



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

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

DATE: November 21, 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	OCTOBER ACTIVITIES & NOVEMBER UPDATES
<p>GOAL 1 Implement capital plan</p>	<p>Capital Projects: The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ Avenue Plaza Generator Replacement ▪ Dosker Manor Fire Panel Upgrades ▪ Baxter Community Center ▪ St. Catherine Court Elevator Lobby Doors Operators Replacement ▪ Central Maintenance Roof Replacement ▪ Temple Spears Roof Repair ▪ East Pages Siding Replacement Phase 2 ▪ <u>Emergency Procurement of Canopy Scaffolding at Dosker Manor Building A - closed.</u> <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Will E. Seay Window Replacement – Bid Phase ▪ 601 W. Breckinridge Exterior Façade Repairs – Bid Phase ▪ <u>Lourdes Hall Floor Upgrades – Bid Phase</u> ▪ <u>Del Maria Window Replacement – Re-bidding</u> ▪ <u>East St. Catherine Window Replacement – Re-Bidding</u> ▪ <u>South 6th Street Window Replacement – Re-bidding</u> ▪ <u>Iroquois Senior Building – Bid Phase</u> ▪ Parkway Place Roof Replacement – Phase II – Will be

<p>GOAL 1 Implement capital plan (cont'd)</p>	<p>re-bid.</p> <ul style="list-style-type: none"> ▪ Del Maria Kitchens Replacement ▪ <u>Lourdes Hall Maintenance Building</u> ▪ <u>Lourdes Hall Lintel Repairs – Will be re-bid.</u> ▪ <u>Central Store Addition</u> ▪ LHS Former Office Conversion to Apartment ▪ Holly Park Sitework and Renovations – Bids were above budget. Will be re-bid with changes to scope of work. ▪ Temple Spears Renovations – On Hold <u>for roof repair</u> ▪ Scattered Sites Bathroom Renovations/ Noltemeyer Site – Bid Review Phase ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-Bid Phase ▪ 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</p>

GOAL 2
Create new housing stock
(cont'd)

awarded an \$11,750,000 grant in the form of a forgivable construction/permanent project loan toward the site's development.

Beecher Terrace Demolition and New Construction:

- 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. 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

GOAL 2
Create new housing stock
(cont'd)

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), as a selected Sheppard Square Homeownership developer, has partnered with Bates Memorial and Rebound to form a Community Land Trust (CLT). The CLT has selected RCH to build its first 10 homes. RCH has requested that LMHA commit the remaining 7 Sheppard Square Homeownership lots to RCH for development and inclusion in the CLT.

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 & 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 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 November 1, 2023, was *10,919 which was a decrease from the 11,024 under

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>lease on <u>October 1, 2023</u>. The number of applicants on the waiting list on <u>November 1, 2023</u>, <u>increased to 6,570</u> from the <u>6,455</u> on the list <u>October 1, 2023</u>. 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.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,035</u></td> </tr> <tr> <td style="padding-left: 20px;">*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>384</u></td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) old</td> <td style="text-align: right;"><u>80</u></td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) new</td> <td style="text-align: right;"><u>27</u></td> </tr> <tr> <td style="padding-left: 20px;">*Mainstream</td> <td style="text-align: right;"><u>252</u></td> </tr> <tr> <td style="padding-left: 20px;">*Emergency Housing Vouchers (EHV)</td> <td style="text-align: right;"><u>141</u></td> </tr> <tr> <td style="padding-left: 40px;">Total:</td> <td style="text-align: right;"><u>10,919</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,035</u>	*Veterans Affairs Supportive Housing (VASH)	<u>384</u>	*Family Unifications Program (FUP) old	<u>80</u>	*Family Unifications Program (FUP) new	<u>27</u>	*Mainstream	<u>252</u>	*Emergency Housing Vouchers (EHV)	<u>141</u>	Total:	<u>10,919</u>
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<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work:</p> <ul style="list-style-type: none"> ▪ 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. LMHA submitted its FY 2023 MTW Annual Report to HUD on September 29, 2023. There is no defined timeline for HUD approval. 														
<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention</p>	<p>Section 3: Employment – Personnel:</p> <ul style="list-style-type: none"> ▪ See attached report as it was received from MBS. ▪ <u><i>The Louisville Mayor's Equity in Contracting and Procurement Task Force Match Maker event was held on October 10th. At the LMHA table, the 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</i></u> 														

GOAL 4

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

certification, Section 3 compliance and bidding instructions for sealed bids.

- LMHA, McCormack Baron Salazar and Dotted i Alliance: Compliance Consulting, the Beecher Phase IV compliance subcontractor, met with John G Johnson Construction and subcontractors to discuss compliance issues on the project. The training was conducted on October 26th at the LMHA United Building. The information covered included, Minority, Women, and Disabled person owned business participation and certification, along with Section 3 and Davis Bacon regulation compliance.
- LMHA staff trained the owner of a small MBE construction contractor (Centevus Construction, LLC) on completion of capital project bid documents on October 27th. This contractor is currently working at Dosker Manor and hopes to bid LMHA capital projects in the near future.
- LMHA staff met with the general contractor, Bosse Construction and the subcontractors working on the Gateway Towers, PBV project, on October 30th to discuss compliance with the Davis Bacon Act and Section 3 regulations. Demonstrations on how to accurately complete required documents along with handouts for Section 3 Worker and Business Concern registration were made available to the contractors.

Employment – Personnel:

- Number of section 3 eligible new hires during the month of October - 4

Number of section 3 eligible new hires to date, 2023 – 13

Special Programs:

- LMHA currently has 453 homeowners who have purchased with the homeownership program (135) of which were in the FSS program). There has been 1 default and 92 homebuyers have left the program successfully (8 had a reduction in income and returned to our program). Currently 86 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

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

Government (LMG). Three (3) homeowners were referred to LMHG and are awaiting repairs.

The Special Program staff held two (2) (Family Self-Sufficiency) recruitment orientations in October via Zoom. Fourteen (14) residents attended, and fourteen (14) 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 10/31/2023
Signed contracts of participation:
Public Housing—31
Section 8—202
employed*:
Public Housing – 22 or 70%
Section 8 – 115 or 49%
*work 20 hrs. minimum
PH escrow accounts: 21 (\$110,479.24)
Section 8 escrow accounts: 128 (\$253,074.66)

- 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 October 2023, a total of 909 laptops and desktop computers have been distributed to public housing residents, including 206 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 October to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In October, ten (10) residents received computer training. Computer training is conducted remotely, in-home, or in the computer center at Parkway Place.

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

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 for business start-up.

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 October, fifty-six (56) residents received services.

During October, fifty-six (56), needs assessments were completed (to-date 685 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. No (0) Thrive residents obtained employment in October 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. Forty-nine (49) 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.

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

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 a 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 November 6, 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 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 eighteen (18) 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

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

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. Thirty-five (35) units are occupied thus far – four 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 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 November 6, 2023, Phase I, the 450 Roy Wilkins Building is 95% leased (111 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.

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

- 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 *October, Element Designs continued* to look 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 address projected cost overruns. *The team is also looking at additional potential sources of funding.* 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. *Concrete slab work is complete, the HVAC ductwork and*

GOAL 4

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

sprinkler system is 90% roughed-in. The General Contractor noted that a portion of the upper courses of brick on the original structure is failing. The development team and State Historic Preservation Office staff met on November 2nd to discuss the needed repairs, and staff submitted a letter to formally request the SHPO's approval of the plan of action. A change order for these brick repairs, along with additional roof repairs is anticipated in November. Due to these issues, the construction completion date is now anticipated to be late Summer or early Fall 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 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, began in late October, and the wall shoring apparatus should be installed within the next 2-3 weeks.

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

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

1731 W. Broadway and 526 S. 18th Street. New designs for 526 S 18th and 1731 W Broadway have been completed, OneWest resubmitted a Request For Proposals, and looks to have results by November 11, 2023.

- Construction is anticipated to start in late-December or early January and take approximately two to three months to complete. OneWest has been awarded \$500k from the Louisville Affordable Housing Trust Fund towards 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 installed. LMG anticipates having final approval from LG&E to hang banners from the poles by November 11th. Banner production will start as soon as approval is received.
- Rental Rehab: As of November 2nd, 2023, LMG reported that they have invested \$123,870 in CCI funds into rental rehab repairs in the target area. Two projects (9 units in total) are about to be awarded \$90,000. Two additional cases totaling \$80,000 are anticipated to be closed this year. Intake is underway on five additional cases (12 units total) which will require \$210,000. LMG staff also developed outreach materials that LMHA sent out in October 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 running ahead of schedule and REBOUND now anticipates holding a grand opening event in late November 2023.

The Village @ West Jefferson (Complete):

- Occupancy of leasehold space at The Village @ West Jefferson is now 100%, with the newest tenant being the Council on Developmental Disabilities.
- The new waste receptacles for the SmART Stop bus shelters in front of St. Peter's United Church of Christ were received on October 31st. LMHA staff will be installing them in November. These improvements were made through a grant from the Louisville Metro Government.

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<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 <u>92%</u>. <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>94%</u>.</p>
<p>GOAL 7 Adopting "green" concepts and initiatives – alternative fuel sources</p>	<ul style="list-style-type: none"> ▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office. ▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the Leadership in Energy and Environmental Design (LEED) for the Neighborhood Development (ND) application to US Green Building Counsel (USGBC).