

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
SEPTEMBER 21, 2021

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:35 p.m. Due to the COVID-19 Outbreak, participants may call in by way of Zoom Conference Video Call or attend In-Person. Members present were Rev. Geoffrey Ellis, Mr. Brian Evans, Ms. Gena Harris, Mr. Cary Hearn, Ms. Mary Elizabeth Miles, Ms. Lisa Nicholson, and Ms. Mary Ellen Wiederwohl.

Others present were Ms. Lisa Osanka, Executive Director; Mr. Wavid Wray, Deputy Executive Director; Directors; Mr. Richard Nash, III, Attorney; Ms. Vickie Fields, Executive Secretary; LMHA Staff; Deputy Mayor Ellen Heslen; Councilwoman Nicole George; Bob Dixon; Carol Gunderson; Alix Davidson; and other individuals of the public.

On recommendation of LMPHW and the CDC guidelines on social distancing, LMHA is doing its part to prevent the spread of COVID-19 by using available technology to conduct the necessary and vital business of the agency. All public meetings will be held adhering to federal and state standards while maintaining the health and well-being of LMHA staff, residents and partners.

Announcements:

Deputy Mayor Ellen Heslen read a proclamation on behalf of Mayor Fischer, proclaiming it Lance Gilbert Day. Deputy Mayor Heslen stated that Mr. Gilbert agreed to an emeritus status to serve as an advisory role to the Board. Chairman Reid stated that Mr. Gilbert was very deserving of the recognition from the Mayor and thanked Mr. Gilbert for his honor, respect and dedication to the Board.

Councilwoman Nicole George of District 21 addressed the Board. Councilwoman George spoke about the end of the season Summer Works Project Press Conference which was held at the Iroquois Homes site. Ms. George also spoke about her hopes for the future of Iroquois Homes.

Carol Gunderson with The Food Literacy Program, gave updates to the Board of the non-profit organization that works with the Iroquois Urban Farm.

Committee Reports:

Nothing to Report.

Approval of Minutes:

Ms. Nicholson made a motion to approve the minutes of LMHA's regular meeting held on August 17, 2021. Rev. Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Ms. Harris made a motion to adopt Resolution 5a “Approval of Amendment to FY 2022 Moving to Work Annual Plan (Approval of Version 3)”. Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 66-2021 (9/21/21)

WHEREAS, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville, executed a Moving to Work (MTW) Agreement on August 2, 1999 and an Amended and Restated Agreement on April 15, 2008, which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

WHEREAS, as required by the Amended and Restated MTW Agreement with HUD, the Fiscal Year 2022 MTW Annual Plan (Version 1) was adopted by the LMHA Board of Commissioners on April 20, 2021 and submitted to HUD on April 22, 2021; and

WHEREAS, HUD provided comments on the FY 2022 MTW Annual Plan (Version 1) and LMHA submitted a revised FY 2022 MTW Annual Plan (Version 2) to HUD on July 21, 2021, which was approved by HUD on July 23, 2021; and

WHEREAS, LMHA now finds it necessary to amend the FY 2022 MTW Annual Plan (Version 2) and submit a new FY 2022 MTW Annual Plan (Version 3) in order to propose the disposition of 768 Barret Ave. / (aka 801 Vine St.); and

WHEREAS, a Board Resolution approving the FY 2022 MTW Annual Plan (Version 3) and required Certifications of Compliance must be included in the submission provided to HUD; and

WHEREAS, the FY 2022 MTW Annual Plan (Version 3) was made available for public comment from August 22, 2021 through September 20, 2021, and a public hearing was held on August 31, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY 2022 MTW Annual Plan (Version 3) is approved, and that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to execute and submit the Plan to the U.S. Department of Housing and Urban Development.

BE IT FURTHER RESOLVED that Board Chairman, Manfred Reid, is hereby authorized to sign the required Certifications of Compliance.

Ms. Miles made a motion to adopt Resolution 5b “Authorization to Sell 2400 W. Chestnut Street”. Ms. Nicholson seconded. Motion carried by unanimous vote. Many Board members weighed in and agreed that a new Committee should be formed that would discuss the Disposition of LMHA Properties. Chairman Reid will be working with the Executive Director to arrange this new Committee.

RESOLUTION NO. 67-2021 (9/21/21)

WHEREAS, the Louisville Metro Housing Authority (LMHA) owns the property located at 2400 W. Chestnut Street; and

WHEREAS, the above listed property has undergone mold and lead abatement and some interior renovations. The property is still in need of extensive and costly interior renovations as well as exterior repairs including brick work due to a fire that occurred next door causing additional damage to the structure; and

WHEREAS, the above listed property was deemed too costly for LMHA to justify rehabilitation and was submitted to the HUD Special Applications Center for disposition approval. Disposition approval was received on May 7, 2021; and

WHEREAS, LMHA advertised for sale the above-mentioned property on July 2, 2021 and two bids were received; and

WHEREAS, Rehan Alhadad was the high bidder and has agreed to purchase the property for a sum of \$25,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to execute documents necessary to sell 2400 W. Chestnut Street to Rehan Alhadad for \$25,000.00.

Ms. Miles made a motion to adopt Resolution 5c “Approval of Updated Family Self-Sufficiency Program Action Plan” Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO.68-2021 (9/21/21)

WHEREAS, Section 554 of the National Affordable Housing Act mandated public housing authorities implement a Family Self-Sufficiency (FSS) Program beginning with fiscal year 1993; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) required each PHA to operationalize its FSS Program via an Action Plan that was submitted to HUD for approval; and

WHEREAS, the Louisville Metro Housing Authority has recently sought and received approval under its Moving-To-Work authority to make substantial changes to its FSS program; and

WHEREAS, the current HUD-approved Louisville Metro Housing Authority FSS Action Plan was recently updated with changes approved under Moving-To-Work; and

WHEREAS, the Louisville Metro Housing Authority's Board of Commissioners must approve the updated FSS Action Plan prior to the Plan's submission to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the updated Family Self-Sufficiency Action Plan is approved.

Ms. Nicholson made a motion to adopt Resolution 5d "Purchase of Mobile Shower/Restroom Trailer". Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 69-2021 (9/21/21)

WHEREAS, funds have been received from the U.S. Department of Housing and Urban Development under Capital Fund; and,

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on August 31, 2021 bids were received and tabulated for the Purchase of a Mobile Shower/Restroom Trailer; and,

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Nordic Americas Group, LLC. in the amount of \$57,225.00 is the lowest responsive and responsible bid received and recommends award of the purchase contract to them.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a purchase contract with Nordic Americas Group, LLC. in the amount of \$57,225.00 for the purchase of a Mobile Shower/Restroom Trailer.

Ms. Miles made a motion to adopt Resolution 5e "Authorization to Renew Income and Employment Verification Contract". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 70-2021 (9/21/21)

WHEREAS, U.S. Department of Housing and Urban Development (HUD) requires all Public Housing & Housing Choice Voucher providers to obtain income and employment verifications for all Public Housing & Housing Choice Voucher eligible participants; and

WHEREAS, in July 2020, LMHA staff, in accordance with LMHA's procurement procedures, awarded a contract to TALX Corporation (d/b/a Equifax Workforce Solutions); and

WHEREAS, the original contract awarded in 2020, to TALX Corporation (d/b/a Equifax Workforce Solutions) included the option for four (4) additional one-year renewals; and

WHEREAS, LMHA staff is requesting approval of the first, one-year renewal option.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to execute the first one-year renewal option of the contract with TALX Corporation (d/b/a Equifax Workforce Solutions) in the amount of \$280,600.

Mr. Hearn made a motion to adopt Resolution 5f "Approval of Memorandum of Understanding with the Louisville-Jefferson County Continuum of Care for the Administration of Emergency Housing Vouchers". Ms. Nicholson seconded. Motion carried by unanimous vote.

RESOLUTION NO. 71-2021 (9/21/21)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has allocated 129 emergency housing vouchers (EHV) to the Louisville Metro Housing Authority (LMHA) with an ACC funding increment effective date of July 1, 2021; and

WHEREAS, HUD has made \$451,500 in EHV funding available to provide services to applicant families served on or after July 1, 2021; and

WHEREAS, HUD requires that any public housing agency receiving EHV's enter into a Memorandum of Understanding with the local Continuum of Care (CoC) to administer the EHV's and to ensure that appropriate services are provided to applicant families; and

WHEREAS, the Louisville-Jefferson County CoC is the sole CoC operating in LMHA's jurisdiction.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a Memorandum of Understanding with the Louisville-Jefferson County Continuum of Care to administer emergency housing vouchers for an amount not to exceed \$451,500 for expenses incurred on or after July 1, 2021.

BE IT FURTHER RESOLVED that the Executive Director is authorized, empowered, and directed to take any and all such related or ancillary actions necessary and appropriate to keep the EHV Program as may be reasonably determined by the Executive Director.

Discussion Items:

None

Executive Session:

Ms. Harris motioned to go into Executive Session, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:53 p.m. The public who attended via Zoom were placed in a waiting room during Executive Session. A chat message from the Executive Director told the public to come back to Open Session at 5:15 p.m.

The Board returned to Open Session at 5:15 p.m. and released the Zoom waiting room (allowing the public to return). At 5:21 the Board resumed regular session.

Ms. Harris made a motion to approve the NCFO Chapter 320 32BJ/SEIU Union Contract discussed in Executive Session. Ms. Nicholson seconded. Motion carried by unanimous vote.

Other Business:

There being no further business to come before the Board, Mr. Evans motioned to adjourn, seconded by Ms. Nicholson. Motion carried by unanimous vote. The Board adjourned at 5:47 p.m.

Vickie J. Fields, Executive Secretary

Manfred Reid, Sr., Chairman