served through existing programs, such as homeless families with children, and promoting the development of new housing for families not served through existing programs.

D. Revised Metrics and Benchmarks

The future performance of the activity will also be measured by the number of units created, the cost of the housing development, and the value of supportive services provided to voucher recipients.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA will track information related to voucher utilization and program staff will provide LMHA with information on the program and participants.

F. Authorizations Cited

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C, 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, 5.632, 5.634 and 960.255 and 966 Subpart A. Also, 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. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

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 22 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.

Reconstruction of the Villager was completed in September, 2011. All 22 units were occupied by December, 2011. All activities have resumed.

In FY 2012, this activity achieved nearly \$1000.00 in cost savings and increased housing options for 22 families participating in The Center's intervention program. Outcomes for FY2012 are summarized in the table below.

Center for Women and Families at the Villager
MTW Inspections and Streamlined Program Eligibility
Actual FY 2012

Metric	FY 09 Baseline	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Days transitioning applicants	228	N/A	N/A	50	n/a*	50	50
Avg. No. of days units vacant at turnover	23	N/A	N/A	7	n/a*	7	7
Hrs processing applicants	1	N/A	N/A	.25	.25	.25	.25
No. of applicants	7	N/A	N/A	22	22	7	7
Time savings	In 2009, staff spent 7 hours processing applicants	N/A	N/A	16.5	16.5	5.25	5.25
Cost savings	In 2009, staff spent \$207.48 to process applicants	N/A	N/A	\$433.45	\$416.79	\$136.50	\$136.50
Time per inspection	45 Min.	N/A	N/A Min.	10 Min.	0 Min.**	10 Min.	10 Min.
No. of inspections	17	N/A	0	22	22	22	22
Time savings	2009 inspections took 12.75 Hrs.	N/A	0 Hrs.	3.7 Hrs. to inspect (9.1 Hrs saved)	0 Hr to inspect (16.5 Hrs saved)	3.7 Hrs. (9.1 Hrs saved)	3.7 Hrs (9.1 Hrs saved)
Cost savings	2009 inspections cost \$382.50*	N/A	\$0	\$111 spent (\$271.50 saved)	\$0 spent (\$512.33 saved)	\$115 spent (\$283 saved)	\$115 spent (\$283 saved)

In 2009, the hourly rate of a Housing Specialist was \$29.63 including benefits; hourly rate of an Inspector is \$30.00.

In 2012, the hourly rate of a Housing Specialist was \$25.26, including benefits; hourly rate of an Inspector is \$31.05.

** Due to newly constructed units.

**In lieu of an HQS inspection, LMHA accepted the Certificate of Occupancy for the new facility.

F. Explanation of challenges/effectiveness and potential new strategies

Initial occupancy inspections are waived upon move-in and all inspections are conducted once per year concurrently at site. The activity will achieve greater cost effectiveness in Federal expenditure, and increase housing choices for low-income families interested in the Center for Women and Families programs.

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 9.1 hours (\$283) on unit inspections each year. The size of the facility increased to 22 units after reconstruction. Anticipated cost savings were revised to reflect updated rates of staff and inspectors.

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. Full occupancy was maintained throughout FY2011. At fiscal yearend 2012, occupancy levels had dropped to 87%. This was likely due to the warmer weather and high turnover. However, LMHA expects that levels will increase by autumn.

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 in FY 2011. In FY 2012, LMHA staff processed 20 packets prepared by YMCA staff, thus the activity saved the Agency approximately \$378.90 in LMHA staff time.

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. In FY 2012, the rate of an Inspector increased to \$31.05/hr, therefore the activity saved the Agency \$745.20 this fiscal year.

The activity helped LMHA achieve an estimated cost savings of \$1124.10 for this fiscal year, including a \$378.90 cost savings in the amount of staff time spent on processing applicants/recertifications and \$745.20 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 2012**

Metric	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Occupancy level of SROs	25/41 units 62%	N/A	41 units 100%	40 units 98%	41 units 100%	100%	36 units	100%	100%
No. of applicants or packets processed	N/A	N/A	62	55	58	55	20	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.	.75 Hr.
Cost savings	N/A	N/A	\$1378.62	\$1247	\$1341	\$1300	\$378.90	\$1042	\$1042
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.	35 Min.
No. of inspections	41	N/A	41	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.	24 Hr.
Total cost savings	0	N/A	\$717	\$717	\$717	\$720	\$745.20	\$745	\$745

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.
2012, Housing Specialist rate \$25.26/Hr., including benefits; Inspector rate \$31.05/Hr.

C. Explanation of challenges/effectiveness and potential new strategies

The YMCA was able to maintain full occupancy (100%) throughout fiscal year 2011, evidence that the procedure is effective and is working extremely well. Though occupancy dipped slightly below 90% at the end of the fiscal year, due to the warmer weather and turnover, LMHA expects the site will again be fully occupied by this fall. The activity helped LMHA achieve an estimated cost savings of \$1124.10 for this fiscal year, including a \$378.90 cost savings in the amount of staff time spent on processing applicants/recertifications and \$745.20 in annual inspections.

D. Revised Metrics and Benchmarks

Benchmarks were revised to reflect the updated rate of the HCV Housing Specialist and Inspector.

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 fiscal year 2011, one family was admitted through this activity to the Family Scholar House Special Referral program. In fiscal year 2012, 2 families were admitted through this activity. Both families are enrolled in the Family Scholar House program.

Deduction of Child-Care Expenses in Determination of Eligibility Actual FY 2012

Metric	FY 10 Baseline	FY 11 Actual	FY 12 Bmk	FY 12 Actual	FY 13 Bmk	FY 14 Bmk
Number of families admitted	0	1	15	2	10	10

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 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, 2012. AMP by AMP operating statements, as required under HUD's asset management model, are included in the Appendix.

The fiscal year 2012 audit is expected to be presented to LMHA's Board of Commissioners by December, 2012. The audited financial statements for fiscal year ending June 30, 2011 are included as an Appendix to this report.

Uses 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, 2012, LMHA used this authority for the following projects:

- Resident services projects utilized \$39,000 for a resident scholarship program.
- \$143,000 was utilized to negotiate a relocation settlement with the Dollar General Store at Sheppard Square as part of the HOPE VI program at that site.
- \$4,161,000 in CFP funds and \$510,000 in Section 8 funds were transferred to Public Housing to help offset an expected 12% - 20% reduction in operating subsidy and to help balance the Public Housing program.
- \$45,801, including fringes, to hire a Multicultural Family Assistance Program Specialist staff. LMHA had estimated the staff would cost between \$40,000 to \$60,000.

In 2009, LMHA first proposed to implement a program that would be coordinated by an individual(s) able to translate and communicate topics and issues related to property management, lease enforcement, relocation and supportive services to immigrant families. LMHA identified the country of origin and language of the Somali and African families residing at LMHA's developments, realizing it is important that the person(s) hired is well versed in the ways of African cultures and language. LMHA developed a job description and worked 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.

By fiscal yearend 2011, LMHA had scheduled interviews for the new Multicultural Program Assistant and selected the final applicants, who 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.

In October 2011, LMHA hired a fulltime Multicultural Program Specialist (MPS) to address the language and cultural needs of the Agency's large Somali Bantu population. This staff person is a Somali Bantu immigrant, former Sheppard Square resident and fluent in five languages. The Multicultural Program Specialist's office is located at Parkway Place, LMHA's family development that houses the largest number of Somali Bantu families.

The Multicultural Program Specialist (MPS) coordinates the delivery of services and programs to the immigrant residents; assists LMHA with resident and staff orientations; provides translation and interpretation services for the agency and residents, and assists with any other property management and occupancy concerns. The MPS was also instrumental in the dissemination of information to the Somali-Bantu families during the Sheppard Square HOPE VI relocation process.

In addition, LMHA utilizes the Language Line service to assist non-English speaking applicants and residents.

Proposed Initiative - Homeownership Management Staff (HMS) Position - \$40,000 to \$60,000

This activity was first proposed in the FY 2009 Annual MTW Plan. H.M.S. implementation utilizing LMHA internal staff has been successful, and therefore, the activity did not necessitate use of fungibility to make a hire during FY 2012. Depending on the task, two Construction Managers complete the tasks either as a team or individually. Homeowners have provided positive feedback about their experience with the H.M.S. staff; especially regarding the benefits of the 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. In the last FY, the Construction Managers spent a total of 333.55 hours on H.M.S. duties; which is an average of almost 6.5 hours per week.

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 small surplus of \$4,000 for fiscal year ending June 30, 2012, compared to a break even budget. Although there were several areas that were over or under budget, the largest variances were:

- Federal Subsidy (\$1,891,000 under budget) – due to an expected 12% - 20% shortfall in operating subsidy. At fiscal year-end close, HUD had still not determined what the final subsidy pro-ratio would be. The budget was estimated using a 100% funding level.
- Utilities (\$1,121,000 under budget) – with the vacating of Iroquois Homes and Sheppard Square, and with the budget being prepared so far in advance, it is difficult to put together a

precise utility budget. The utility budget is traditionally based on historical data. Budget projections may have been high, and very mild winter temperatures resulted in less consumption.

- Maintenance (\$892,000 under budget) – most of the surplus in this area is related to Iroquois Homes and Sheppard Square. As these sites have been vacated and demolition has started, maintenance costs become difficult to estimate. This is particularly true due to the timing of budget preparation, as well as the rapid pace of relocating residents.

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 \$112,000 deficit for fiscal year ending June 30, 2012, compared to a budgeted deficit of \$231,000. This variance occurred primarily in 2 areas in the budget:

- Fee Income (\$655,000 under budget) - this is primarily due to fee for service income from the public housing sites. Much of the decline is related to Sheppard Square and Iroquois Homes. As these sites have been vacated and demolition has started, work order activity and the fees it generates have been difficult to estimate. This is true to both the timing of the budget preparation, as well as the pace of relocating residents.
- Administration (\$563,000 under budget) – this surplus is mostly salary expense. The Sheppard Square HOPE VI program is beginning to absorb salary costs associated with the program. Additionally, vacancy credits add to this surplus.

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 produced a surplus of \$703,000 for FYE 6/30/12, compared to a break even budget. The surplus is a temporary, timing issue. Some funds were drawn down in June that were actually for July expenses. The result was classifying these expenses as prepaid at fiscal year-end. In the first month of the new fiscal year (i.e. July), the expenses became current and the surplus returned to zero.

Some of the areas in which significant budget variances occurred include:

- Federal Subsidy (\$2,053,000 over budget) – LMHA drew down more Capital Funds than were budgeted primarily to pay for the 2 items immediately following.
- General (\$1,525,000 over budget) – there were significant costs incurred for the planning stages of LMHA’s Sheppard Square HOPE VI project. These include architectural and engineering fees, legal fees, environmental studies, etc. The budget number was for the 2012 CFP award. However, some of the actual expenses utilized funds available in older CFP programs.
- Transfers to Other Funds (\$1,715,000 over budget) – the current year CFP budget contained \$2,446,000 in transfers to Operations. The additional transfer amount was funded from prior year CFP programs and was necessary to keep the Public Housing Program balanced. HUD has instituted “off-sets” against existing PHA operating reserves. In LMHA’s case, these off-sets will equate to approx. 12% - 20% of operating subsidy. A final determination had not yet been made at fiscal year-end of the exact amount.

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 a \$2,649,000 surplus for the year compared to a break even budget. The bulk of this variance (\$2,540,000) occurred in the Rental Assistance Payments area.

The Section 8 Program had 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. Staff has now begun to increase leasing rates for FYE 6/30/13 due to availability of funds.

LMHA received \$572,000 less in federal subsidy than anticipated. This was primarily due to HUD’s new “cash management” process for Section 8. HUD now holds all excess program reserves instead of LMHA. The budget was prepared anticipating that LMHA would receive its full authorization of funds and retain any reserves.

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

Although no state or local program funding was anticipated, LMHA was able to obtain CDBG funding from the City of Louisville to assist with the cost of demolition at the Sheppard Square HOPE VI project.

On a consolidated basis, LMHA finished fiscal year ending 6/30/12 with a \$3,204,000 surplus. The primary source of the surplus occurred in the Section 8 Voucher Program.

Reserve Balances

Reserve balances for FYE 6/30/12 are as follows:

Public Housing Program (AMPs)	\$2,861,000
Central Office Cost Center (COCC)	\$4,175,000
Section 8 Voucher Program	\$3,452,000
Capital Fund Program (CFP)	\$703,000*

* The Capital Fund Program typically carries no reserves. The Capital Fund reserve amount reverted to zero in July 2012. This was because funds for some July expenses were drawn down in June, and the expenses recorded in July.

Other Non-MTW Sources & Uses

	<u>Sources</u>	<u>Uses</u>
VASH Program	\$780,647	\$919,598
Section 8 Mod Rehab	\$705,414	\$672,898
ROSS Grants	\$438,279	\$438,279
HOPE VI	\$805,340	\$805,340

Louisville Metro Housing Authority Sources and Uses FYE 6/30/12 (1,000s)

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	Public Housing AMPs		Central Office Cost Center (COCC)		Capital Budget		Section 8 Voucher Pgm		State & Local Pgm		LMHA Consolidated	
	'11-'12 Planned	'11-'12 Actual	'11-'12 Planned	'11-'12 Actual	'11-'12 Planned	'11-'12 Actual	'11-'12 Planned	'11-'12 Actual	'11-'12 Planned	'11-'12 Actual	'11-'12 Planned	'11-'12 Actual
Sources of Funding												
Federal Subsidy	\$16,531	\$14,640 ^a			\$11,155	\$13,208 ⁱ	\$69,828	\$69,256 ⁿ			\$97,514	\$97,104
Dwelling Rental	5,688	5,570 ^b									5,688	5,570
Excess Utilities	147	80									147	80
Non-dwelling Rental	107	57	18	5							125	62
Fee Income			10,851	10,196 ^g			21	14			10,851	10,196
Interest Income	46	21	36	35				69			103	70
Other Income	287	279	213	241						765 ^r	500	1,354
Transfers from Other Funds	5,712	5,871									5,712	5,871
Total Sources	\$28,518	\$26,518	\$11,118	\$10,477	\$11,155	\$13,208	\$69,849	\$69,339	\$0	\$765	\$120,640	\$120,307
Uses of Funding												
Administration	\$2,336	\$2,068 ^c	\$5,307	\$4,744 ^h	\$963	\$972	\$3,204	\$3,065 ^o			\$10,847	\$9,877
Fee Expense	\$2,747	\$2,671			141	221	\$2,045	\$2,022			\$5,755	\$5,665
Resident Services	270	392	121	79			527	441			1,059	1,133
Utilities	7,451	6,330 ^d	66	101							7,517	6,431
Maintenance	11,041	10,148 ^e	2,884	2,745	851	976	1	2			13,926	13,065
Protective Services	145	196	3	3			10	14			1,009	1,189
General	3,253	3,410 ^f	2,968	2,917	6,754	1,525 ^j	862	655 ^p			7,083	8,507
Extraordinary Maint/Capital Exp												
Rental Assistance Payments	88	99					62,521	59,981 ^q		805 ^r	6,754	5,285
Transfers to Other Funds	1,187	1,200			2,446	4,161 ^l	679	510			62,609	60,080
Total Uses	\$28,518	\$26,514	\$11,349	\$10,589	\$11,155	\$12,505	\$69,849	\$66,690	\$0	\$805	\$120,871	\$117,103
Surplus (Deficit)	\$0	\$4	(\$231)	(\$112)	\$0	\$703	\$0	\$2,649	\$0	(\$40)	(\$231)	\$3,204

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Variance Analysis:

(all numbers in \$1,000s)

- a. Federal Subsidy (\$1,891 under budget) - at fiscal year-end close, HUD had still not determined what the final subsidy pro-ration would be. However, the shortfall amount is expected to be 12% - 20%. The budget estimated 100% funding.
- b. Dwelling Rental (\$118 under budget) - at the time of budget preparation, both Iroquois Homes and Sheppard Square still had tenants. The relocation of those tenants occurred faster than expected, resulting in less dwelling rental revenue.
- c. Administration (\$268 under budget) - administrative salaries were \$244 under budget due to vacancy credits. Also, several administrative-other categories are under budget (e.g. office supplies, court costs, telephone, etc.).
- d. Utilities (\$1,121 under budget) - the utility budget is developed from historical data. With the vacating of Iroquois Homes and the rapid relocations for Sheppard Square, it is difficult to put together a precise utility budget. Budget projections may have been on the high side. Additionally, winter temperatures were very mild, resulting in less consumption.
- e. Maintenance (\$892 under budget) - maintenance contracts are \$829 under budget. Most of the surplus is related to Sheppard Square and Iroquois Homes. As these sites have been vacated and demolition has started, maintenance costs become difficult to estimate. This is particularly true due to the timing of budget preparation, as well as the rapid pace of relocating residents.
- f. General (\$157 over budget) - due to a \$315,000 repayment of operating subsidy due to HUD. An OIG audit of HUD determined that LMHA was overpaid operating subsidy in 2005.
- g. Fee Income (\$655 under budget) - this is primarily due to fee for service income from the public housing sites. Much of the decline is related to Sheppard Square and Iroquois Homes. As these sites have been vacated and demolition has started, work order activity and the fees it generates become difficult to estimate. This is true due to both the timing of budget preparation, as well as the pace of relocating residents.
- h. Administration - (\$563 under budget) - administrative salaries are \$517 under budget. This is primarily due to the Sheppard Square HOPE VI Program beginning to absorb salary costs associated with the program. Additionally, vacancy credits add to this surplus.
- i. Federal Subsidy - (\$2,053 over budget) - LMHA drew down more Capital Funds than originally budgeted primarily to pay for items discussed in j, l, and m below.
- j. General (\$1,525 over budget) - there were significant costs incurred for the planning stages of LMHA's Sheppard Square HOPE VI project. These include architectural and engineering fees, legal fees, environmental studies, etc. The budget number was for the 2012 CFP award. However, some of the actual expenses utilized funds available in older CFP Programs.
- k. Extraordinary Maintenance/Capital Expense (\$2,274 under budget) - the rate at which capital expense might occur each year is an educated guess for budgeting purposes and involves many factors (e.g. HUD approval of CFP dollars, speed of design and engineering work, weather conditions, etc.). For FYE 6/30/12, more resources were devoted to planning costs for the Sheppard Square HOPE VI project than for capital expenditures.
- l. Transfers to Other Funds (\$1,715 over budget) - the current year CFP budget contained \$2,446 in transfers to Operations. The additional transfer amount was funded from prior year CFP Programs and was necessary to keep the Public Housing Program balanced. HUD has instituted "off-sets" against existing PHA operating reserves. In LMHA's case, these off-sets will equate to approx. 12% - 20% of operating subsidy. A final determination had not yet been made at fiscal year-end of the exact amount.
- m. Surplus / (Deficit) (\$703 surplus) - this surplus is a temporary, timing issue. Some CFP expenses were drawn down in June that were actually for the month of July. Consequently, they were classified as "pre-paid expenses". They will be immediately expensed in the new fiscal year (July, 2012). The surplus will then become zero.
- n. Federal Subsidy (\$572 under budget) - the budget was based on prior year numbers, which included no

Variance Analysis:

(all numbers in \$1,000s)

AAF and a 98.81% pro-ration rate. For 2012, HUD utilized an AAF of 1.015 and a pro-ration rate of 99.6%. This resulted in more subsidy than originally budgeted. Also, HUD awarded LMHA 208 additional vouchers during the fiscal year for Sheppard Square relocations. However, the additional subsidy authorized by HUD was offset by HUD's new "cash management" process for Section 8. LMHA did not actually receive its full authorization from HUD. Because HUD now holds all excess reserves, and the budget was promulgated assuming LMHA would receive and hold them, actual receipts were less than originally budgeted.

- o. Administration (\$139 under budget) - administrative salaries are \$236 under budget due to vacancy credits and some salaries being absorbed by the HOPE VI Program. However, leased office space is \$152 over budget. Because the Louisville Police Dept. has temporarily vacated the building, the Section 8 Program must pay all operating costs on office space.
- p. General - (\$207 under budget) - due to the vacancy credits and salaries absorbed by the HOPE VI Program, employee benefits are under budget as well.
- q. Rental Assistance Payments (\$2,540 under budget) - due to several years of cost overruns, staff had reduced the leasing rates to balance the cost of the Section 8 Program with funding availability. That issue has now been resolved, and staff will begin increasing leasing rates in FYE 6/30/13.
- r. No state or local funds were anticipated. However, LMHA was able to obtain CDBG funding from the City of Louisville to assist with the cost of demolition at the Sheppard Square HOPE VI Project.

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 2012.

C. Performance and Evaluation Reports

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

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 < 50% of AMI	1,805	796	682	1,048						
Total number of families	1,916	835	709	1,083						
Percentage of families with incomes below 50% of AMI	94.21 %	95%	97%	96.77%						

**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	4,254	176*	4,430
No. of tenant-based S8 families served	705	6,569*	7,274
Total no. of families served	4,959	6,745*	11,704

*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 2012**

Baseline no. of families to be served (total no. of families) (3)	11,704
Total number of families served, including turnover, this Fiscal Year 2012 (4)	13,314
<i>Public Housing</i>	3,781
<i>Housing Choice Voucher</i>	9,533
Numerical Difference (5)	1,610
Percentage Difference	13.76%

(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 1997**

Family Size	Occupied PH units FY 1997*	Utilized S8 vouchers FY 1997*	Non-MTW adjustments (6)**	Baseline Number	Baseline Percentages
1-2 people	3,051	87	N/A	3,138	67.54%
3-4 people	1,125	54	N/A	1,179	25.38%
5+ people	295	34	N/A	329	7.08%
Total	4,471	175	N/A	4,646	100%

*Data from the Housing Authority of Louisville's Moving To Work Demonstration application prepared in 1997.

**It should be noted that in 2003 the Housing Authority of Louisville merged with the Housing Authority of Jefferson County to form the Louisville Metro Housing Authority. Though the agencies' Public Housing and Section 8 programs were also merged that year, demographic information (by family size) is not currently available for the families who were then residing in HAJC public housing or receiving HJAC Section 8 rent assistance. If LMHA is able to locate this information at a later date, the baseline numbers may be revised to reflect merger.

**TABLE VIII-D.5 Mix of Family Sizes Served
Actual FY 2012**

Family Size	1 -2 people	3-4 people	5+ people	Total
Baseline percentages of family sizes to be maintained (7)	67.54%	25.38%	7.08%	100%
No. of families served by family size, including turnover, FY 2012 (8)	7,606	4,103	1,605	13,314
Percentages of families served by family size FY 2012 (9)	57.13%	30.82%	12.05%	100%
Percentage Difference	(10.41%)	5.44%	4.97%	0%

(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.

Certification of Compliance with MTW Statutory Requirements

Applicant Name

LOUISVILLE METRO HOUSING AUTHORITY

Program/Activity Receiving Federal Funding

MOVING TO WORK DEMONSTRATION PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the composition of households served:

I certify that the above named Applicant will or will continue to meet the statutory requirements of the Moving to Work Demonstration Program (MTW) by:

1. Assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
2. Continuing to assist substantially the same number of families as would have been served had the amounts not been combined; and
3. Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

I hereby certify that all the information stated herein is true and accurate.

Name of Authorized Official

TIM BARRY

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

9/28/2012