



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

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

DATE: December 19, 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	NOVEMBER ACTIVITIES & DECEMBER 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>▪ Avenue Plaza Generator Replacement</li> <li>▪ Dosker Manor Fire Panel Upgrades</li> <li>▪ Baxter Community Center</li> <li>▪ St. Catherine Court Elevator Lobby Doors Operators Replacement</li> <li>▪ Central Maintenance Roof Replacement</li> <li>▪ Temple Spears Roof Repair</li> <li>▪ East Pages Siding Replacement Phase 2</li> <li>▪ <u>601 W. Breckinridge Exterior Façade Repairs</u></li> <li>▪ <u>Lourdes Hall Floor Upgrades</u></li> </ul> <p><b>Upcoming Projects:</b></p> <ul style="list-style-type: none"> <li>▪ Will E. Seay Window Replacement – Bid Phase</li> <li>▪ Del Maria Window Replacement – <u>Bid Review Phase</u></li> <li>▪ East St. Catherine Window Replacement – <u>Bid Review Phase</u></li> <li>▪ South 6<sup>th</sup> Street Window Replacement – <u>Bid Review Phase</u></li> <li>▪ Iroquois Senior Building – Bid Phase</li> <li>▪ Parkway Place Roof Replacement – Phase II – Will be re-bid.</li> </ul>

<p><b>GOAL 1</b>  <b>Implement capital plan (cont'd)</b></p>	<ul style="list-style-type: none"> <li>▪ Del Maria Kitchens Replacement</li> <li>▪ Lourdes Hall Maintenance Building</li> <li>▪ Lourdes Hall Lintel Repairs – Will be re-bid.</li> <li>▪ Central Store Addition</li> <li>▪ LHS Former Office Conversion to Apartment</li> <li>▪ Holly Park Sitework and Renovations – Bids were above budget. Will be re-bid with changes to scope of work.</li> <li>▪ Temple Spears Renovations – On Hold for roof repair</li> <li>▪ Scattered Sites Bathroom Renovations/ Noltemeyer Site – Bid Review Phase</li> <li>▪ St. Catherine and Avenue Plaza Fire Panel Upgrades- Bid Phase</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> </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 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</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 seven (7) Sheppard Square Homeownership lots to RCH for development and inclusion in the CLT. LMHA's Board of Commissioners approved a resolution on November 19, 2023 which reserves these seven lots for the construction of single-family homes that meet the design criteria outlined in the development agreement and allows LMHA and River City Housing to convey the land at the cost of \$1.00, to income-eligible homebuyers participating in the Smoketown Community Land Trust program.

**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

**GOAL 2**  
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**(cont'd)**

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 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

<p><b>GOAL 2</b>  <b>Create new housing stock (cont'd)</b></p>	<p>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>December 1, 2023</u>, was <u>*10,928</u> which was <u>an increase</u> from the <u>10,919</u> under lease on <u>November 1, 2023</u>. The number of applicants on the waiting list on <u>December 1, 2023</u>, <u>decreased to 5,669</u> from the <u>6,570</u> on the list <u>November 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.</li> </ul> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,024</u></td> </tr> <tr> <td style="padding-left: 20px;">*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>391</u></td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) old</td> <td style="text-align: right;"><u>84</u></td> </tr> <tr> <td style="padding-left: 20px;">*Family Unifications Program (FUP) new</td> <td style="text-align: right;"><u>29</u></td> </tr> <tr> <td style="padding-left: 20px;">*Mainstream</td> <td style="text-align: right;"><u>264</u></td> </tr> <tr> <td style="padding-left: 20px;">*Emergency Housing Vouchers (EHV)</td> <td style="text-align: right;"><u>136</u></td> </tr> <tr> <td style="padding-left: 40px;">Total:</td> <td style="text-align: right;"><u>10,928</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,024</u>	*Veterans Affairs Supportive Housing (VASH)	<u>391</u>	*Family Unifications Program (FUP) old	<u>84</u>	*Family Unifications Program (FUP) new	<u>29</u>	*Mainstream	<u>264</u>	*Emergency Housing Vouchers (EHV)	<u>136</u>	Total:	<u>10,928</u>
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<p><b>GOAL 3</b>  <b>Develop and implement management improvements</b></p>	<p><b>Moving to Work:</b></p> <ul style="list-style-type: none"> <li>LMHA submitted its draft FY 2024 MTW Annual Plan to HUD on April 24, 2023, and received HUD approval on June 30, 2023. <u>An amendment to the FY 2024 MTW Annual Plan is currently available for public comment from November 16, 2023 through December 18, 2023. Among the changes proposed in the amendment are the addition of new special referral voucher partners, pre-qualifying Project-Based Voucher unit inspections, and an update to the agency's RAD Significant Amendment to include the resident rights and participation requirements.</u> LMHA submitted its FY 2023 MTW Annual Report to HUD on September 29, 2023. There is no defined timeline for HUD approval.</li> </ul>														
<p><b>GOAL 4</b>  <b>Expand resident programs at economic empowerment, community building and crime prevention</b></p>	<p><b>Section 3:</b>  <b>Employment – Personnel:</b></p> <ul style="list-style-type: none"> <li>See attached report as it was received from MBS.</li> <li><u>LMHA Staff met with a large construction contractor (Cornerstone Engineering, Inc.) on November 8th. This MBE contractor is interested in bidding on the Iroquois Senior Apartments project as a general contractor and improving MWDBE participation in Louisville. The meeting</u></li> </ul>														

**GOAL 4**

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

discussed MWDBE goals along with Section 3 requirements for the project.

- LMHA participated in a contractor outreach on November 8th for the Prestonian Apartments construction project which is part of the LMHA Project Based Voucher program. 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 members are continuing the training of contractors for preparing bid documents for capital projects. A newly certified MBE contractor was trained in bid doc prep on November 10th.
- LMHA Staff met with The Plan Room Director, Donovan Taylor on November 15th. Future LMHA projects, Section 3 regulation and MWDBE goals were discussed, and an on-site meeting was organized for December to help diverse contractors accurately complete LMHA bid documents.
- LMHA recertified two MBE vendors and certified one new MBE company in November.

**Employment – Personnel:**

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

Number of section 3 eligible new hires to date, 2023 – 14

**Special Programs:**

- LMHA currently has 457 homeowners who have purchased with the homeownership program (137 of which were in the FSS program). There has been 1 default and 93 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 (19) homeowners, eleven (11) of those have received home repairs from Louisville Metro Government (LMG). One (1) homeowner was referred to LMHG and are awaiting repairs.

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

The Special Program staff held two (2) (Family Self-Sufficiency) recruitment orientations in November via Zoom. Sixteen (16) 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 11/30/2023  
Signed contracts of participation:  
Public Housing—30  
Section 8—208  
# employed\*:  
Public Housing – 20 or 66%  
Section 8 – 124 or 52%  
\*work 20 hrs. minimum  
PH escrow accounts: 20 (\$106,758.87)  
Section 8 escrow accounts: 126 (\$242,820.29)
  
- 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 November 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 five (5) sign-ups in November to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In November, ten (10) 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 fourteen (14) LMHA families are enrolled in IDA. Two (2) new accounts were opened and no (0) accounts were closed. There was one (1) authorized withdrawal for



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

home purchase.

**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 November, thirty-six (36) residents received services.

During November, thirty-six (36), needs assessments were completed (to-date 721 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 November 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. Thirty-four (34) 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

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

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 December 7, 2023, 315 Original Beecher Terrace Households with 616 household members are on the waitlist. Of these 315 original BT households, 141 have occupied an on-or off-site replacement unit some time since lease-up of the first replacement locations became available. 99 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 seventeen (17) 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 attorney to add remaining seven units to HAP contract.

Status of replacement housing developments that are under construction:

- New Vision III – Phase I to begin leasing in December 2023, and Phase II in February 2024.

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

- Crossings at Mill Creek – Leasing began in September 2023. 40 of the 90 PBV units are under HAP and leasing. Seven are leased. Two more buildings have Certificates of Occupancy (COs), but LMHA has opted to wait to add them to the HAP contract until leasing numbers improve.
- Lower Hunter's Trace – Leasing began in August 2023. 47 of the 84 PBV units are under HAP and leasing. Thirty-seven (37) units are occupied thus far – three by former Beecher residents. One more building has a CO, but LMHA has opted to wait to add them to the HAP contract until leasing numbers improve.
- 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 is leasing in December 2023.
- Prestonian –Construction underway. The first units expected to come online in August 2024.
- **Onsite:** As of December 11, 2023, Phase I, the 450 Roy Wilkins Building is 96% leased (112 of 117 units), including 23 units to original Beecher Terrace households. Phase II is 89% leased (96 of 108 units), including 40 PBVs, 2 affordable LIHTCs and 1 Market Rate unit to original Beecher Terrace residents. Phase III is 89% leased (164 of 185 units), including 38 PBVs, 2 LIHTCs and 1 Market Rate unit to original Beecher Terrace households. The majority of vacancies in Phases II and III are Market Rate units.
- 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.

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

See Smartsheet report at:

<https://app.smartsheet.com/b/publish?EQBCT=34bf66aeed314c669be1c2125484cb0a> for additional updates on off-site housing production.

**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 is tentatively planned for March 2024.

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

- During November, Element Designs continued to refine the site plan to address concerns that were raised at the Beecher Terrace Recreational Amenities Leadership Group meeting on September 11, 2023, and to address projected cost overruns. The team is also continuing to research additional sources of gap 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 four months behind, with construction now projected to start in April 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 13<sup>th</sup> Street & Muhammad Ali Boulevard. Progress reports on the park and field continue to be sent to LISC monthly. Because of the previously noted concerns, LMHA requested and received an extension to the grant’s original deadline (December 30, 2023), which will now end on September 1, 2024.
- Progress continues at the Baxter Community Center. The proposed change orders for the brick repairs, roof replacement and other related items have been received from the GC and are under review. Overall completion is at 53%. Due to these issues, the construction completion date is now anticipated to be delayed approximately two

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

months, or in 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.

**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 18<sup>th</sup> 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. 18<sup>th</sup> Street. New designs for 526 S 18<sup>th</sup> and 1731 W Broadway have been completed. None of the bids submitted in November 2023 were responsive, so OneWest has reissued a Request For Proposals. Results are anticipated in early 2024. OneWest has been awarded \$500k from the Louisville Affordable Housing Trust Fund towards construction costs for these properties.
- Streetscape improvements along 18<sup>th</sup> Street between Muhammad Ali Blvd. and Madison Street were substantially

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

complete in July 2023. Custom waste receptacles have been installed. LMG *is still awaiting final approval* from LG&E to hang banners from the poles. Banner production will start as soon as approval is received.

- Rental Rehab: As of December 7th, 2023, LMG reported that they have invested \$123,870 in CCI funds into rental rehab repairs in the target area. Two projects with 9 units in total were recently awarded \$82,050, along with two additional cases which were awarded \$60,000. Eleven (11) other cases that will require \$190,000 and are all a result of LMG's recent outreach campaign, are currently being processed. Because of that strong response, LMG staff plan to do another mailing early next year, in an effort to commit the remaining CCI budget for this initiative.
- 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 substantially complete. A walk-through punch and reinspection of electric is planned for mid-December and REBOUND anticipates beginning their move into their new building later this month.

**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.

**LCCC Business Plaza (Complete):**

- During November, a new tenant – Shelter Insurance - moved into one of the two vacant suites in LCCC's Business Plaza. Shelter is a mutual insurance company which focuses on auto, property, business, and life Insurance.

**Smart City Framework (Complete):**

- 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, and data reports for this year have shown approximately 1,000 unique users monthly, and 700+ users weekly.

<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 occasionally finds 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 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 92%.</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 94%.</p>
<p><b>GOAL 7</b>  <b>Adopting “green” concepts and initiatives – alternative fuel sources</b></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>