



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2023

DATE: October 18, 2022

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: The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ Dosker Manor Bldg. B – Emergency Electrical Repairs - <u>Closed</u> ▪ Foundation Repairs at 8018 Third Street Road - <u>Closed</u> ▪ 2754 Montana Avenue Renovations ▪ East Pages Lane Siding Replacement ▪ 1131 S. 6th Street Renovations and Roof Replacement ▪ Whipps Mill Siding Replacement ▪ Fegenbush and Norbrook 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 – On Hold ▪ Scattered Sites Bathroom Renovations – <u>Re-bidding as “Noltemeyer Bathroom Renovations” (will be done in phases)</u> ▪ Avenue Plaza Generator Replacement - <u>Bidding</u> ▪ Dosker Manor Fire Panel Upgrades – Re-bidding ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-Bid Phase ▪ LHS Former Office Conversion to Apartment

<p>GOAL 1 Implement capital plan (cont'd)</p>	<ul style="list-style-type: none"> ▪ 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 ▪ Broadway Firehouse Repairs ▪ Parkway Place Roof Replacement – Phase III and IV (rest of the sites) – Re-bidding ▪ Baxter Community Center – Re-Bidding
<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><u>Iroquois Senior Living Community:</u></p> <ul style="list-style-type: none"> ▪ <u>LMHA plans to develop 60 units on an approximately 3.8-acre portion of the site formerly occupied by the Iroquois Homes, furthering the Authority’s commitment to providing one-for-one replacement of these demolished units.</u> <p><u>The development will serve residents aged 55-plus and households that are very-low income (13 units) and extremely low-income (47 units).</u></p> <p><u>Original Iroquois Homes residents (those who were relocated from the site prior to demolition) who still live in LMHA housing will have a lifetime residency preference for the apartments.</u></p> <p><u>On October 3, 2022, LMHA received notice from the Louisville Affordable Housing Trust Fund that it was awarded an \$11,750,000 grant in the form of a forgivable construction/permanent project loan toward the site’s development.</u></p> <p>Beecher Terrace Demolition and New Construction:</p> <ul style="list-style-type: none"> ▪ 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.

GOAL 2
Create new housing stock
(cont'd)

- 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 late Summer 2022.

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) was been issued to reflect current information regarding Homeownership opportunities. The developer with proven success at Sheppard Square is Habitat for Humanity.

Of the 23 available lots, 7 are reserved for future development and 16 have been obligated to Habitat for Humanity. Habitat has closed on 5 of the 16 homes, selling them to the resident buyer. One home will sell to the end buyer in the next few months while 3 homes have been matched to buyers. Seven homes remain available to the next Habitat homeownership graduating class of 2023.

River City Housing (RCH) has opted for its designated lot and buyer to be developed and managed by Habitat. The RCH lot has been counted in the Habitat lots in the above paragraph.

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 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

GOAL 2
Create new housing stock
(cont'd)

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 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 and a 288 car parking garage at 710 E. Jefferson St. that should be ready in Fall 2023. The Tempo will house 130 rooms and a rooftop venue, among other amenities. WV, LLC will also be

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>building a <u>189</u>-unit apartment building and a mixed-use building in the same block. <u>The apartment building construction will start before the end of the year and complete in 2024.</u></p> <p><u>WV is currently developing plans to build out additional homeownership and rental units along Hancock, Marshall, and Ballard Streets and is seeking funding, in partnership with Family Scholar House, to build a 60 unit Family Scholar House campus at Ballard and Shelby.</u></p> <p>Section 8:</p> <ul style="list-style-type: none"> ▪ The number of units under lease on <u>October 1, 2022</u>, was <u>*11,101</u> which was a <u>decrease</u> from the <u>11,112</u> under lease <u>September 1, 2022</u>. The number of applicants on the waiting list on <u>October 1, 2022</u>, decreased to <u>2,321</u> from the <u>2,614</u> on the list <u>September 1, 2022</u>. <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">*Moving to Work (MTW)</td> <td style="text-align: right; padding-right: 20px;"><u>10,309</u></td> </tr> <tr> <td style="padding-left: 20px;">*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right; padding-right: 20px;">363</td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) old</td> <td style="text-align: right; padding-right: 20px;">96</td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) new</td> <td style="text-align: right; padding-right: 20px;">18</td> </tr> <tr> <td style="padding-left: 20px;">*Mainstream</td> <td style="text-align: right; padding-right: 20px;"><u>178</u></td> </tr> <tr> <td style="padding-left: 20px;">*Emergency Housing Vouchers (EHV)</td> <td style="text-align: right; padding-right: 20px;"><u>137</u></td> </tr> <tr> <td style="padding-left: 40px;">Total:</td> <td style="text-align: right; padding-right: 20px;"><u>11,101</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,309</u>	*Veterans Affairs Supportive Housing (VASH)	363	*Family Unifications Program (FUP) old	96	*Family Unifications Program (FUP) new	18	*Mainstream	<u>178</u>	*Emergency Housing Vouchers (EHV)	<u>137</u>	Total:	<u>11,101</u>
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<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work:</p> <ul style="list-style-type: none"> ▪ <u>LMHA submitted the FY 2022 MTW Annual Report to HUD on September 28, 2022. Based on HUD guidance, the Report incorporates an update on LMHA's policy changes in response to HUD's recent Family Self-Sufficiency Program Final Rule. There is no specific timetable for HUD review and acceptance of the Report.</u> ▪ <u>HUD accepted LMHA's FY 2020 and FY 2021 MTW Annual Reports by letter dated September 29, 2022.</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>LMHA participated in the Mayor's Equity in Procurement Taskforce Match Maker event to great success. Three (3) new contractors were added to the LMHA MWDBE database with 4 additional certifications pending approval.</u> ▪ <u>MWDBE/Section 3 Coordinator attended a Contractor training session for MWDBE contractors sponsored by the</u> 														

GOAL 4

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

Plan Room at OneWest.

- HUD Section 3 Business Concern website has added an additional contractor to raise the total to 20 registered vendors for the Louisville Metro area.

Employment – Personnel:

- Number of section 3 eligible new hires during the month of September – 2
 Number of section 3 eligible new hires to date, 2022 – 13

Special Programs:

- LMHA currently has 401 homeowners who have purchased with the homeownership program (131 of which were in the FSS program). There has been 1 default and 78 homebuyers have left the program successfully (8 had a reduction in income and returned to our program). Currently 73 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.
- The Special Program staff held no (0) FSS (Family Self-Sufficiency) recruitment orientations in September via Zoom. No (0) residents attended and none (0) enrolled in the FSS program. While Staff normally holds monthly orientations to encourage resident participation, orientations are currently on hold until a new FSS Action Plan is approved by HUD. 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 9/30/2022
 Signed contracts of participation:
 Public Housing–42
 Section 8–171
 # employed*:
 Public Housing – 33 or 78%
 Section 8 –112 or 65%
 *work 20 hrs. minimum
 PH escrow accounts: 35 (\$196,693.93)
 Section 8 escrow accounts: 132 (\$372,155.17)

- LMHA was awarded ConnectHomeUSA cohort status in

GOAL 4

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

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, 2022 a total of 866 laptops and desktop computers have been distributed to public housing residents, including 200 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, ten (10) 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. No (0) new accounts were opened, and one (1) was closed as completed with one (1) authorized purchase.

Parkway Works:

- 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, seventeen (17) residents received services.

During September, seventeen (17), needs assessments were completed (to-date 267 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 low-cost Internet programs; 115 to date. No (0) residents were contacted for COVID-related assistance. Fourteen (14) referrals were made to various resources and

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

employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area employers.

Choice Neighborhoods Initiative (CNI)

CNI IMPLEMENTATION AND SUPPLEMENTAL FUNDING GRANTS:

- \$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.
- \$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 lifetime preference for BT replacement units. A waitlist of Original BT residents who have submitted pre-application for replacement units was established in May 2020. Staff continues to conduct outreach with Original BT residents as new units become available and add any Original BT resident to the waitlist who submits a pre-application.

GOAL 4

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

- As of September 29, 2022, 309 Original Beecher Terrace Households, (with 602 household members), are on the waitlist. This is an increase of one (1) household since September 2022. Original BT residents stay on the waitlist for life, including those already housed in a BT unit (108 of the households currently on the waitlist). When units become available, they are offered to households in waitlist position. Households remain on the waitlist position even if they turn down a unit.
- **Offsite:** – A total of twelve (12) original Beecher Terrace households reside at off-site replacement units at Newbridge Place Apartments, Roosevelt Apartments and Opportunity East.

The first ten buildings at Donerail Run Apartments are under HAP and leasing, including six (6) to original BT residents. When complete, this mixed-income development will feature a total of 288 units, including 164 PBV replacement units.

The closings for Gateway on Broadway, a senior apartment development at 1405 W. Broadway and Eclipse in Russell on Magazine Street are expected to close in Fall 2022. New Vision III, Zion Senior Housing II, Crossings at Mill Creek and Lower Hunters Trace are all expected to begin leasing this Fall.

- **Onsite:** – As of September 29, 2022, Phase I, The 450 Roy Wilkins Building is 98% leased (115 of 117 units), including 25 units to original Beecher Terrace households. Phase II is 94% leased (101 of 108 units), including 44 PBVs, 5 affordable LIHTCs and 1 Market Rate unit to original Beecher Terrace residents. 66 of the 91 units (73%) that are currently available in Phase III are leased, including 23 to original Beecher Terrace households. An additional 117 units are pre-leased, but not yet occupied. All 185 Phase III units are anticipated to be available by late-Fall 2022.
- Staff continues to reach out to original Beecher Terrace households to make offers for vacant on-site and off-site units and provide updated information about these sites on the Vision Russell website.

See Smartsheet report at:

<https://app.smartsheet.com/b/publish?EQBCT=34bf66aeed314c669be1c2125484cb0a> for additional updates on off-

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

site housing production. 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 goals.

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. Presentations and notes from consulting meetings are available at www.visionrussell.org. A quarterly Consulting Parties meeting *will be held December 1, 2022*.

▪ **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 IV of the development.

A pre-application for 4% bonds was submitted to KHC on February 3rd, and the full application was submitted on May 4th, which combines units originally planned for Phase IV (141 units) and V (69 units) into one larger phase of 210 units. LMG has committed \$500K in HOME Funds for Phase IV, and the National Housing Trust Fund has committed \$2.5M. This fourth and final phase is still targeted to close between January and March 2023. An updated Housing Plan reflecting these changes was approved by HUD.

13th and Muhammad Ali Site and Baxter Community Center:

HUD approved the use of Section 8 reserve funds towards the renovation and expansion of the Baxter Community Center and development of a new park on the former Porter Paints site at 13th and Muhammad Ali Boulevard on February 25, 2022. A resolution granting approval to move forward with amenities was approved by LMHA's Board of Commissioners during their April 2022 meeting and a resolution requesting approval to enter into an Intergovernmental Agreement (IGA) with LMG was approved at the May 2022 Board meeting. The IGA authorizes LMG to provide the services needed to implement, operate, and maintain these two Beecher

GOAL 4

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

Terrace recreational amenities. The start of design work on the park, which is being led by Metro Parks, has been delayed until the IGA is updated to reflect the award of \$6,000,000 in American Rescue Plan (ARP) funds for these amenities.

Staff also submitted an application for potential funding from the NFL in partnership with LISC Louisville for the playing field at the park on May 31, 2022. Award announcements are expected anytime.

- Four proposals were received in response to the Request for Bids for the Baxter Community Center that was released on June 29th. However, due to long delays in the availability of equipment originally specified for the project, construction documents are being revised and a new Request for Bids will be released in the coming weeks. Staff anticipates bringing a recommendation for contract award to the Board at its November meeting.

Additional information on Beecher Terrace amenities 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. LMG, which is leading this project, has received \$450,000 and two \$500,000 grants from the National Park Service (NPS) to be used towards stabilization work. In July 2022, LMG was awarded a \$100,000 grant from the National Trust for Historic Preservation's African American Cultural Heritage Action Fund to repair the building's electrical systems. Buckeye Construction and Restoration has completed the first phase of stabilization work. Phase II work, which had been delayed due to material shortages, is set to begin in October and continue through the end of the year. This phase, which will stabilize the rear of the building, will utilize the remaining CCI funds. Additional NPS funds will be used

GOAL 4

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

toward for a third phase of stabilization work.

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 rental rehab, acquisition, commercial rehab and streetscape improvements. LMG is the project lead for these initiatives.

LMG's Louisville Forward team is working with OneWest on the rehab of shotgun houses at 516, 518, and 520 S. 18th Street, and on the stabilization and rehabilitation of two commercial buildings at 1731 W. Broadway and 526 S. 18th Street. Completion of the shotguns is expected in mid-October 2022. LMG is also making streetscape improvements along 18th Street between Muhammad Ali Blvd. and Madison Street as part of this CCI project. Responses to an initial request for bids were all significantly over budget. LMHA staff submitted a revised proposal to HUD reflecting the increased costs, which was approved on September 27, 2022. LMG staff anticipates issuing a second request for bids in October 2022.

- Staff submitted a proposal to HUD for a second phase of streetscape improvements between W. Broadway and Esquire Alley. HUD approved this request in August, however, in light of the additional CCI funds needed for Phase I due to cost overruns, this second phase of improvements has been postponed indefinitely.

As of September 30, 2022, LMG reports 11 rental rehab projects are in review, 8 are under construction and 2 have been completed.

The Village @ West Jefferson (Complete):

- Molo Village CDC's 30,000 square foot commercial/retail building across from the Beecher Terrace remains 100% leased.

Forty and One is currently renovating their suite on the first floor of the building to become *Blak Koffee* - a full-service coffee shop, which is anticipated to open in Fall 2022.

LCCC Business Plaza (Complete):

- Eleven of the fourteen retail and office spaces in the Louisville Central Community Center's (LCCC) Business Plaza within their Old Walnut Street campus are currently

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p>leased. <u>Volunteers of America finalized their lease agreement for three suites in the Business Plaza. Rhinox Research has downsized to one suite, and Kentucky State University has vacated due to a programming change.</u></p> <p>Smart City Framework (Planning):</p> <ul style="list-style-type: none"> ▪ CCI funds in the amount of \$400,000 were used to install infrastructure for free neighborhood Wi-Fi for residents of the Russell neighborhood. This project was led by LMG Department of Information Technology and is now complete. Twenty-four (24) Wi-Fi hotspots are operational within the neighborhood. LMHA staff is working with LMG to obtain usage data and the vendor invoicing required to closeout this project. <p>Other Russell Neighborhood Updates:</p> <ul style="list-style-type: none"> ▪ <u>The Louisville Urban League broke ground on the new medical building at its Sports and Learning Campus in west Louisville on September 24th. The project is a collaboration between the Urban League and CenterWell Senior Primary Care, a Louisville-based company that specializes in medical care focused on seniors.</u> ▪ <u>Chef Space, a small-business incubator in Russell that provides access to kitchens, equipment and other resources, has received \$330,000 in federal funds to expand. U.S. Rep. John Yarmuth pursued the community projects funding on behalf of Chef Space.</u> ▪ <u>A new accessible playground is being installed at Sheppard Park on West Magazine Street in the Russell neighborhood. The new playground equipment is set to be installed by the end of September. Choice Neighborhoods funds were used to install a new sprayground and a new restroom facility were installed in Sheppard Park in 2018 as part of the CNI Action Activities grant.</u>
<p>GOAL 5 Identify area for possible expansion</p>	<p>Additional Prospects:</p> <ul style="list-style-type: none"> ▪ LMHA continues to find new purchase opportunities. These would be off-site replacement units.

<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 92%. <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>96.5%</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).