



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2022

DATE: October 19, 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	SEPTEMBER ACTIVITIES & OCTOBER UPDATES
<p>GOAL 1 Implement capital plan</p>	<p>Capital Projects (new e-procurement has been adopted) The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ Porter Paints Demolition – Closeout Phase ▪ Parkway Place Roof Replacement - Phase I and II (35 buildings) ▪ Security Upgrades at Various Sites ▪ Security Upgrades at Mabel Wiggins and Liberty Green Community Center ▪ Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades ▪ 621 E. St. Catherine St – Fire Damage Restoration (Units #5 & 6) ▪ Dosker Manor Bldg. B – Emergency Electrical Repairs ▪ Foundation Repairs at 8018 Third Street Road ▪ 2754 Montana Avenue Renovations ▪ Noltemeyer Siding and Gutter Repairs ▪ East Pages Lane Siding Replacement <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Lourdes Hall Renovations & Maintenance Shop Addition ▪ Will E. Seay Plaza Exterior Renovations ▪ Temple Spears Renovations ▪ Scattered Sites Bathroom Renovations ▪ Avenue Plaza Generator Replacement ▪ 1131 S. 6th Street Renovations and Roof Replacement

<p>GOAL 1 Implement capital plan (cont'd)</p>	<ul style="list-style-type: none"> ▪ Dosker Manor Nurse Call System and Fire Panel Upgrades ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades ▪ LHS Former Office Conversion to Apartment ▪ Holly Park Sitework and Renovations ▪ Dosker Manor Domestic and Sanitary Riser Replacement ▪ Avenue Plaza Domestic and Sanitary Riser Replacement ▪ 550 Domestic and Sanitary Riser Replacement ▪ Bathroom Renovations at Fegenbush and Newburg ▪ St. Catherine Painting – Common Areas
<p>GOAL 2 Create new housing stock</p>	<ul style="list-style-type: none"> ▪ 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. <p>Beecher Terrace Demolition and New Construction</p> <ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ 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 National Environmental Contracting (NEC). Notices to proceed were issued on February 1, 2019. Work on Phases 2a, 2b and 2c has been completed. ▪ 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. ▪ 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 in September 2020. Completion is scheduled for Spring 2022. ▪ The work on Phase III Demolition, which is between 12th

GOAL 2
Create new housing stock
(cont'd)

and 13th Streets and Jefferson Street and Muhammad Ali Blvd., began 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 that was begun on September 2, 2020.

All buildings and site improvements have been demolished. Underground asbestos coated heating pipes are currently being removed. Upon completion of this work, final site grading will occur. The project is anticipated to be closed out in the summer of 2021.

LMHA is reviewing multiple sites as Project Based Voucher (PBV) replacement housing for Beecher Terrace.

Sheppard Square Home Ownership New Construction

- A Request For Qualifications (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 Letter of Intent (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 8th, 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

GOAL 2
Create new housing stock
(cont'd)

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 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. Monthly site meetings occurred until the project was completed. Project completion was delayed due to the Kentucky State Historical Preservation Office only recently approving the replacement 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 Weyland Ventures (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. The Sea Food Lady is open on the first floor of the building.

WV has developed 268 units plus the 100-unit extended stay hotel which opened in November 2017. They plan to

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>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 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>Section 8</p> <ul style="list-style-type: none"> The number of units under lease on <u>October 1, 2021</u>, was <u>*10,671</u> which was an increase from the <u>10,580</u> under lease <u>September 1, 2021</u>. The number of applicants on the waiting list on <u>October 1, 2021</u> decreased to <u>4,412</u> from the <u>4,751</u> on the list <u>September 1, 2021</u>. <table style="margin-left: 40px;"> <tr> <td>*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,093</u></td> </tr> <tr> <td>*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>394</u></td> </tr> <tr> <td>*Family Unifications Program (FUP)</td> <td style="text-align: right;"><u>12</u></td> </tr> <tr> <td>*Mainstream</td> <td style="text-align: right;"><u>172</u></td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;"><u>10,671</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,093</u>	*Veterans Affairs Supportive Housing (VASH)	<u>394</u>	*Family Unifications Program (FUP)	<u>12</u>	*Mainstream	<u>172</u>	Total:	<u>10,671</u>
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Total:	<u>10,671</u>										
<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work</p> <ul style="list-style-type: none"> 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. <u>LMHA's FY 2021 MTW Annual Report was submitted to HUD on September 23, 2021. There is no specific timetable for HUD review and acceptance of the Report.</u> <u>Following approval at the September Board meeting, LMHA submitted Amendment #1 to the FY 2022 Moving to Work Annual Plan to HUD on September 24, 2021. HUD has up to seventy-five (75) days to review and approve the Plan Amendment.</u> 										
<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention</p>	<p>Section 3</p> <ul style="list-style-type: none"> See attached report as it was received from MBS. <u>Eight (8) persons were added to the Section 3 Worker database this last quarter.</u> 										

GOAL 4

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

- Three (3) more vendors have recertified as Section 3 Business Concerns on the HUD web site under the new regulation, for a total of 14 vendors.
- The MBE/Section 3 Coordinator attended nine (9) hours of training on the new Section 3 regulation.
- Software designed to establish and maintain better communications with LMHA residents and other protentional Section 3 Workers and Section 3 Business Concerns is still under review.

Employment - Personnel

- Number of section 3 eligible new hires during the month of September – 0

Number of section 3 eligible new hires to date, 2021 - 7

Special Programs

- LMHA currently has 364 homeowners who have purchased with the homeownership program (119 of which were in the FSS program). There has been 1 default and 64 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 49 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 September via Zoom. Sixteen (16) residents attended and Fourteen (14) 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 9/30/2021
Signed contracts of participation:
Public Housing–58
Section 8–183
employed*:
Public Housing – 35 or 60%
Section 8 –130 or 71%
*work 20 hrs. minimum

GOAL 4

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

PH escrow accounts: 45 (\$200,470.19)
Section 8 escrow accounts: 119 (\$344,233.83)

- 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 September 2021, a total of 717 laptops and desktop computers have been distributed to public housing residents, including 195 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 (September) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In September, two (2) residents received computer training. Computer training and computer lab hours are on hold during the COVID-19 crisis.

LMHA IDA Program

- A total of eleven (11) LMHA families are enrolled in IDA. One (1) new account was 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. The Social Worker 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 September, fifty-four (54) residents received services.

During September, Seven (7), needs assessments were completed (to-date 110 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 September and no (0) Parkway residents were enrolled in the AT&T Access Program or Spectrum

GOAL 4

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

low-cost Internet programs; 115 to date. Fifty-four (54) 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. All Implementation grant funds must be expended by September 30, 2023.

CNI SUPPLEMENTAL FUNDING GRANT:

- \$4M 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. See USI monthly report for progress on their grant goals.

Relocation of Original Beecher Terrace Households:

- Original residents were relocated from the Beecher Terrace site in three phases beginning in May 2017. All residents completed their initial moves by October 2019.

Reoccupancy and Wait List:

- Original Beecher Terrace residents have a life-time preference for BT replacement units. A waitlist of Original BT residents who submitted pre-application for replacement units was established in May 2020. Staff continues to conduct outreach with Original BT residents as new units

GOAL 4

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

become available, and add any Original BT resident to the waitlist who submits a pre-application.

As of 9/30/2021: 279 Original Beecher Terrace households were on the waiting list. A third reoccupancy packet with information about BT Phase III, Donerail and Roosevelt units was sent on 9/17/21 to the 320 households who have not yet submitted a pre-application to be placed on the waitlist.

Offsite - Thirteen (13) households have leased-up off replacement units at Newbridge Place Apartments, Roosevelt Apartments, and Opportunity East. An additional 164 new PBV replacement units are currently under construction at Donerail Run, with the first phase of units beginning lease-up in Winter 2021. Thirteen (13) Original BT residents have accepted offer letters for this site. This mixed-income development will feature a total of 288 units.

Onsite – Phase 1, The 450 Roy Wilkins Building (117 units), is 100% leased. Twenty-three (23) of these units are leased to Original Beecher Terrace households. For Phase II, 105 of 108 units (97%) are leased including 42 PBV units, 10 affordable LIHTC and 1 Market Rate unit to Original Beecher Terrace residents. Leasing for the first two buildings of Phase III will begin in late Fall 2021. Eight (8) Original BT residents have already been identified for these units. Additional Phase III buildings are anticipated to be ready for occupancy in early 2022.

See the McCormack Baron Salazar's (MBS) monthly report for additional updates on on-site housing production, and progress on MBE/DBE/WBE and Section 3 goal.

Other On-site Beecher Terrace Activities:

Mitigation Activities:

- Progress continues on the mitigation activities outlined within the 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 September 2, 2021. Presentations and notes from all consulting meetings are available at www.visionrussell.org. The next quarterly meeting is scheduled for December 2, 2021.

On September 18th, several mitigation activities partners participated in Archaeology Day and the West of Ninth

GOAL 4

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

Exhibit Community Opening at the Frazier Museum. The event featured presentations, hands-on stations including artifacts from Corn Island Archaeology, a viewing of the The Beecher Terrace Story by local filmmaker Lavel D. White, and activities and info from the Western Library Branch archives. The event was funded in part by LMHA.

Funding:

- The fifth and final CDBG grant from Louisville Metro Government was executed on 9/27/2021. Funds in the amount of \$3.125M will be used for roadway and utility infrastructure design and construction in support of utility main upgrades and new service connections for Phase V of the development, terminating any new utility work at the right-of-way (ROW) line. The work will include measures to control erosion, grading of the ROW and replacement/implantation of storm sewer systems on West Liberty Street, Fisk Street, 12th Street and 13th Street. This work includes the widening and resurfacing of the City of Louisville street system and including improvements consistent with "Complete Streets" design, including provisions for multi-modal travel, improved pavement striping and signage, improved street lighting, tree pits providing stormwater quality improvement, and other landscaping/streetscape features such as benches, bike racks, etc.

MBS, LMHA and our financial consultant held a meeting with the Kentucky Housing Corporation (KHC) on October 7th to discuss our application for 9% low-income housing tax credits (LIHTC) for Phase V from KHC's Innovation pool. Announcements for this competitive round of LIHTCs are anticipated in December 2021.

New Park at 13th and Muhammad Ali and Baxter Community Center

- LMHA and LMG continue to work with Tetra Tech to revise conceptual plans for the park at 13th and Muhammad Ali, and to meet bi-weekly with Sherman Carter Barnhart on construction documents for the Baxter Community Center (BCC). The team plans to consult with the State Historic Preservation Office on some potential minor window and door reconfigurations in the BCC during October. A progress meeting was held on October 12th with the Beecher Terrace Recreational Amenities Leadership Group.

GOAL 4

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

LMHA staff continues discussions with HUD to clarify the use of Section 8 reserve funds for these projects, and will continue to seek funding should there be any remaining budget gaps.

Additional information on these projects can be found at <https://visionrussell.org/recreational-amenities/>.

Critical Community Improvement Projects:

- HUD allows for a portion of the Choice Neighborhoods Implementation grant to be used towards Critical Community Improvement (CCI) projects within the target neighborhood. A total of \$2,495,750 of our CNI grant has been allocated to the following Russell-based projects, along with \$2,050,000 from LMG and \$7,034,073 from other partners, including \$230,000 from LMHA.

Historic Quinn Chapel (Underway):

- \$300,000 in CCI funds are being used to stabilize the historic Quinn Chapel, owned by the YMCA. The building was placed on the National Register of Historic Places in July 2020. LMG, which is leading this project, also received an initial grant of \$450,000 and an additional \$500,000 grant from the National Park Service for stabilization work. The project began in January 2020 and is anticipated to conclude by July 2022.

18th Street Corridor CCI Project (Planning):

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along the 18th Street Corridor and nearby blocks, including owner-occupied rehab, rental rehab, vacant lot acquisition and rehab for commercial use. LMG is the project lead for these initiatives.

LMG'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.

GOAL 4**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

LMHA and LMG staff submitted two proposals to HUD – one for Streetscape improvements along 18th 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. 18th Street. Both proposals were conceptually approved by HUD on April 29, 2021. LMG is moving forward with an area-wide environmental review which would include all activities within the proposals for the 18th Street Corridor.

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 18th 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 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 (Complete):

- Molo Village CDC's 30,000 commercial/retail building across from the Beecher Terrace remains 100% leased. Two tenants - Tha' Drippin Crab restaurant and the Norton Institute of Health Equity are anticipated to open during October/November 2021.

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p>LCCC Business Plaza (Complete):</p> <ul style="list-style-type: none"> Approximately 30% of the retail and office space in the Louisville Central Community Center's (LCCC) Business Plaza within their Old Walnut Street campus remains available for lease. Tenants must be neighborhood-serving small businesses and non-profit service providers. Current businesses in operation and tenants are: <u>Bori Sweets at the</u> Top Hat Café, Rhinox Research, IM Construction Cleaning, Phoebe Academy, Eternal Real Estate Services LimitLess, LCC, and 2 Hearts Media. <p>Smart City Framework (Planning):</p> <ul style="list-style-type: none"> 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. Approximately 30 Wi-Fi hotspots <i>will be installed</i> in the neighborhood. LMG issued an RFP for the Public Wi-Fi network in April 2020, a vendor was chosen, and hardware installation was completed in January 2021. However, the chosen vendor was unable to complete the final phase of the project causing LMG to terminate the contract due to nonperformance. A new project plan is in development and the project is set to resume in <u>late</u> Fall 2021. <p>CNI ACTION GRANT:</p> <ul style="list-style-type: none"> \$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 18th Street, and four large-scale gateway murals on railway overpasses along 14th Street 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 December 2020.
<p>GOAL 5 Identify area for possible expansion</p>	<p>Additional Prospects</p> <ul style="list-style-type: none"> 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.

<p>GOAL 6 Housing for the elderly</p>	<ul style="list-style-type: none"> ▪ 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 <u>91%</u>. <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>95%</u>.</p>
<p>GOAL 7 Adopting “green” concepts and initiatives – alternative fuel sources</p>	<ul style="list-style-type: none"> ▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office. ▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the Leadership in Energy and Environmental Design (LEED) for the Neighborhood Development (ND) application to US Green Building Counsel (USGBC).