



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2024

DATE: October 17, 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	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"> ▪ East Pages Lane Siding Replacement ▪ Avenue Plaza Generator Replacement ▪ Dosker Manor Fire Panel Upgrades ▪ Baxter Community Center ▪ St. Catherine Court Elevator Lobby Doors Operators Replacement ▪ <u>Central Maintenance Roof Replacement</u> ▪ <u>Temple Spears Roof Repair</u> ▪ <u>East Pages Siding Replacement Phase 2</u> <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Lourdes Hall Lintel Repairs – Bid Phase ▪ Del Maria Window Replacement – Bid Phase ▪ Will E. Seay Window Replacement – Bid Phase ▪ Lourdes Hall Floor Upgrades – Bid Phase ▪ Del Maria Kitchens Replacement ▪ East St. Catherine Window Replacement ▪ South 6th Street Window Replacement ▪ Holly Park Sitework and Renovations – Bids were above budget. Will be re-bid with changes to scope of work. ▪ Parkway Place Roof Replacement – Phase II – Will be re-

<p>GOAL 1 Implement capital plan (cont'd)</p>	<p>bid.</p> <ul style="list-style-type: none"> ▪ Temple Spears Renovations – On Hold <i>for roof repair</i> ▪ Scattered Sites Bathroom Renovations/ Noltemeyer Site – Bid Review Phase ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-Bid Phase ▪ LHS Former Office Conversion to Apartment ▪ 601 W. Breckinridge Exterior Façade Repairs – <i>Bid Phase</i> ▪ Dosker Manor Domestic and Sanitary Riser Replacement ▪ Avenue Plaza Domestic and Sanitary Riser Replacement ▪ 550 Domestic and Sanitary Riser Replacement ▪ Bathroom Renovations at Fegenbush and Newburg ▪ St. Catherine Painting – Common Areas
<p>GOAL 2 Create new housing stock</p>	<ul style="list-style-type: none"> ▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019. <p>Iroquois Senior Living Community:</p> <ul style="list-style-type: none"> ▪ LMHA plans to develop 60 units on an approximately 3.8-acre portion of the site formerly occupied by Iroquois Homes, furthering the Authority’s commitment to providing one-for-one replacement of these demolished units. <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>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

GOAL 2
Create new housing stock
(cont'd)

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. Punch list verification work and other outstanding items are ongoing.
- The construction of the Beecher Phase IV Development project is well underway with an anticipated completion date of September 2025. The General Contractor, J G Johnson Construction Co, continues to provide updated information regarding the accomplishment of LMHA's MBE/WBE/DBE and Section 3 Participation goals. LMHA has requested from the Developer (McCormack Baron Salazar) monthly construction reports similar to the prior reports that were provided to the LMHA Board. LMHA's Capital Improvements Staff continues to meet regularly with the J G Johnson construction Staff to assure the development and construction of the Beecher Phase IV project meets LMHA's expectations.
- 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

GOAL 2
Create new housing stock
(cont'd)

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 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 & Harbison 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

GOAL 2
Create new housing stock
(cont'd)

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 open in March 2024. The Tempo will house 130 rooms and a rooftop venue, among other amenities. WV, LLC is also building a mixed-use building in the same block and a 189-unit apartment building just to the south of the parking garage. The apartment building construction has started. The mixed-use building should start construction by the end of the year.

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.

Section 8:

- The number of units under lease on October 1, 2023, was *11,024 which was a decrease from the 11,100 under lease September 1, 2023. The number of applicants on the waiting list on October 1, 2023, decreased to 6,455 from the 6,753 on the list September 1, 2023. LMHA closed its Section 8 waiting list effective July 1, 2023. HUD recommends that the wait for assistance not be more than 12 to 24 months; the length of LMHA's waiting list exceeded this recommended threshold.

*Moving to Work (MTW)	<u>10,143</u>
*Veterans Affairs Supportive Housing (VASH)	<u>382</u>
*Family Unifications Program (FUP) old	<u>83</u>
*Family Unifications Program (FUP) new	29
*Mainstream	<u>248</u>
*Emergency Housing Vouchers (EHV)	<u>139</u>
Total:	<u>11,024</u>

<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work:</p> <ul style="list-style-type: none"> ▪ On December 15, 2022, LMHA received approval of a 6-month extension (until June 30, 2023) of its Substantially-the-Same Corrective Action Plan. LMHA has notified HUD that it has met the Corrective Action Plan commitment. 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. HUD approved the amendment to the FY 2023 MTW Annual Plan on April 5, 2023. LMHA submitted its draft FY 2024 MTW Annual Plan to HUD on April 24, 2023, and received HUD approval on June 30, 2023. <u>LMHA submitted its FY 2023 MTW Annual Report to HUD on September 29, 2023. There is no defined timeline for HUD approval.</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 met with Dotted i Alliance: Compliance Consulting, the Beecher Phase IV compliance subcontractor, to establish a protocol and compliance training for all contractors on the project. The training is scheduled for October 26th at the job site trailer. The protocol includes having contractors understand that they must provide job opportunities to LMHA residents and the local West Louisville community through the Section 3 regulation should they hire new employees for the project.</u> ▪ <u>LMHA met with the Chief Executive Officer of The Minority Contractors Association of Kentuckiana, on September 29th to discuss improving MWDBE participation on capital projects.</u> ▪ <u>LMHA met with procurement representatives from the Louisville Water Company September 15th to discuss MWDBE certification and getting MWDBE contractors on to more projects.</u> ▪ <u>LMHA staff trained a small construction contractor on completion of capital project bid documents on September 28th. This contractor has never bid on a Capital Improvements Department project as a general contractor but wanted to bid on an upcoming project.</u>

GOAL 4

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

- LMHA supported the Louisville Mayor’s Equity in Contracting and Procurement Task Force Match Maker event on October 10th. The LMHA Executive Director along with LMHA staff spoke to diverse contractors in an effort to increase MBE, WBE and DBE participation on capital and operations projects. The event had 242 registered contractors who received information on upcoming LMHA capital projects, MBE, WBE and DBE certification, Section 3 compliance and bidding instructions for sealed bids.

Employment – Personnel:

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

Number of section 3 eligible new hires to date, 2023 – 9

Special Programs:

- LMHA currently has 448 homeowners who have purchased with the homeownership program (135 of which were in the FSS program). There has been 1 default and 90 homebuyers have left the program successfully (8 had a reduction in income and returned to our program). Currently 88 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 Home Preservation Program (HPP) is serving seventeen (17) homeowners, nine (9) of those have received home repairs from Louisville Metro Government (LMG). Two (2) homeowners were referred to LMHG and are awaiting repairs.

The Special Program staff held two (2) (Family Self-Sufficiency) recruitment orientations in September via Zoom. Twenty (20) residents attended, and fifteen (15) 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 9/30/2023
Signed contracts of participation:
Public Housing–31
Section 8–197
employed*:
Public Housing – 22 or 70%

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

Section 8 – 114 or 57%

*work 20 hrs. minimum

PH escrow accounts: 23 (\$127,015.15)

Section 8 escrow accounts: 130 (\$287,102.97)

- LMHA was awarded ConnectHomeUSA cohort status in August 2017. The goal of this program is to connect 35% of HUD-assisted housing residents to low-cost Internet service. To help achieve this goal, LMHA's ConnectHomeUSA staff offers low-cost internet sign-ups at all public housing sites. As of September 2023, a total of 907 laptops and desktop computers have been distributed to public housing residents, including 205 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 ten (10) sign-ups in September to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In September, thirty-six (36) residents received computer training. Computer training is conducted remotely, in-home, or in the computer center at Parkway Place.

LMHA IDA Program:

- A total of thirteen (13) LMHA families are enrolled in IDA. No (0) new accounts were opened and no (0) accounts were closed. There was one (1) authorized withdrawal.

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 September, thirty-five (35) residents received services.

During September, thirty-five (35), needs assessments were completed (to-date 629 completed). No (0) families transferred to LMHA's FSS Program (to-date 34 families transferred). No (0) families transferred to Scattered Sites or Section 8. One (1) Thrive resident obtained employment

GOAL 4

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

in September 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. *Fourteen (14)* 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. Congress has provided a one-year extension to all grantees to expend these funds, making the new deadline September 30, 2024.
- \$4M 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 continues 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.
- **Waitlist:** As of October 2, 2023, 314 Original Beecher Terrace Households with 617 household members are on the waitlist. Of these 314 original BT households, 136 have occupied an on-or off-site replacement unit some time since lease-up of the first replacement locations became

GOAL 4

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

available. 106 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 sixteen (16) original Beecher Terrace households reside at off-site replacement units at Newbridge Place Apartments, Donerail Apartments, Opportunity East, Zion Manor, and Lower Hunters Trace.

Status of replacement housing developments that are complete:

- Donerail - Property is 100% under HAP.
- Zion Senior Housing II – Property is 100% under HAP.
- Newbridge – Property is 100% under HAP.
- Market Street – Working with management to complete requirements to add final seven existing units to HAP contract by Fall 2023.

Status of replacement housing developments that are under construction:

- New Vision III – Leasing is behind schedule because of construction delays, a small fire and cost overruns. The developer has received additional funding, along with an extension from the Affordable Housing Trust and is continuing construction.
- Crossings at Mill Creek – Leasing began in September 2023. 40 of the 90 PBV units are under HAP and leasing. Construction continues on the remaining 50 PBV units.
- Lower Hunter's Trace – Leasing began in August 2023. 47 of the 84 PBV units are under HAP and leasing. Twenty-five (25) units are occupied thus far – two by former Beecher residents. Construction continues on the remaining 37 PBV units.
- Eclipse in Russell – Under construction. The first phase is expected to begin leasing in August 2024.
- Gateway on Broadway – Renovation work is

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

underway. Anticipated completion date is mid-2025.

Status of non-replacement housing developments that are under construction:

- Roosevelt –Renovation work is underway. The first stage expected to come online around the end of November 2023.
- Prestonian –Construction underway. The first units expected to come online in August 2024.

- **Onsite:** As of October 2, 2023, Phase I, the 450 Roy Wilkins Building is 97% leased (114 of 117 units), including 23 units to original Beecher Terrace households. Phase II is 86% leased (93 of 108 units), including 38 PBVs, 4 affordable LIHTCs and 1 Market Rate unit to original Beecher Terrace residents. Phase III is 92% leased (171 of 185 units), including 37 PBVs, 2 LIHTCs and 1 Market Rate unit to original Beecher Terrace households.
- 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.

Other On-site Beecher Terrace Activities:

- **Mitigation Activities:** Work continues on the Western Library archives and Corn Island's final Archaeological report, which will include four volumes. For more information on these and other mitigation activities, visit <https://visionrussell.org/historic-preservation/>.

The next Consulting Party meeting will likely be held in March 2024.

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

- During September, Element Designs began looking at redesign options to address concerns that were raised at the Beecher Terrace Recreational Amenities Leadership Group meeting on September 11, 2023. The redesign work will also

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

address projected cost overruns. Metro Parks will release a Request for Bids once design and cost concerns have been resolved. The redesign process is anticipated to put the schedule approximately three months behind, with construction now projected to start in March and be complete by late Fall 2024.

- LMHA was awarded \$250,000 from the NFL Grassroots Foundation, and the Cincinnati Bengals in partnership with LISC Louisville towards the construction of a synthetic turf multi-sport playing field in the new park at 13th Street & Muhammad Ali Boulevard. Progress reports on the park and field continue to be sent to LISC monthly. Because of the previously noted concerns, the LMHA has requested a nine-month extension to the grant's original deadline, which currently ends on December 30, 2023.
- Progress continues at the Baxter Community Center. New storm sewers are installed. The site's concrete work is approximately 30% complete, including some of the new sidewalks. The new basketball court is complete. Metal framing on all 3 floors in the existing structure is complete, along with rough inspections for electric, HVAC and plumbing. Drywall installation is scheduled to start in the original building in October. Steel was being set in the new addition during September and will continue in October. Construction is still on schedule to be complete during Summer 2024.
- Additional information on Beecher Terrace amenities can be found at <https://visionrussell.org/recreational-amenities/>.

Critical Community Improvement (CCI) 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

GOAL 4

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

work. NPS has approved the new scope of work for Phase II, which was revised after a partial wall collapse. Shoring work, along with light demo and clean-up of the rear wall that fell, is anticipated to begin in late October. \$211,065 of the \$300,000 Choice grant funds allocated to this CCI initiative have been expended.

18th Street Corridor CCI Project:

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along and nearby the 18th Street Corridor, including rental rehab, acquisition, commercial rehab, and streetscape improvements. LMG is the project lead for these initiatives.
- Commercial Rehab: LMG's Louisville Forward team is working with OneWest on two commercial rehab projects at 1731 W. Broadway and 526 S. 18th Street. New designs for 526 S 18th and 1731 W Broadway have been completed, and a Request for Proposals with the updated designs was sent out on September 14th. A bid decision is anticipated by October 20th, 2023. Construction is anticipated to start in mid-November and take approximately two to three months to complete. OneWest has been awarded \$500k from the Louisville Affordable Housing Trust Fund towards the construction costs for these properties.
- Streetscape improvements along 18th Street between Muhammad Ali Blvd. and Madison Street were substantially complete in July 2023. Custom waste receptacles have been fabricated and installed. LMG is still awaiting approval from LG&E to hang banners on the new light poles.
- Rental Rehab: As of October 2nd, 2023, LMG reported that 16 rental rehab projects remain in review, 6 are under construction, and 9 are complete. LMG anticipates closing 5 additional projects later this fall. During October, LMG staff plans to send LMHA outreach materials for a second mailing to landlords with Section 8 properties in the 18th Street Corridor area.
- REBOUND Headquarters: \$267,900 in CCI funds were awarded to REBOUND towards the renovation of their new headquarters, which will be located at 1622 W. Market Street. Renovation work is underway and anticipated to be completed in December 2023.

The Village @ West Jefferson (Complete):

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<ul style="list-style-type: none"> ▪ Occupancy of leasehold space at The Village @ West Jefferson is now 100%, with the newest tenant being the Council on Developmental Disabilities. ▪ <u><i>In September, touch up paint and additional coats of sealant were applied to the new metal panels at the SmART Stop bus shelter in front of St. Peter's United Church of Christ. New waste receptacles have been ordered and will be installed by LMHA staff once they are received. These improvements were made through a grant from the Louisville Metro Government.</i></u> <p>LCCC Business Plaza (Complete):</p> <ul style="list-style-type: none"> ▪ Twelve 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. An existing tenant is considering expanding into an additional suite. <p>Smart City Framework (Complete):</p> <ul style="list-style-type: none"> ▪ 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. Data reports from LMG for September show a total of 1,000 unique users for the month and an average of 721 total users per week who are accessing the Internet through these access points.
<p>GOAL 5 Identify area for possible expansion</p>	<p>Additional Prospects:</p> <ul style="list-style-type: none"> ▪ LMHA occasionally finds 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 Management Department 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%. <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at <u>95%</u>.</p>

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).