



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

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

DATE: August 16, 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	JULY ACTIVITIES & AUGUST UPDATES
<p><b>GOAL 1</b> <b>Implement capital plan</b></p>	<p><b>Capital Projects:</b> The following projects are under contract:</p> <ul style="list-style-type: none"> <li>▪ Parkway Place Roof Replacement - Phase I and II (35 buildings) - <u>Closed</u></li> <li>▪ Dosker Manor Bldg. B – Emergency Electrical Repairs - <u>Closing</u></li> <li>▪ Foundation Repairs at 8018 Third Street Road</li> <li>▪ 2754 Montana Avenue Renovations</li> <li>▪ Noltemeyer Siding and Gutter Repairs - <u>Closed</u></li> <li>▪ East Pages Lane Siding Replacement</li> <li>▪ 1131 S. 6<sup>th</sup> Street Renovations and Roof Replacement</li> <li>▪ <u>Whipps Mill Siding Replacement</u></li> </ul> <p><b>Upcoming Projects:</b></p> <ul style="list-style-type: none"> <li>▪ Lourdes Hall Renovations &amp; Maintenance Shop Addition</li> <li>▪ Will E. Seay Plaza Exterior Renovations</li> <li>▪ Temple Spears Renovations – On Hold</li> <li>▪ Scattered Sites Bathroom Renovations – <u>Re-bidding</u></li> <li>▪ Avenue Plaza Generator Replacement</li> <li>▪ Dosker Manor Nurse Call System and Fire Panel Upgrades – <u>Re-bidding</u></li> <li>▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-<u>Bid Phase</u></li> </ul>

<p><b>GOAL 1</b>  <b>Implement capital plan (cont'd)</b></p>	<ul style="list-style-type: none"> <li>▪ LHS Former Office Conversion to Apartment</li> <li>▪ Holly Park Sitework and Renovations</li> <li>▪ Dosker Manor Domestic and Sanitary Riser Replacement</li> <li>▪ Avenue Plaza Domestic and Sanitary Riser Replacement</li> <li>▪ 550 Domestic and Sanitary Riser Replacement</li> <li>▪ Bathroom Renovations at Fegenbush and Newburg</li> <li>▪ St. Catherine Painting – Common Areas</li> <li>▪ Broadway Firehouse Repairs</li> <li>▪ Fegenbush and Norbrook Siding Replacement – <u>Bid Review Phase</u></li> <li>▪ Parkway Place Roof Replacement – Phase III and IV (rest of the sites) – Rebidding</li> <li>▪ <u>Baxter Community Center – Bid Phase</u></li> </ul>
<p><b>GOAL 2</b>  <b>Create new housing stock</b></p>	<ul style="list-style-type: none"> <li>▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019.</li> </ul> <p><b>Beecher Terrace Demolition and New Construction:</b></p> <ul style="list-style-type: none"> <li>▪ Phase 2 construction Notice to Proceed was issued on July 30, 2019. Construction is scheduled for completion in early 2021. Substantial completion was achieved in February 2021.</li> <li>▪ Phase 3 construction contract documents were bid on November 6, 2019; bid opening occurred on December 19, 2019. Closing occurred on August 31, 2020. Work began in September 2020. Completion is scheduled for late Summer 2022.</li> </ul> <p>LMHA is reviewing multiple sites as Project Based Voucher (PBV) replacement housing for Beecher Terrace.</p> <p><b>Sheppard Square Home Ownership New Construction:</b></p> <ul style="list-style-type: none"> <li>▪ 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</li> </ul>

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

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.

A viable financing plan from River City Housing has been submitted to LMHA. Staff will continue to validate the source funding for the plan. A resolution to enter into a contract with River City Housing was submitted to the Board. The contract will only be executed when all sources are firmly committed.

**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 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.

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

**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 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.

WV is currently developing plans to build 10 homeownership units on Marshall Street and 4 homeownership units on Hancock Street.

**Section 8:**

- The number of units under lease on August 1, 2022, was \*11,048 which was a decrease from the 11,050 under lease July 1, 2022. The number of applicants on the waiting list on August 1, 2022, decreased to 2,700 from the 2,786 on the list July 1, 2022.

\*Moving to Work (MTW)

10,255

<b>GOAL 2</b> <b>Create new housing stock (cont'd)</b>	<ul style="list-style-type: none"> <li>*Veterans Affairs Supportive Housing (VASH) <span style="float: right;"><u>363</u></span></li> <li>*Family Unifications Program (FUP) old <span style="float: right;"><u>96</u></span></li> <li>*Family Unifications Program (FUP) new <span style="float: right;">18</span></li> <li>*Mainstream <span style="float: right;"><u>176</u></span></li> <li>*Emergency Housing Vouchers (EHV) <span style="float: right;"><u>140</u></span></li> <li style="text-align: right;">Total: <span style="float: right;"><u>11,048</u></span></li> </ul>
<b>GOAL 3</b> <b>Develop and implement management improvements</b>	<p><b>Moving to Work:</b></p> <ul style="list-style-type: none"> <li>▪ <u>LMHA is preparing an amendment to the approved FY 2023 MTW Annual Plan in response to HUD's recent Final Rule on the Family Self-Sufficiency Program. The amendment will be published for public comment prior to seeking Board approval.</u></li> <li>▪ LMHA's FY 2020 MTW Annual Report was submitted to HUD on September 25, 2020. There is no specific timetable for HUD review and acceptance of the Report.</li> <li>▪ LMHA'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.</li> </ul>
<b>GOAL 4</b> <b>Expand resident programs at economic empowerment, community building and crime prevention</b>	<p><b>Section 3:</b></p> <ul style="list-style-type: none"> <li>▪ See attached report as it was received from MBS.</li> <li>▪ <u>In cooperation with Louisville Metro Government, LMHA provided pre-bid information concerning Section 3 and MWDBE requirements and will provide assistance for the 18<sup>th</sup> Streetscape Project.</u></li> <li>▪ <u>MWDBE/Section 3 Coordinator attended Regional HUD Training for REGION IV DAVIS-BACON VIRTUAL OPEN HOUSE which included training for Section 3 by Nathan Roush, HUD Section 3 Compliance Specialist.</u></li> <li>▪ <u>HUD Section 3 Business Concern website has 19 registered vendors for the Louisville Metro area.</u></li> </ul> <p><b>Employment – Personnel:</b></p> <ul style="list-style-type: none"> <li>▪ Number of section 3 eligible new hires during the month of <u>July</u> – 0</li> </ul> <p style="padding-left: 40px;">Number of section 3 eligible new hires to date, 2022 – 11</p> <p><b>Special Programs:</b></p> <ul style="list-style-type: none"> <li>▪ LMHA currently has <u>394</u> homeowners who have</li> </ul>

**GOAL 4**

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

purchased with the homeownership program (128) 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 71 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 July via Zoom. No (0) residents attended and no (0) 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 7/31/2022  
Signed contracts of participation:  
Public Housing—45  
Section 8—182  
# employed\*:  
Public Housing – 33 or 73%  
Section 8 – 120 or 65%  
\*work 20 hrs. minimum  
PH escrow accounts: 38 (\$213,987.23)  
Section 8 escrow accounts: 127 (\$364,208.82)
- 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 July 2022 a total of 854 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 (July) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In July, ten (10) residents received computer training. Computer training and

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

computer lab hours are on hold during the COVID-19 crisis.

**LMHA IDA Program:**

- A total of thirteen (13) LMHA families are enrolled in IDA. No (0) new accounts were opened, with no (0) program completions and one (1) authorized withdrawal.

**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 July, twelve (12) residents received services.

During July, twelve (12), needs assessments were completed (to-date 232 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 July 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. Three (3) 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 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

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

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 August 2, 2022, 304 Original Beecher Terrace households are on the waiting list, which is an increase of three households since June 2022.
- **Offsite:** – A total of sixteen (16) original Beecher Terrace households reside at off-site replacement units at Newbridge Place Apartments, Roosevelt Apartments, Opportunity East and Donerail Run Apartments.

The first three buildings at Donerail are leased up, and eight (8) new buildings are under HAP and leasing. Five (5) original BT households now reside at the new development. When complete, this mixed-income development will feature a total of 288 units, including 164 PBV replacement units.



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

The closing for the 1405 W. Broadway Senior Apartment development has been delayed to September 2022 due to KHC's Board Meeting schedule. When complete, this development will include a total of 116 units (112 one-bedroom and 4 two-bedrooms), all which will be PBV replacement units.

- **Onsite:** – As of July 28, 2022, Phase I, The 450 Roy Wilkins Building is currently 99% leased (116 of 117 units), including 22 to original Beecher Terrace households. Phase II is 99% leased (107 of 108 units), including 41 PBV, 5 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. Management received the keys for 28 additional units in May and is in the process of getting those leased. 57 units in Phase III are currently available with 14 of these units either occupied or under lease by original Beecher Terrace households. An additional 100 units are pre-leased, but not yet occupied. All 185 Phase III units are anticipated to be available by late-Summer 2022.
- On July 21, 2022, Louisville Metro Housing Authority (LMHA), Louisville Metro Government (LMG), and McCormack Baron Salazar (MBS) hosted the grand opening of Phase III of the Beecher Terrace redevelopment. Speakers included HUD Southeast Regional Administrator, Jose A. Alvarez, Governor Andy Beshear, and Mayor Greg Fischer. A bus tour of the site and the larger Russell neighborhood took place with RA Alvarez and the HUD team following the event.
- 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-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:**

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

- **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](http://www.visionrussell.org). A quarterly Consulting Parties meeting *is scheduled for September 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.

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. A pre-application for 4% bonds was submitted to KHC on February 3<sup>rd</sup>, and the full application was submitted on May 4<sup>th</sup>. The full application, which combines units originally planned for Phase IV (141 units) and V (69 units) into one larger phase of 210 units, was submitted on May 4<sup>th</sup>. LMG has committed \$500K in HOME Funds for Phase IV, and the National Housing Trust Fund has committed \$2.5M. Due to delays with FHA, the combined Phase IV is now targeted to close between January and March 2023. Phase IV will conclude the on-site rental housing plan. An updated Housing Plan reflecting these changes was approved by HUD in April.

**13<sup>th</sup> 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 13<sup>th</sup> 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

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

implement, operate, and maintain these two Beecher Terrace recreational amenities, including entering into a contractual agreement with their consultant develop construction documents for the Park. Design work on the park, which is being led by Metro Parks, is anticipated to begin this month. *A Request for Bids for the Baxter Community Center was released on June 29<sup>th</sup>, and the contract is anticipated to be awarded in September 2022.* A small fire, which caused minimal damage, occurred in the BCC gymnasium over the 4<sup>th</sup> of July weekend.

Staff submitted a grant application for American Rescue Plan (ARP) funding in January 2022 for these two initiatives. LMHA received word on June 9, 2022 that Louisville Metro Council passed a resolution awarding \$6,000,000 in ARP funds for these purposes. 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 between mid-August and early September 2022.

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. 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, the firm that completed the Phase I stabilization, is conducting the Phase II stabilization work, which will be completed in 2022, and utilize the remaining CCI funds. LMG also received word in May that they were awarded an additional \$500,000 grant from the NPS. These funds will be used for a third phase of stabilization work. *In July 2022, LMG was*

#### GOAL 4

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

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.

#### **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 18<sup>th</sup> 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 on the rehab of shotgun houses at 516, 518, and 520 S. 18<sup>th</sup> Street, and on the stabilization and rehabilitation of two commercial buildings at 1731 W. Broadway and 526 S. 18<sup>th</sup> Street. Completion of the shotguns is expected in mid-September 2022. LMG is also making streetscape improvements along 18<sup>th</sup> Street between Muhammad Ali Blvd. and Madison Street as part of this CCI project. The environmental report is complete for this project, and a request for bids for the streetscape improvements was released on July 21, 2022. The anticipated start of these streetscape improvements is September 2022.

- Staff submitted a proposal to HUD for additional streetscape improvements between W. Broadway and Esquire Alley on June 14, 2022. HUD requested some additional budget detail, which LMHA and LMG staff provided, and a final decision is anticipated from HUD in the coming month.

As of July 27, 2022, LMG reports 36 rental rehab projects are in various stages of processing and construction, and 12 have been completed.

#### **The Village @ West Jefferson (Complete):**

- Molo Village CDC's 30,000 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 a full-service coffee shop, which is anticipated to open in Fall 2022.

#### **LCCC Business Plaza (Complete):**

- Thirteen of the fourteen retail and office spaces in the

<p><b>GOAL 4</b>  <b>Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</b></p>	<p>Louisville Central Community Center's (LCCC) Business Plaza within their Old Walnut Street campus are currently leased. <u>Current tenants remain the same.</u></p> <p><b>Smart City Framework (Planning):</b></p> <ul style="list-style-type: none"> <li>▪ 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. <u>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 close-out this project.</u></li> </ul> <p><b>Other Russell Neighborhood Updates:</b></p> <ul style="list-style-type: none"> <li>▪ <u>It was announced in July 2022 that MOLO Village founder Rev. Dr. Jamesetta Ferguson is one of five AARP 2023 Purpose Award national winners. Each Purpose Award winner received \$50,000. This national award honors extraordinary people age 50+ who tap into the power of life experiences to build a better future for society using life knowledge and experiences.</u></li> <li>▪ <u>In July 2022, the National Civic League and the Campaign for Grade-Level Reading have announced that Louisville is one of the ten winners of the 2022 All America City Award (AAC). Louisville is being recognized for improving the prospects for early school success and equitable learning for children whose families are served by the nation's public housing agencies and affordable housing organizations.</u></li> </ul>
<p><b>GOAL 5</b>  <b>Identify area for possible expansion</b></p>	<p><b>Additional Prospects:</b></p> <ul style="list-style-type: none"> <li>▪ LMHA continues to find new purchase opportunities. These would be off-site replacement units.</li> </ul>
<p><b>GOAL 6</b>  <b>Housing for the elderly</b></p>	<ul style="list-style-type: none"> <li>▪ The Property Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at 91%.</li> </ul> <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at 95%.</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).