

RESOLUTION NO. _____

APPROVAL OF THE REHABILITATION OF 26 PUBLIC HOUSING UNITS

Item No. 5F

WHEREAS, the Louisville Metro Housing Authority (LMHA) maintains a Public Housing portfolio of 3,739 dwelling units; and

WHEREAS, dwelling units are subject to routine wear and tear, and may also be subject to unanticipated detrimental events such as fire, flooding, vandalism, and environmental hazards; and

WHEREAS, such events can cause dwelling units to require substantial rehabilitation that makes them uninhabitable for a period of time; and

WHEREAS, LMHA now finds it necessary to substantially rehabilitate 26 Public Housing dwelling units.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Board authorizes LMHA staff to undertake the substantial rehabilitation of 26 Public Housing dwelling units.

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF THE REHABILITATION OF 26 PUBLIC HOUSING UNITS

Item No. 5F

I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) maintains a Public Housing portfolio of 3,739 dwelling units.

Over the course of time, these units experience normal wear and tear, and may also be subject to unanticipated detrimental events such as fire, flooding, vandalism, and environmental hazards.

Such events can cause dwelling units to require substantial rehabilitation.

LMHA staff has determined that the 26 Public Housing dwelling units listed in Attachment A are in need of rehabilitation extensive enough to make the units temporarily uninhabitable.

To return the units to productive use, staff will be required to undertake significant substantial rehabilitation activities, as described in Attachment A.

II. ALTERNATIVES:

- A. Authorize LMHA staff to undertake the substantial rehabilitation of 26 Public Housing dwelling units, as described in Attachment A.
- B. Do not authorize LMHA staff to undertake the substantial rehabilitation of 26 Public Housing dwelling units, as described in Attachment A.

III. RECOMMENDATION:

Staff recommends Alternative "A."

IV. JUSTIFICATION:

Will enable 26 currently vacant Public Housing dwelling units to be brought back to decent, safe, and sanitary condition, so that they may be occupied by low-income tenants.

Submitted by: Sarah Galloway,
Special Assistant to the Executive Director
May 16, 2023

Attachment A
Public Housing Units Requiring Substantial Rehabilitation

Building No.	Unit No.	Address	Work to Be Completed
KY001000003 – Parkway Place			
0306	030068	1216 W. Hill St., Apt. J	Before work can commence, an unauthorized occupant must be removed via a court process. Initial indications are that the unit will need drywall, plumbing, electrical, and some carpentry.
KY001000017 – Fegenbush – Whipps Mill			
1705	170011	1525 W. St. Catherine St.	Mold remediation required throughout unit.
1705	170012	1527 W. St. Catherine St.	Pipes froze while residents were absent from unit, flooding it. Flooring and subflooring will need to be replaced. The drywall will need to be taken out due to water damage. Kitchen cabinets will need to be replaced. Bathroom vanity will need to be replaced and plumbing will need to be repaired.
1706	170017	1537 W. St. Catherine St.	Extensive smoke damage must be remediated. Drywall will need to be repaired and carpentry.
1912	190081	621 E. St. Catherine St., Apt. 1	Structural issues must be corrected. Floors are uneven.
2222	220132	2404 W. Chestnut St., Apt. 1	Structural issues must be corrected. Floors are rotted and must be replaced.
2405	240149	1814 Grand	Unit was vandalized, and piping and mechanical equipment were stolen. These must be replaced.
H5	390003	4907 Bethune Ct.	Unit was vandalized. Needs all work done. Drywall, plumbing, electric, cabinets, flooring, and HVAC.
KY001000034 – HOPE VI Scattered Sites			
3417	350231	1529 W. Magazine St., Apt. 1	Complete renovation needed. Drywall, plumbing, electric, cabinets, flooring and HVAC.
3438	340233	2430 Southern Ave.	Mold remediation required.
3535	350354	1521 Magazine St., Apt. 4	Unauthorized occupant caused significant damage. Drywall, plumbing, electric, cabinets, and HVAC.
4507	350229	1485 Bland St., Apt. 1	Mold remediation required.
4591	450334	2800 Northwestern Pkwy.	Major damage to unit. Will need drywall, plumbing, electric, cabinets, flooring, and HVAC
4582	458007	12511 Townepark Way, Apt. 101	Extensive fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing,

			electrical, cabinets, and HVAC.
4582	458008	12511 Townepark Way, Apt. 102	Extensive fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing, electrical, cabinets, and HVAC.
4582	458009	12511 Townepark Way, Apt. 201	Extensive fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing, electrical, cabinets, and HVAC.
4582	458010	12511 Townepark Way, Apt. 202	Extensive fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing, electrical, cabinets, and HVAC.
4582	458011	12511 Townepark Way, Apt. 301	Extensive fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing, electrical, cabinets, and HVAC.
4582	458012	12511 Townepark Way, Apt. 302	Significant fire damage. The entire 6-unit building will need complete rehabilitation. Structural damage, exterior, drywall, plumbing, electrical, cabinets, and HVAC.
KY001000047 – Clarksdale I Scattered 69			
4722	470022	2113 Bolling Ave.	Unit was vandalized. Needs all work done. Drywall, plumbing, electrical, cabinets, HVAC. Power must be restored before work can commence.
4741	470041	1514 S. 31 st St.	Unit was vandalized, and piping and mechanical equipment were stolen. These must be replaced.
4726	470026	3209 W. Kentucky St.	Unit was vandalized, and piping and mechanical equipment were stolen. These must be replaced.
4754	470054	715 E. Hill St.	Unit was vandalized, and piping and mechanical equipment were stolen. These must be replaced.
4763	470063	2213 Dumesnil Ave.	Mold remediation required.
KY001000061 – Sheppard Square HOPE VI Replacements			
6115	610429	2710 Holly Park Dr., Apt. 2	Environmental mitigation, structural repairs, gut renovation, and systems replacement.
6116	610434	2712 Holly Park Dr., Apt. 1	Environmental mitigation, structural repairs, gut renovation, and systems replacement