



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

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

DATE: February 15, 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	JANUARY ACTIVITIES & FEBRUARY 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"> ▪ Parkway Place Roof Replacement - Phase I and II (35 buildings) - Closing ▪ Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades ▪ 621 E. St. Catherine St – Fire Damage Restoration (Units #5 & 6) – <u>Closing</u> ▪ 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 – <u>Bid Phase</u> ▪ Scattered Sites Bathroom Renovations ▪ Avenue Plaza Generator Replacement ▪ 1131 S. 6th Street Renovations and Roof Replacement – <u>Bid Phase</u> ▪ Dosker Manor Nurse Call System and Fire Panel Upgrades ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades ▪ 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 ▪ Whipps Mill Siding Replacement – <u>Bidding Phase</u> ▪ Fegenbush and Norbrook Siding Replacement – <u>Bidding Phase</u>
<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.

GOAL 2

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

- The work on Phase III Demolition, which is between 12th 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.) and Lot 23 (757 John Little St). Lot 28 (757 John Little St.) is in construction and Lots 16, 29 and 30 are in the startup process.

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

GOAL 2
Create new housing stock
(cont'd)

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 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.

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>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 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>February 1, 2022</u>, was <u>*10,837</u> which was a <u>increase</u> from the <u>10,804</u> under lease <u>January 1, 2022</u>. The number of applicants on the waiting list on <u>February 1, 2022</u>, decreased to <u>3,753</u> from the <u>3,943</u> on the list <u>January 1, 2022</u>. <table style="margin-left: auto; margin-right: auto;"> <tr> <td>*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,082</u></td> </tr> <tr> <td>*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>372</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) old</td> <td style="text-align: right;"><u>119</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) new</td> <td style="text-align: right;"><u>22</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>10,837</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,082</u>	*Veterans Affairs Supportive Housing (VASH)	<u>372</u>	*Family Unifications Program (FUP) old	<u>119</u>	*Family Unifications Program (FUP) new	<u>22</u>	*Mainstream	<u>172</u>	Total:	<u>10,837</u>
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Total:	<u>10,837</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. 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. LMHA submitted Amendment #2 to the FY 2022 MTW Annual Plan to HUD on December 23, 2021. Amendment #2 incorporates a new MTW activity to support capital and operating costs for the Baxter Community Center in the Beecher/Russell Choice Neighborhood area. <u>HUD is currently reviewing the Amendment.</u> 												

GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention

Section 3

- See attached report as it was received from MBS.
- LMHA is working on certifications for Section 3 and MWDBE contractors.
- The new Section 3 Policy is continuing in the review process.

Employment - Personnel

- Number of section 3 eligible new hires during the month of January - 1

Number of section 3 eligible new hires to date, 2022 – 1

Special Programs

- LMHA currently has 376 homeowners who have purchased with the homeownership program (123) of which were in the FSS program). There has been 1 default and 76 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 47 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 one (1) FSS (Family Self-Sufficiency) recruitment orientations in January via Zoom. Eight (8) residents attended and Seven (7) 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 1/31/2022
Signed contracts of participation:
Public Housing–56
Section 8–200
employed*:
Public Housing – 43 or 76%
Section 8 –135 or 67%
*work 20 hrs. minimum
PH escrow accounts: 43 (\$200,209.07)
Section 8 escrow accounts: 134 (\$360,874.09)
- 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 January 2022, a total of 787 laptops and desktop computers have been distributed to public housing residents, including 198 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 (January) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In January, seven (7) 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 January, eleven (11) residents received services.

During January, ten (10), needs assessments were completed (to-date 128 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 January 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. No (0) referral were made to various resources and employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area

GOAL 4

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

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 life-time 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.

As of 1/31/2022: 298 Original Beecher Terrace households remained on the waiting list.

GOAL 4

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

- **Offsite** – A total of twelve (12) households reside at off-site replacement units at Newbridge Place Apartments, Roosevelt Apartments, and Opportunity East. Fifteen (15) Original BT households have accepted offer letters for the 164 new PBV replacement units being developed at Donerail Run. Lease-up of the first phase of available units began in late January 2022. When complete, this mixed-income development will feature a total of 288 units.

HUD has approved the Request for Release of Funding (RROF) for the 1405 W. Broadway Senior Apartment project. When complete, this development will include a total of 116 units (112 one-bedroom and 4 two-bedrooms). Due to cost increases, the developer, Housing Partnership Inc., requested and was approved for an increased bond allocation from the Kentucky Housing Corporation for this project. This has caused a delay in the projected closing date, which will likely occur in May 2022 instead of March 2022. The delayed closing may result in some or all of the units not being available for occupancy by the Choice grant deadline of September 2023. Choice staff and consultants will be apprising HUD of this potential delay during the coming month.

A groundbreaking ceremony for Zion Manor Senior Apartments, located on W. Muhammad Ali Boulevard in the Russell neighborhood, was held on February 2, 2022 in which Mr. Manfred Reid represented the LMHA. The site, which includes 34 apartments for persons age 55+, is being developed by Housing Partnership, Inc. and Zion Community Development Corporation.

- **Onsite** –As of February 3, 2022, Phase I, The 450 Roy Wilkins Building is currently 91% leased (110 of 117 units). Twenty-two of these units are leased to original Beecher Terrace households. Phase II is 98% leased (106 of 108 units), including 40 PBV, 10 affordable LIHTC and 1 Market Rate unit to original Beecher Terrace residents. Leasing is complete for the first two buildings of Phase III, which includes 10 units. All nine of the PBV units in those two buildings are leased to original BT residents. Additional buildings are anticipated to be available for occupancy in February 2022, and all 185 Phase III units are anticipated to be complete by Spring 2022. Staff continues to reach out to original Beecher Terrace households to make offers for vacant on-site and off-site units.

GOAL 4

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

See Smartsheet report at <https://app.smartsheet.com/b/publish?EQBCT=34bf66aeed314c669be1c2125484cb0a> for additional updates on off-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. The next quarterly meeting is scheduled for March 3, 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 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.

On January 13, 2022, MBS and other members of the Choice Management Team received word that our application for 9% LIHTCs from the Kentucky Housing Corporation's (KHC) 2022 Housing Credit competitive round was not funded. Therefore, an application to KHC for 4% bonds was submitted on February 3rd. The application combines units originally planned for Phase IV (141 units) and V (69 units) into one larger phase of 210 units. The combined Phase IV is targeted to close in Fall 2022 and will

GOAL 4

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

conclude the on-site rental housing plan.

13th and Muhammad Ali Site and Baxter Community Center

- LMHA and LMG will resume work with Tetra Tech to finalize conceptual plans and move forward with construction drawings for the 13th and Muhammad Ali site upon execution of an Intergovernmental Agreement for this project. Staff continues to meet with Sherman Carter Barnhart on construction documents for the Baxter Community Center (BCC) as needed. A request for bid is anticipated to be released in Spring 2022.

LMHA staff submitted additional info to HUD on the use of Section 8 reserve funds for these projects to HUD MTW staff on October 29th. This information has been forwarded to another HUD department. Staff anticipates receiving HUD's final decision, which will inform the budget for these projects and become part of the Intergovernmental Agreement between LMG and LMHA, in late February 2022. Staff provided an update to the Audit/Finance Committee in December regarding funding for this project, and is continuing to seek additional funding for 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, received an initial grant of \$450,000 and an additional \$500,000 grant from the National Park Service (NPS) for stabilization work. Buckeye Construction and Restoration, who completed the Phase I stabilization, will be conducting the Phase II stabilization work, which will utilize the remaining CCI funds and the Phase II NPS grant. Phase II is anticipated to begin and to be completed in 2022. LMG applied for a Phase III

GOAL 4

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

NPS grant in December 2021. Notice of award expected in early Summer 2022. LMG is also partnering with Vital Sites to submit a Letter of Intent to apply for a \$150,000 grant from the National Trust for Historic Preservation's African American Heritage Action Fund. LMG will be working with Russell: Place of Promise in the coming quarter to develop some site activation activities to showcase the site as a community asset.

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. LMHG 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. Environmental reviews have been completed for the two commercial properties. HUD approved the Request for Release of Funding for the commercial properties in January 2022, and the construction bid process is anticipated to move forward this spring. LMG staff will also be making streetscape improvements along 18th Street between Muhammad Ali Blvd. and Madison Street as part of this CCI project. An area-wide environmental review is currently underway for the streetscape improvements project, which is expected to be advertised for bid in early 2022.

In FY2021, there were 37 approved Russell Homeowner Repair projects, 12 of which are still in the process of completion. Four Russell Rental Rehab projects were completed from the FY2021 program, and another 27 are in various stages of processing and construction.

The Village at West Jefferson (Complete):

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

LCCC Business Plaza (Complete):

- Approximately 25% of the retail and office space in the Louisville Central Community Center's (LCCC) Business Plaza within their Old Walnut Street campus remains

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p>available for lease. Tenants must be neighborhood-serving small businesses and non-profit service providers. There are seven suites available for lease in the LCCC Business Plaza. Current businesses in operation and tenants are: Bori Sweets at the Top Hat Café, Rhinox Research, IM Construction Cleaning, Phoebe Academy, Eternal Real Estate Services LimitLess, LCC, 2 Hearts Media, Louisville Extreme Football, and Garden Girl Foods. <u>LCCC recently converted one of the suites into a shared community workspace.</u></p> <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 will be installed 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. LMG has chosen a new vendor to complete the project, and work is expected to resume in early winter 2022. Implementation is expected to take 90-120 days to complete.
<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 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%</u>.</p>

GOAL 7

Adopting “green” concepts and initiatives – alternative fuel sources

- 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).