



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2021

DATE: May 18, 2021

The Executive Director’s monthly report contains information and statistics for the previous month’s activities as reported by staff and current information from the Executive Director. Underlined/italicized portions show changes from last month.

GOALS	APRIL ACTIVITIES & MAY UPDATES
<p><b>GOAL 1</b> <b>Implement capital plan</b></p>	<p><b>Capital Projects</b> (new e-procurement has been adopted) The following projects are under contract:</p> <ul style="list-style-type: none"> <li>▪ Porter Paints Demolition – <u>Closeout Phase</u></li> <li>▪ Parkway Place Roof Replacement - Phase I and II (35 buildings)</li> <li>▪ Security Upgrades at Various Sites</li> <li>▪ Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades</li> <li>▪ Temple Spears Roof Replacement</li> <li>▪ Deck Repairs at 606, 908 and 964 S. 6<sup>th</sup> Streets – <u>Completed</u></li> <li>▪ <u>621 E. St. Catherine St – Fire Damage Restoration (Units #5 &amp; 6)</u></li> </ul> <p>Upcoming Projects:</p> <ul style="list-style-type: none"> <li>▪ Foundation Repairs at 8018 Third Street Road – <u>Bid Evaluation Phase</u></li> <li>▪ Lourdes Hall Renovations &amp; Maintenance Shop Addition</li> <li>▪ Will E. Seay Plaza Exterior Renovations</li> <li>▪ Temple Spears Renovations</li> <li>▪ Scattered Sites Bathroom Renovations – Bidding Phase</li> <li>▪ 2754 Montana Avenue Renovations – Bid <u>Evaluation Phase</u></li> <li>▪ <u>East Pages Lane</u> Siding Replacement – <u>Bidding Phase</u></li> </ul>

<p><b>GOAL 1</b>  <b>Implement capital plan (cont'd)</b></p>	<ul style="list-style-type: none"> <li>▪ Dosker Manor Bldg. B – Emergency Electrical Repairs – Bid Evaluation Phase – Bids Opened on March 9, 2021</li> <li>▪ 621 E. St. Catherine St. – Fire Damage Restoration (Units #5 &amp; 6) – Bid Evaluation Phase</li> <li>▪ 1131 S. 6<sup>th</sup> Street Renovations and Roof Replacement</li> <li>▪ Noltemeyer Siding and Gutter Repairs – <i>Bidding Phase</i></li> <li>▪ Dosker Manor Nurse Call System and Fire Panel Upgrades</li> <li>▪ St. Catherine and Avenue Plaza Fire Panel Upgrades</li> <li>▪ LHS Former Office Conversion to Apartment</li> <li>▪ Holly Park Sitework and Renovations</li> <li>▪ Dosker Manor Domestic and Sanitary Riser Replacement</li> <li>▪ Avenue Plaza Domestic and Sanitary Riser Replacement</li> <li>▪ 550 Domestic and Sanitary Riser Replacement</li> </ul>
<p><b>GOAL 2</b>  <b>Create new housing stock</b></p>	<ul style="list-style-type: none"> <li>▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019.</li> </ul> <p><b>Beecher Terrace Demolition and New Construction</b></p> <ul style="list-style-type: none"> <li>▪ Cardinal Demolition, the contractor for the first phase of demolition (Buildings 51-59), began work in August 2018. Demolition of these first nine buildings was completed in January 2019.</li> <li>▪ Site prep, infrastructure, and construction on the Phase I building began in March 2019. The official groundbreaking for the Phase I building occurred March 29, 2019. Construction was completed in December 2020.</li> <li>▪ Messer is overseeing the demolition and abatement processes for the Phase II demolition area (Buildings 22-50), which has been sub-contracted to Innovative Demolition and NEC. Notices to proceed were issued on February 1, 2019. Work on Phases 2a, 2b and 2c has been completed.</li> <li>▪ Phase 2 construction Notice to Proceed was issued on July 30, 2019. Construction is scheduled for completion in early 2021. Substantial completion was achieved in February 2021.</li> <li>▪ Phase 3 construction contract documents were bid on November 6, 2019; bid opening occurred on December 19, 2019. Closing occurred on August 31, 2020. Work began</li> </ul>

**GOAL 2**  
**Create new housing stock**  
**(cont'd)**

in September 2020.

- The work on Phase III Demolition, which is between 12<sup>th</sup> and 13<sup>th</sup> Streets and Jefferson Street and Muhammad Ali Blvd., will begin subsequent to completion of archeological work on the south side of the site. In August 2020, archeological exploration on the south side was completed and began on the north side of the site (north side completed in November 2020). The demolition Notice to Proceed was issued on September 1, 2020 for demolition work to begin on September 2, 2020.

LMHA is reviewing multiple sites as PBV replacement housing for Beecher Terrace.

**Sheppard Square Home Ownership New Construction**

- An RFQ for a homeownership developer was issued on June 4, 2015 and one proposal was received on July 8, 2015. The one respondent withdrew their proposal. LMHA has prepared 23 individual lots for private development. Lots will be sold to individuals/builders that are ready to construct. A LOI was issued on February 8, 2017 to secure builders.
- An updated LOI has been issued to reflect current information regarding Homeownership opportunities and new Point of Contact.

LMHA is accepting applications from potential homeowners. Two applications for Lots 16 and 30 are pending approval. Habitat has been approved to build 2 homes and permit applications have been submitted. Habitat has completed construction of lot #22 (755 John Little St.). On Saturday, May 8<sup>th</sup>, the new Habitat homeowner and LMHA celebrated the completion of this homeownership unit.

LMHA continues to work with River City Housing to obtain the documents needed prior to signing the Construction Agreement for Lot #15.

**Friary**

- A proposal to redevelop the Friary was received from the Marian Group and approved by the LMHA Board of Commissioners on April 21, 2015. The Marian Group proposal has been approved by the local HUD office and also by the HUD-Strategic Applications Center (SAC) for the Friary disposition approval. A revised proposal that

**GOAL 2**

**Create new housing stock  
(cont'd)**

included the updated construction/rehab costs was received on November 15, 2017 and was submitted to the LMHA Board of Commissioners for approval on December 12, 2017. LMHA provided a commitment letter to the Marian Group for this project, subject to the HUD approval conditions. Marian Group has received the requested FY 2017 tax credits for the Friary project and has met with LMHA staff to determine the next steps to commence the rehabilitation project. The LMHA Staff and the Marian Group submitted the Development Proposal to HUD-DC on November 16, 2018. The HUD-DC Development Proposal and Mixed Finance Evidentiary documents were approved. The transaction closed in February 2019. Construction is now in progress. Monthly site meetings will occur until project completion which is scheduled for 2020. Project completion will be delayed as the Kentucky State Historical Preservation Office only recently approved the replacement for windows. Project completion occurred on July 28, 2020.

**Liberty Green Development**

- The proposed Liberty Green Second Amended and Restated Development Agreement extension language has been drafted by the Stites & Harrison attorneys as directed by the LMHA Board and forwarded to WV for their review and signature. The Agreement extension was executed by LMHA and WV February 12, 2021.

The Agreement extension continues to focus on the build-out of the Liberty Green footprint which includes affordable housing project (30-60% Area Median Income-AMI) consisting of 58 housing units; and also includes a future commitment to develop another 57 affordable housing units structured for residents at 80% AMI.

- The Louisville Chemical Building has been purchased by City Properties/Bill Weyland (which is now Weyland Ventures, WV). The building is being converted to a Micro-Boutique Hotel with 16 rooms. It will be called Hancock House and was completed in 2020.

WV has developed 268 units plus the 100-unit extended stay hotel which opened in November 2017. They plan to add at least another 250 units to the area. WV, LLC and hotel partner First Hospitality have officially broken ground on a six-story Tempo by Hilton Hotel at 710 E. Jefferson St. that should be ready in 2021. Hilton Officials confirmed that it will be the first Tempo hotel to open in the world and

<p><b>GOAL 2</b>  <b>Create new housing stock</b>  <b>(cont'd)</b></p>	<p>will house 130 rooms and a rooftop bar, among other amenities. WV, LLC will also be building a 178-unit apartment building and a mixed-use building in the same block.</p> <p>WV is currently developing plans to build 10 homeownership units on Marshall Street and 4 homeownership units on Hancock Street.</p> <p><b>Section 8</b></p> <ul style="list-style-type: none"> <li>▪ The number of units under lease on <u>May 1, 2021</u>, was <u>10,227</u> which was an increase from the <u>10,195</u> under lease <u>April 1, 2021</u>. The number of applicants on the waiting list on <u>May 1, 2021</u> decreased to <u>5,604</u> from the <u>6,192</u> on the list <u>April 1, 2021</u>.</li> </ul>
<p><b>GOAL 3</b>  <b>Develop and implement</b>  <b>management improvements</b></p>	<p><b>Moving to Work</b></p> <ul style="list-style-type: none"> <li>▪ LMHA's FY 2020 MTW Annual Report was submitted to HUD on September 25, 2020. There is no specific timetable for HUD review and acceptance of the Report.</li> <li>▪ LMHA submitted Amendment #1 to the HUD-approved FY 2021 Moving to Work Annual Plan on January 21, 2021. The Amendment is currently under review by HUD.</li> <li>▪ <u>LMHA submitted the FY 2022 Moving to Work Annual Plan to HUD on April 22, 2021 following approval by the LMHA Board of Commissioners. The Plan is currently under review by HUD.</u></li> </ul>
<p><b>GOAL 4</b>  <b>Expand resident programs at</b>  <b>economic empowerment,</b>  <b>community building and crime</b>  <b>prevention</b></p>	<p><b>Smoke-Free Housing</b></p> <ul style="list-style-type: none"> <li>▪ On December 5, 2016 HUD published a final Smoke-Free Housing Rule in the Federal Register that requires each public housing agency to implement a smoke-free policy. The effective date of this policy was July 30, 2018. More specifically PHA's were mandated to implement a policy banning the use of prohibited tobacco products in all public housing living units and in agency administrative office buildings. The smoke-free policy must also extend to all outdoor areas within 25 feet of public housing and administrative office buildings.</li> </ul> <p>LMHA has completed its implementation of a mandatory smoke-free policy in accordance with HUD regulations. LMHA will continue its ongoing efforts to properly enforce the policy. Additionally, LMHA received a grant through the American Cancer Society to work with Shawnee Christian Health Center and the Kentucky Quitline on tobacco</p>

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

cessation classes and data collection. The Freedom from Smoking classes were offered to public housing residents at housing facilities by Shawnee in conjunction with the American Lung Association. All public housing residents have access to nicotine replacement therapy and counseling through the Kentucky Quitline and Shawnee. Seven (7) residents were enrolled in the Will E. Seay Freedom from Smoking Class. Shawnee continues to work with the resident councils to coordinate dates for additional classes and to identify health champions to attend Freedom from Smoking facilitator classes with the goal of conducting classes for residents at public housing properties.

Shawnee with the assistance of the Plan to Be Tobacco Free of U of L conducted health fairs at public housing properties to promote Quitline services during May-July 2019. The mid-year report was submitted and accepted by the American Cancer Society. The Great American Smokeout Event occurred on November 21, 2019 at 5-7 PM at Parkhill Community Center to capture Parkway Place families. While the primary goal was to focus attention on smoking cessation, other vendors offered oral health screening and education on carbon monoxide detection. 311 people attended the event and 50 people committed to quit smoking. ACS extended the grant activity period to May 31, 2020.

Shawnee will continue to promote tobacco cessation services for Housing Choice Voucher residents virtually during the pandemic. The Kentucky Department of Health will continue to collaborate with Shawnee to track LMHA resident referrals from the Quitline. Monthly status meetings via telephone among LMHA, the Kentucky Department of Health, Shawnee, the Louisville Department of Health, and other state and local tobacco specialists continue to be held to continue discussion of tobacco cessation efforts. The final report from the American Cancer Society was released. As per the Quitline, 356 residents called from April 1, 2019 to March 31, 2020. All 356 received cessation services. Services included nicotine replacement therapy and counseling or medication such as Zyban or Chantix and counseling. As a result of grant activity intervention, there was a 17% increase in the number of calls from the previous year without grant activity intervention (295). Prior to the grant, only 73 residents received cessation services.

**Section 3**

- See attached report as it was received from MBS.

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

- The Capital Improvements Department (CID) with the cooperation of the IT Department has reached out to all Section 3 Workers in the LMHA database to make them aware of six (6) positions that became available on the Beecher Choice Neighborhood Initiative Phase 3 Project. Also, emails were sent to all Section 3 Workers, to give them information on training provided by OneWest on the 3D Building Modeling Course presented by The Plan Room.
- CID contacted over 670 MWDBE / Section 3 businesses to make them aware of The Louisville Metro Government Landbank home repairs contracts, where if awarded participation, they can bid on up to eight (8) home renovations per year.
- CID, as a member of the Tier 2 & Local Business Utilization Subcommittee member on the Mayor's Equity in Contracting & Procurement Task Force, is continuing to work with the community in an effort to promote public awareness of LMHA activities and to increase Section 3 Business Concern participation.
- LMHA certified two (2) MBE contractors in April.

#### **Special Programs**

- We currently have 353 homeowners who have purchased with the homeownership program (117 of which were in the FSS program). There has been 1 default and 63 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 26 potential homebuyers are in the process or in the pipeline applying for this program. Participants continue to buy homes in nearly all areas of Louisville Metro except council district 16 and 17.
- The Special Program staff held two (2) FSS (Family Self-Sufficiency) recruitment orientations in April via Zoom. Eleven (11) residents attended and six (6) enrolled in the FSS program. Staff holds monthly orientations to encourage resident participation. The Department also publishes a monthly FSS newsletter for active participants, keeping them up to date on the FSS program activity.

#### **Family Self-Sufficiency Program Agency-Wide**

- Totals as of 4/30/2021  
Signed contracts of participation:

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

Public Housing—60  
Section 8—187  
# employed\*:  
Public Housing – 40 or 66%  
Section 8 –120 or 64%  
\*work 20 hrs. minimum

PH escrow accounts: 55 (\$286,054.83)  
Section 8 escrow accounts: 120 (\$370,765.38)

- LMHA was awarded ConnectHomeUSA cohort status in August 2017. The goal of this program is to connect 35% of HUD-assisted housing residents to low-cost Internet service. To help achieve this goal, LMHA's ConnectHomeUSA staff offers low-cost internet sign-ups at all public housing sites. As of April 2021, a total of 639 laptops and desktop computers have been distributed to public housing residents, including 180 BT residents. LMHA is working with Urban Strategies to continue distribution of computers to former BT residents. LMHA ConnectHomeUSA staff continually look to acquire donated computers to be reimaged with Google or Linux Mint Operating System. Computer use, and Digital skills training is offered at a computer center in Parkway Place. There were no sign-ins in (April) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In April, no (0) residents received computer training. Computer training and computer lab hours are on hold during the COVID-19 crisis.

**LMHA IDA Program**

- A total of eight (8) LMHA families are enrolled in IDA. No (0) new accounts were opened.

**Parkway Works**

- Parkway Works update: LMHA created a resident services program to address the needs of the residents at Parkway Place. Parkway Works is designed to connect residents to various supportive services through case management provided by an onsite Social Worker. She works closely with the residents to identify job training and educational opportunities, to secure employment, and to obtain any other goals the families identify as they move towards being self-sufficient. In April, thirty-five (35) residents received services.

During April, no (0) needs assessments were completed



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(to-date 103 completed). No (0) families transferred to LMHA's FSS Program (to-date 32 families transferred). No (0) families transferred to Scattered Sites or Section 8. No (0) Parkway residents obtained employment in April and no (0) Parkway residents were enrolled in the AT&T Access Program or Spectrum low cost Internet programs; 115 to date. Thirty (30) residents were contacted for COVID-related assistance. Seven (7) referrals were made to various resources and employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area employers.

**Choice Neighborhoods Initiative (CNI)****CNI IMPLEMENTATION GRANT:**

- \$29.575M awarded to LMHA/LMG on December 12, 2016 and leveraged with over \$205M in additional funding sources to provide relocation and supportive services for Beecher Terrace (BT) households including case management; raze and revitalize the BT site and create off-site BT replacement housing units in neighborhoods of opportunity; and make other critical community improvements (CCIs) within the Russell neighborhood.

**CNI SUPPLEMENTAL FUNDING GRANT:**

- \$4M was awarded to LMHA on December 23, 2019 to help cover increased costs related to the construction of Beecher Terrace replacement units. All supplemental grant funds must be expended by September 30, 2025.

**People Component, Urban Strategies, Inc. (USI):**

- USI is leading the People Plan component of the Choice grant, including working with our extensive supportive service provider network to ensure that leverage commitments and the CNI grant funds are used to best support the needs of BT residents. USI reports separately to the LMHA Board (see attached for the People section). Their April report is attached.

**Beecher Terrace Relocation:**

- LMHA received HUD approval for three phases of relocation with multiple Initiations of Negotiations (ION) dates. LMHA also applied for and received Section 8 Total Tenant Protection Vouchers (TPVs) for each phase, which were all utilized within the required timeframe.
- Phase I (Buildings 51-59, 117 units/107 occupied as of ION date) families relocated from May-December 2017.

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#### Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

- Phase II (Buildings 21-50, 384 units/296 occupied as of ION date) relocated from February 2018 – February 2019.
- Phase III households (Buildings 1-20, 253 units/168 occupied as of ION date) relocated from February-October 2019.
- Initial housing choices among all relocated families:
  - Housing Choice Vouchers – 219
  - Public Housing including Scattered Sites – 276
  - Privately managed HOPE VI Sites – 38
  - Market-Rate Units – 3
  - Home Purchase – 2
  - Other – 33

#### Reoccupancy and Wait List

- Reoccupancy packets were mailed out to Original Beecher Terrace residents the first week in April 2020, and the deadline for entering the waiting list lottery was May 13. The waiting list for replacement units was developed from responses to this mailing. The lottery was held just prior to the May board meeting and was made public via Zoom in real-time. There were 202 pre-applications included in the initial lottery, and over 50 residents were in attendance. The meeting presentation, packet contents, and an FAQ, which is updated on a regular basis, are available at [www.VisionRussell.org](http://www.VisionRussell.org).

Pre-applications returned after the lottery deadline have been added to the Original Beecher Terrace PBV Waiting list in the order received. A second reoccupancy packet mailing was sent on 10/23/20 to 380 Original Beecher Terrace residents who had not yet submitted a pre-application to be placed on the Waiting List. As of 5/3/2021, there were 277 households on the waiting list. Reoccupancy Task Groups have been formed for lease-up of both on and off-site units and meet bi-weekly. Lease-up of off-site replacement units is currently taking place as units become available. As of 5/3/2021, thirteen (13) households have leased-up off-site replacement units at Newbridge Place Apartments, Roosevelt Apartments, and Opportunity East, a scattered site development. An additional 164 new PBV replacement units are currently under construction at Donerail Run in Jeffersontown, with the first phase of units beginning lease-up in Fall 2021. This mixed-income development will feature a total of 288 units.

As of 5/6/2021, the 450 Roy Wilkins building is 100% leased, with a total of 117 households. Twenty-five (25) of

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

these are Original Beecher Terrace households. For Phase II, as of 5/6/2021, 40 units were occupied with an additional 10 approved and pending lease-up. All PBV replacement units in this phase (43) will be going to Original Beecher Terrace residents, and several Beecher residents have also applied for other Phase II affordable LIHTC and market-rate units. MBM and LMHA are working together to contact residents who may not receive a unit in Phase II, but will be on the waiting list for Phase III.

MBM has begun mailing letters to the interest list for Phase I and are working through the applications that have been returned. MBM, LMHA and USI are also working together to contact Beecher Terrace residents who have not followed up after expressing interest in moving back to BT. From these efforts, 9 residents expressed interest and completed a pre-application over the phone and 12 requested a new pre-application be mailed to them. LMHA followed-up with all residents by mail, who were unable to be reached by phone. The team is tracking each person's decision about moving back to the site. Outreach to all other households began the week of 3/29/2021 and will be complete by the end of May 2021.

**Development Activities by McCormack Baron Salazar (MBS):**

- Messer Construction continued work on the Phase I housing development, which closed on March 4-5<sup>th</sup>, 2019. Construction is completed on the four-story 117-unit (114 PBV/Replacement and 3 Other Affordable) building for persons age 55+, and the certificate of occupancy has been received. Messer turned over the building to MBM for occupancy in January 2021, and residents *began* moving in the first week of February. Photos and video from the first move-ins are posted on Twitter and Facebook.

Demolition of Phases 2A, 2B and 2C are now complete, as well as on-site archaeological excavation work. Artifacts aligned with expectations. The abatement and demolition process for Phase III is complete.

Progress continues on the mitigation activities outlined within Programmatic Agreement and Letter of Resolution (LOR) that were developed with Consulting Parties for the first development stage at BT. A Consulting Parties meeting was held on March 4, 2021. Presentation and notes from all consulting meetings are available at

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[www.visionrussell.org](http://www.visionrussell.org). The next quarterly meeting is scheduled for June 3, 2021.

The Year 3 CDBG application was approved and executed in August 2019. Funds in the amount of \$3.125M have been used towards demolition and infrastructure costs. The Year 4 CDBG application was approved and executed for a funding request of \$3.125M in August 2020, which is also being used towards demolition and infrastructure costs.

The closing for Phase II housing development took place on June 27<sup>th</sup>, 2019. 9% tax credits from KHC are being leveraged with CNI grant funds and other sources to develop a total of 108 units family units (43 PBV/Replacement, 15 Other Affordable/50 Market rate). Construction began on June 29, 2019, and families began moving in on April 12, 2021. The Phase I & II Property Managers, two Occupancy Specialists, a Maintenance supervisor, and a Maintenance Technician have been hired. MBM has identified candidates for the Phase I Manager and Area Manager positions, who are currently in the hiring process.

A pre-bid contractor's informational meeting for Beecher Terrace Phase III was held on November 11, 2019 at Liberty Green. Architectural drawings were released on November 4, and bids were submitted to MBS on December 19, 2019. Messer Construction was selected and approved by the LMHA Board in February 2020.

LMHA's Board of Commissioners and the Kentucky Housing Corporation previously approved a request to merge Housing Phases III and Phase IV into one combined Phase III that will result in 185 units. This combined phase is receiving two set-asides of 9% credits from KHC. MBS and the architectural team have updated the cost estimates for the combined Phase III and HUD approved the revised housing plan on October 1, 2019. Phase III closed on August 31, 2020. Site work has begun, including grading, public improvements, and pouring building footings, and framing is underway.

A subcommittee has been formed to discuss Phases IV/V timing and financing options, including project timing and KHC's application period.

**Baxter Community Center / Porter Paints / Old**

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

#### Walnut Park

- Based on an overwhelming preference by residents and community members to the second survey, as well as input from the CNI Coordinating Committee and the State Historic Preservation Office, staff began refining Vision 2 for Beecher Terraces Recreational amenities (drawings of the two visions can be found at <https://www.engagetheteam.com/BeecherTerrace>.) LMHA and LMG staff prepared a preliminary budget that was submitted on March 1<sup>st</sup> as part of grant request to the James Graham Brown Foundation (JGBF) for \$2,990,990 in gap funding. LMHA had meetings on April 9<sup>th</sup> and May 4<sup>th</sup> with JGBF staff to review the application and JGBF anticipates announcing grant awards on May 18<sup>th</sup>, 2021. In the meantime, staff continues to move forward with next steps on these projects. LMHA staff met with the State Historic Preservation Office on April 21<sup>st</sup> to discuss Baxter Community Center windows, original entry doors, and openings between original gym and the proposed addition. A tentative agreement has been reached pending SHPO's final approval of construction drawings, and a determination of effect letter is currently being drafted by LMG staff.

LMHA presented the current conceptual plans to the Consulting Parties on March 4<sup>th</sup> and updated the CN Coordinating Committee at their meeting on April 21<sup>st</sup>. Additional information on the Baxter Community Center expansion and renovation and the new park on the Porter Paints site can be found at <https://visionrussell.org/recreational-amenities/>. A meeting was also held on May 5th with the Beecher Terrace Recreational Amenities Leadership Group to provide an update on progress and map out next steps.

Demolition of the paint manufacturing buildings and remediation on the Porter Paints site, which began in mid-July 2020, was completed in April 2021. Final grading and grass seeding is complete.

#### Critical Community Improvement Projects:

- In addition to housing redevelopment, the Choice Neighborhoods Implementation program allows for a portion of the grant to be used towards Critical Community Improvement (CCI) projects within the Russell neighborhood.

A total of \$2,495,750 in Choice funds has been allocated

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

to the CCI projects. LMG is contributing an additional \$2,050,000 to the CCI projects and another \$7,034,073 is being contributed by other partners, including \$230,000 from LMHA. Two resolutions detailing the Choice funding and leverage commitments between LMG and LMHA per Interagency Government Agreements were approved by the Board at the July 16, 2019 meeting and fully executed on August 26, 2019.

**Historic Quinn Chapel:**

- CCI funds in the amount of \$300,000 are being used to stabilize the historic Quinn Chapel, which is owned by the YMCA. Develop Louisville of LMG is leading the implementation. Stabilization efforts are addressing structural issues so that the building can be preserved for future uses. LMG has also been granted \$450,000 from the National Park Service for this project. LMG selected EOP Architects to manage the stabilization work, which began in January 2020 and is anticipated to conclude by July 2022.

Emergency stabilization work on the front porch is complete. All of the decorative tiles have been removed from the front porch and placed into storage. The arches have been temporarily supported with wood to preserve the porch and will be repaired during the stabilization work. LMG has received approval on the Section 106 review from the National Park Service for the remainder of the work. Quinn Chapel was also designated nationally significant by the National Register of Historic Places in July 2020.

LMG was awarded an additional \$500,000 grant from the National Park Service for a second phase of stabilization work to the Quinn Chapel. The goal of Phase II is to have a complete watertight shell. LMG will be contracting with Buckeye Construction & restoration from Waterford, OH for Phase I of stabilizing Quinn Chapel AME Church. The work is scheduled to begin by the end of May and will be completed by the end of 2021. Phase II of the stabilization will begin in 2022.

**18th Street Corridor CCI Project:**

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along the 18<sup>th</sup> Street Corridor and nearby blocks. This CCI activity includes owner-occupied rehab, rental rehab, vacant lot

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acquisition and rehab for commercial use. LMG is leading implementation of these initiatives.

Louisville Metro Government's Louisville Forward team is working with OneWest and Chef Space, two community partners in West Louisville, to revitalize the 18th Street commercial corridor. OneWest has received general contractor RFP submissions for the rehab of the shotgun houses at 516, 518, and 520 S. 18th Street, and will be meeting with an architect during the next quarter. OneWest finalized the purchase of 518 S. 18th Street earlier this year. The shotgun houses will be transformed into "white box" retail space, serving as incubators for Chef Space's food entrepreneur graduates. An adjoining vacant lot will serve as outdoor seating/patio space.

LMHA and LMG staff submitted two proposals to HUD – one for Streetscape improvements along 18<sup>th</sup> Street between Muhammad Ali Blvd. and Madison Street; and one for stabilization and rehabilitation on two commercial buildings owned by OneWest: 1731 W. Broadway and 526 S. 18<sup>th</sup> Street. Both proposals were conceptually approved by HUD on April 29, 2021.

Regarding homeowner and rental rehab, the Office of Housing started taking new applications for the Russell Homeowner Repair Program (RHRP) on July 1, 2019. The program will leverage approximately \$600,000 in CCI funds for façade improvements to properties located along the 18th Street Corridor and in the project area. Over 253 applications have been received, many of which qualified for the Emergency Repair Program. There are currently 47 qualified RHRP projects. Forty-four (44) are existing homeowners and three (3) are in-process of purchasing a home in Russell. There are 30 Russell Rental Rehab recipients. By June 2021, when all work is anticipated to be completed, the program will have provided a total of \$2,318,000 to approximately 80 homeowners to make repairs to their homes. LMG is tracking the impact of Down Payment assistance in various neighborhoods.

LMG has increased their leverage commitment to Owner-Occupied Rehab on the 18<sup>th</sup> Street Corridor CCI Project by \$390,000, allowing LMHA to reallocate CNI funds towards Commercial Rehab and Streetscape, which will work to bring new services and amenities to the neighborhood. Public Works has confirmed what will

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support the corridor development and will be installed once construction is complete. LMHA submitted a proposal to HUD for this budget revision, which was conceptually approved by HUD on April 29, 2021.

#### **The Village at West Jefferson:**

- CCI funds in the amount of \$331,000 are being used for buildout of retail and office spaces in a new 30,000 square foot office and retail building at 12<sup>th</sup> and West Jefferson, led by MOLO Village. Urban Initiatives, CDC – a division of McCormick Baron Salazar - has committed to contribute funds as a New Market Tax Credit investor in The Village at West Jefferson CCI project as of October 31, 2019. Other funding sources committed to this project include the United Church of Christ (UCC) Church Building and Loan Fund, LMG & LMHA funding, and philanthropic support. The Part 58 Environmental Review has been completed by LMG staff, and Request for Release of Funds was granted by HUD on October 16, 2019. A resolution to enter into a MOA with MOLO for this project was approved by LMHA's Board on December 3, 2019. MOLO closed on their project financing on December 20, 2019 and held a groundbreaking ceremony on January 28, 2020.

The Certificate of Occupancy for The Village @ West Jefferson was received on 3/19/21. Five of the 10 tenants have already begun to operate in the space (Leverage Property Management, Louisville Metro Housing Authority, MOLO Village CDC, Sponsor 4 Success, and AMPED Technology Incubator). The remaining tenants (Tha Drippin Crab, Park Community Credit Union, Ohio Valley Educational Cooperative, Norton Healthcare, and The Bridge) are completing further build out of their space and anticipate opening within the next few months. Koetter construction is currently working through punchlist items identified by Kovert Hawkins Architects and is finishing up landscaping, completing the lobby, patching and painting, etc. Awnings were installed on the 12th Street side of the building, with the Jefferson Street portion to be installed once specialized fabric is received in a few weeks. Lighting for the West Parking lot is pending LG&E's meter install at St. Peter's church, which is anticipated to occur in May. Permanent doors have been delayed due to manufacturing issues, and are now scheduled for install at the end of May. The last item will likely be the final coat and restriping of the parking areas.



#### GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

which is scheduled for May but is weather dependent.

A Grand Opening ceremony will be held in Baxter Square Park on Friday, July 9, 2021.

The LMHA Choice Team has completed its move to MOLO and is located in Suite 201/

#### **LCCC Business Center:**

- CCI funds in the amount of \$228,500 were used for build out of retail and office space at the Louisville Central Community Center's (LCCC) Old Walnut Street campus. Tenants must be neighborhood-serving small businesses and non-profit service providers. Release of funds was granted by HUD on July 30, 2019 and the drawdown agreement was executed on August 8, 2019. Vanilla box modifications to all suites are complete. A Ribbon Cutting for the Business Plaza took place on October 22, 2020 during LCCC's Economic Impact Week. Construction is now complete, and the project is 70% leased. Current tenants are: Top Hat Café (beverage station) is in operation, Louisville Xtreme Football, Rhinox Research, IM Construction Cleaning, Diamond Key Realtors, Phoebe Academy, Eternal Real Estate Services LimitLess, LCC, and 2 Hearts Media.

#### **Smart City Framework:**

- CCI funds in the amount of \$400,000 are being used to install infrastructure to provide free neighborhood Wi-Fi for residents of the Russell neighborhood. This project is led by LMG Department of Information Technology. CCI funds originally budgeted for public safety cameras were reallocated to provide approximately 30 Wi-Fi hotspots in the neighborhood. LMG issued an RFP for the Public Wi-Fi network in April 2020, a vendor was chosen, and installation was completed in January 2021. LMG is working to resolve some unforeseen connectivity issues with the network, which have caused the public launch announcement to be delayed.

#### **CNI ACTION GRANT:**

- \$1M was awarded to LMHA on June 28, 2016. LMG contributed an additional \$375,000 in leverage to *the* four Action Activities *which included five* new TARC *SmART stop* bus shelters, improvements to Sheppard Park, *four* repurposed vacant lots *along 18<sup>th</sup> Street*, and *four* large-scale gateway murals on railway overpasses along

<p><b>GOAL 4</b> Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p>14<sup>th</sup> Street <u>at Muhammad Ali Boulevard, and Madison, Magazine, and Chestnut streets. All Action Activities are now complete, and reporting to close out the grant was completed in</u> December 2020.</p>
<p><b>GOAL 5</b> Identify area for possible expansion</p>	<p><b>Additional Prospects</b></p> <ul style="list-style-type: none"> <li>▪ We continue to find new purchase opportunities. These would be off-site replacement units. The Newbridge Place Property with 27 PBV units closed in June 2019.</li> </ul>
<p><b>GOAL 6</b> Housing for the elderly</p>	<ul style="list-style-type: none"> <li>▪ The Property Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at 89%.</li> </ul> <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at <u>93%</u>.</p>
<p><b>GOAL 7</b> Adopting “green” concepts and initiatives – alternative fuel sources</p>	<ul style="list-style-type: none"> <li>▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office.</li> <li>▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the LEED ND application to USGBC.</li> </ul>