



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

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

DATE: April 18, 2023

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	MARCH ACTIVITIES & APRIL 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>▪ East Pages Lane Siding Replacement</li> <li>▪ 1131 S. 6<sup>th</sup> Street Renovations and Roof Replacement</li> <li>▪ Whipps Mill Siding Replacement</li> <li>▪ Fegenbush and Norbrook Siding Replacement</li> <li>▪ Avenue Plaza Generator Replacement</li> <li>▪ Dosker Manor Fire Panel Upgrades</li> <li>▪ Baxter Community Center</li> </ul> <p><b>Upcoming Projects:</b></p> <ul style="list-style-type: none"> <li>▪ St. Catherine Court Elevator Lobby Doors Operators Replacement – <u>Ongoing Bid Phase</u></li> <li>▪ Holly Park Sitework and Renovations – <u>Bids were above budget. Will be re-bid with changes to scope of work.</u></li> <li>▪ Lourdes Hall Renovations &amp; Maintenance Shop Addition – <u>Bid Phase</u></li> <li>▪ Parkway Place Roof Replacement – Phase II – <u>Will be re-bid</u></li> <li>▪ Will E. Seay Plaza Exterior Renovations – <u>Bid Phase</u></li> <li>▪ Temple Spears Renovations – On Hold</li> <li>▪ Scattered Sites Bathroom Renovations/ Noltemeyer Site – Bid Review Phase</li> <li>▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-Bid</li> </ul>

<p><b>GOAL 1</b>  <b>Implement capital plan (cont'd)</b></p>	<p>Phase</p> <ul style="list-style-type: none"> <li>▪ LHS Former Office Conversion to Apartment</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 – <u>Bid Phase</u></li> <li>▪ Parkway Place Roof Replacement – Phase II – Bid Review Phase</li> <li>▪ Lourdes Hall Maint. Shop – <u>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>Iroquois Senior Living Community:</b></p> <ul style="list-style-type: none"> <li>▪ 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.</li> </ul> <p>The development will serve residents aged 55-plus and households that are very-low income (13 units) and extremely low-income (47 units).</p> <p>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.</p> <p>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.</p> <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> </ul>

**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. Punch list verification work and other outstanding items are ongoing.
- 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 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

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

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 was 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

<p><b>GOAL 2</b>  <b>Create new housing stock</b>  <b>(cont'd)</b></p>	<p>venue, among other amenities. WV, LLC will also be building a 189-unit apartment building and a mixed-use building in the same block. The apartment building construction will start before the end of the year and will be completed in 2024.</p> <p>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.</p> <p><b>Section 8:</b></p> <ul style="list-style-type: none"> <li>The number of units under lease on <u>April 1, 2023</u>, was <u>*11,222</u> which was an <u>decrease</u> from the <u>11,311</u> under lease <u>March 1, 2023</u>. The number of applicants on the waiting list on <u>April 1, 2023</u>, increased to <u>6,504</u> from the <u>6,250</u> on the list <u>March 1, 2023</u>.</li> </ul> <table border="0"> <tr> <td>*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,392</u></td> </tr> <tr> <td>*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>366</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) old</td> <td style="text-align: right;"><u>89</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) new</td> <td style="text-align: right;"><u>26</u></td> </tr> <tr> <td>*Mainstream</td> <td style="text-align: right;"><u>216</u></td> </tr> <tr> <td>*Emergency Housing Vouchers (EHV)</td> <td style="text-align: right;"><u>133</u></td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;"><u>11,222</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,392</u>	*Veterans Affairs Supportive Housing (VASH)	<u>366</u>	*Family Unifications Program (FUP) old	<u>89</u>	*Family Unifications Program (FUP) new	<u>26</u>	*Mainstream	<u>216</u>	*Emergency Housing Vouchers (EHV)	<u>133</u>	Total:	<u>11,222</u>
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<p><b>GOAL 3</b>  <b>Develop and implement</b>  <b>management improvements</b></p>	<p><b>Moving to Work:</b></p> <ul style="list-style-type: none"> <li>LMHA submitted the FY 2022 MTW Annual Report to HUD on September 28, 2022. There is no specific timetable for HUD review and acceptance of the Report. On December 15, 2022, LMHA received approval of a 6-month extension (until June 30, 2023) of its Substantially-the-Same Corrective Action Plan. <u>LMHA has notified HUD that it has met the Corrective Action Plan commitment.</u> LMHA submitted an amendment to its FY 2023 MTW Annual Plan to HUD on January 3, 2023. Among the changes, the amendment updates HUD-held reserve commitments, proposes additional special referral voucher allocations, and indicates LMHA plans to commit 60 project-based vouchers to the Iroquois Senior Living Community. <u>LMHA has received and responded to HUD's initial comments on the amendment. HUD approved the amendment to the FY 2023 MTW Annual Plan on April 5, 2023.</u></li> </ul>														

**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 added Section 3 Registration forms and the Section 3 Introduction Video to the LMHA web site.
- LMHA certified three (3) new Minority Business Enterprise contractors, one of which was also a Women-owned Business Enterprise contractor, during the month of March.
- LMHA attended the Equity In Contracting and Procurement Task Force meeting for the presentation from the consultant on the city wide preliminary disparity study information on March 8<sup>th</sup> 2023.

**Employment – Personnel:**

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

Number of section 3 eligible new hires to date, 2023 – 2

**Special Programs:**

- LMHA currently has 427 homeowners who have purchased with the homeownership program (134) of which were in the FSS program). There has been 1 default and 88 homebuyers have left the program successfully (8 had a reduction in income and returned to our program). Currently 81 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 two (2) (Family Self-Sufficiency) recruitment orientations in March via Zoom. Seven (7) residents attended, and seven (7) enrolled in the FSS program. LMHA’s FSS Action Plan was approved by HUD and enrollment orientations resumed in December. 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 3/31/2023  
Signed contracts of participation:  
Public Housing – 30  
Section 8 – 173

**GOAL 4**

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

# employed\*:

Public Housing – 22 or 73%

Section 8 – 100 or 57%

\*work 20 hrs. minimum

PH escrow accounts: 29 (\$164,870.51)

Section 8 escrow accounts: 125 (\$349,666.70)

- 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 March, 2023 a total of 882 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 two (2) sign-ups in (March) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In March, four (4) residents received computer training. Computer training is conducted remotely or in-home while computer lab hours are on hold during the COVID-19 crisis.

**LMHA IDA Program:**

- A total of twelve (12) LMHA families are enrolled in IDA. No (0) new accounts were opened and no (0) accounts were closed and there were no (0) authorized withdrawals.

**Parkway Works:**

- Thrive, funded by LMHA's ROSS-SC grant is designed to connect public housing residents to various supportive services through case management provided by LMHA Social Workers. They work closely with the residents to identify job training, educational opportunities, and other services, to secure employment or continue to live independently, and to obtain any other goals the families identify as they move towards being self-sufficient. In March, twenty-nine (29) residents received services.

During March, twenty-nine (29) needs assessments were completed (to-date 398 completed). No (0) families transferred to LMHA's FSS Program (to-date 34 families

**GOAL 4**

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

transferred). No (0) families transferred to Scattered Sites or Section 8. No (0) Thrive residents obtained employment in March and no (0) Thrive 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. Twenty-five (25) 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 was awarded to LMHA/LMG on December 12, 2016 and leveraged with over \$205M in additional funding sources. Congress has provided a one-year extension to all grantees to expend these funds, making the new deadline September 30, 2024.
  
- \$4M was awarded to LMHA on December 23, 2019 to help cover increased costs related to the construction of Beecher Terrace replacement units. 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.

**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 continue to notify Original BT residents on the availability of new units and opportunity to submit a pre-application to be added to the waitlist. Units are offered to households in waitlist positions as they become available. Households remain on the waitlist position for life, even if they turn down a unit.
  
- As of March 28th, 314 Original Beecher Terrace



#### GOAL 4

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

Households with 617 household members are on the waitlist. Of these 314 original BT households, 137 have occupied an on-or off-site replacement unit some time since lease-up of the first replacement locations became available. 140 are currently living in BT replacement units. All households that have submitted their pre-applications have received offers for units but chose to remain in their current housing\_or are working with property managers to lease-up.

- **Offsite:** – A total of fourteen (14) original Beecher Terrace households reside at off-site replacement units at Newbridge Place Apartments, Roosevelt Apartments, Donerail Apartments, and Opportunity East.

Status of replacement housing developments that are complete:

- Donerail - Property is 100% under HAP and continuing to lease-up with 33 PBV units still available. Offer letters were mailed out in March.
- Zion Senior Housing II – Property is 100% under HAP and 100% leased.

Status of replacement housing developments that are under construction:

- New Vision III - Offer letters have been mailed to Beecher households on the waiting list. Leasing is expected to start this month.
- Crossings at Mill Creek – expected to begin leasing in July 2023.
- Lower Hunter's Trace – expected to begin leasing in May 2023. Offer letters were mailed out in March.
- Eclipse in Russell – Under construction.

Status of developments nearing construction start:

- Roosevelt – property approved for a 9% LIHTC award. Closing is anticipated in April 2023.
- Gateway on Broadway – Closing is anticipated at the end of April 2023.
- Prestonian – Anticipated closing summer 2023.

- **Onsite:** – As of March 30, 2023, Phase I, the 450 Roy Wilkins Building is 98% leased (115 of 117 units), including 23 units to original Beecher Terrace households. Phase II is 91% leased (98 of 108 units), including 42 PBVs, 4 affordable LIHTCs and 1 Market Rate unit to original Beecher Terrace residents. All Phase III units are now

**GOAL 4**

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

available and 74% (137 of the 185 units) are leased, including 52 PBVs, 2 LIHTCs and 1 Market Rate unit to original Beecher Terrace households. An additional 43 units are pre-leased, but not yet occupied.

- Staff continue 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=34bf66aee d314c669be1c2125484cb0a> for additional updates on off-site housing production.

**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 quarterly Consulting Parties meeting was held March 9, 2023.

Additional information from consulting parties' meetings, along with presentations and notes, as well as four inquiry curriculum lessons developed by Jefferson County Public Schools are available at VisionRussell.org.

- **Funding:**

The fifth and final CDBG grant from Louisville Metro Government (LMG) 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. Due to delays with Phase IV's closing, the development team applied for an extension for the Year 5<sup>th</sup> CDBG grant in March 2023. The team anticipates receiving approval and an updated agreement from LMG in April.

The fourth and final phase of on-site housing is targeted to close by June 2023. This phase now includes twenty 61% to 80% AMI/LIHTC units, as reflected in the revised Housing Plan approved by HUD in February 2023.

**Park at 13<sup>th</sup> and Muhammad Ali and Baxter Community Center:**

#### GOAL 4

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

- Element Design continued to meet with staff and the Beecher Terrace Recreational Amenities Leadership Group during March to finalize the pavilion design and begin the playground and splash park design. Regular meetings will continue through the design/engineering phase of the project. Metro Parks is leading this initiative, and currently projects that construction will start by early September and be completed by Summer 2024.
- LMHA was awarded \$250,000 from the NFL Grassroots Foundation, and the Cincinnati Bengals in partnership with LISC Louisville during a press conference held on March 1<sup>st</sup>, 2023. The funding will be used for the construction of a synthetic turf multi-sport playing field - the first of its kind in west Louisville, and only the second in the entire LMG park system. During the press conference, LMHA launched a contest to name the park, which will solicit suggestions from the community through April 30<sup>th</sup>, 2023. Information on the contest can be found at <https://visionrussell.org/name-the-park-contest>.
- The general and sub-contractors worked on remediation, demolition and clean up at the Baxter Community Center during March and the first progress meeting was held on March 23rd. This initiative is approximately 5% complete and anticipated to be complete by Summer 2024.
- 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, along with grants from the National Park Service (NPS) and National Trust for Historic Preservation, are being used to stabilize the historic Quinn Chapel, owned by the YMCA. Buckeye Construction and Restoration has completed the first phase of stabilization work. Phase II work, which began in October 2022, is currently on hold as the rear portion of the building has

#### **GOAL 4**

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

proved to be less stable than originally expected. LMG is working with NPS to determine next steps and plans to temporarily enclose the church's front porch to better secure the building. LMHA anticipates receiving an invoice in April in the amount of \$237,413 for work that has been done to date. Additional NPS funds will be used towards 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 18<sup>th</sup> 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 at 1731 W. Broadway and 526 S. 18<sup>th</sup> Street. 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, including sidewalk improvements and the installation of tree wells, which they anticipate starting in April.

- As of March 29, 2023, LMG reports 14 rental rehab projects under review, 4 under construction and 3 that have been completed.

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

- Blak Koffee held a soft opening of their full-service coffee shop for Village @ W. Jefferson tenants on April 3, 2023, and plans to hold their grand opening in May. For more information visit blakkoffee.com. Blak Koffee is in the space formerly occupied by the Drippin' Crab, which closed permanently in November.
- A contractor to complete repairs and improvements to the SmART Stop adjacent to the St. Peter's United Church of Christ and the Village @ West Jefferson was selected in March, and materials have been ordered. Work is anticipated to begin on-site in late April or May, once all materials are received. LMG is providing up to \$40K for the work, which is to be completed and paid for by June 30<sup>th</sup>, 2023.

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

<p><b>GOAL 4</b> Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<ul style="list-style-type: none"> <li>▪ <u>Ten 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 leased, including two to Kentucky State University (KSU).</u></li> </ul> <p><b>Smart City Framework (Complete):</b></p> <ul style="list-style-type: none"> <li>▪ CCI funds in the amount of \$369,518 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 completed in May 2022. Twenty-four (24) Wi-Fi hotspots are operational within the Russell neighborhood. <u>Data reports from LMG for March show an average of 775 users accessing the Internet through these 24 access points each week, and 1,007 unique users for the month. LMHA has paid the final invoice</u> for this project, which is now complete.</li> </ul>
<p><b>GOAL 5</b> Identify area for possible expansion</p>	<p><b>Additional Prospects:</b></p> <ul style="list-style-type: none"> <li>▪ LMHA occasionally finds new purchase opportunities. These would be off-site replacement units.</li> </ul>
<p><b>GOAL 6</b> Housing for the elderly</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 93%.</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 97%.</p>
<p><b>GOAL 7</b> Adopting “green” concepts and initiatives – alternative fuel sources</p>	<ul style="list-style-type: none"> <li>▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office.</li> <li>▪ 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).</li> </ul>