

RESOLUTION NO. _____

APPROVAL OF INTERGOVERNMENTAL AGREEMENT BETWEEN THE LOUISVILLE METRO HOUSING AUTHORITY (LMHA) AND THE DEPARTMENT OF CODES AND REGULATIONS (C&R) FOR INSPECTION SERVICES

Item No. **5A**

WHEREAS, the Louisville Metro Department of Codes and Regulations (C&R) currently provides inspection services for privately owned units participating in the Louisville Metro Housing Authority's (LMHA) Housing Choice Voucher program; and

WHEREAS, the inspection services have been provided under an intergovernmental agreement that was put in place in 2003 as amended; and

WHEREAS, it is the desire of the parties to continue their arrangement in which LMHA utilizes certain inspection and administrative functions currently available within C&R.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into an ongoing Intergovernmental Agreement with the Louisville Metro Department of Codes and Regulations (C&R) to provide inspection services, beginning July 1, 2023, for an annual amount of approximately \$1,345,364. The annual amount of the agreement will be adjusted and supported by a budget each year and will be reflective of estimated costs in providing the inspection services.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to extend this Intergovernmental Agreement for renewable one-year periods, as agreed to by both parties, and to negotiate all contractual documents with the Louisville Metro Department of Codes and Regulations (C&R) on behalf of the Louisville Metro Housing Authority.

RESOLUTION BACKGROUND STATEMENT

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I. STATEMENT OF FACTS:

The Louisville Metro Housing Authority (LMHA) has entered into an Annual Contributions Contract (ACC) with the U.S. Dept. of Housing and Urban Development (HUD) to provide Housing Choice Vouchers throughout Jefferson County. HUD requires that each unit receiving Voucher assistance be inspected using Housing Quality Standards (HQS) at lease-up, and at least once annually thereafter. HQS will soon be replaced with NSPIRE, National Standards for the Physical Inspection of Real Estate. NSPIRE is the new physical inspection model designed to promote HUD's goal of reducing health and safety hazards in the home.

The Department of Codes and Regulations (C&R) has a significant staff complement that provides a broad range of inspections and other services throughout Jefferson County. LMHA utilizes appropriate C&R staff to perform inspection services for all LMHA Housing Choice Voucher assisted units.

Because C&R personnel are employees of Louisville/Jefferson County Metro Government, the execution of an Intergovernmental Agreement is necessary to detail the responsibilities of each party and the compensation for services performed.

II. ALTERNATIVES:

- A. Contract with the Department of Codes and Regulations for Housing Choice Voucher inspection services.
- B. Expand "in-house" LMHA inspection capacity.
- C. Procure another service provider to provide inspection services.

III. RECOMMENDATION:

Staff recommends Alternative "A."

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IV. JUSTIFICATION:

- The inspection services that LMHA is procuring from C&R are already being provided by C&R throughout Jefferson County.
- The expansion of LMHA's "in-house" capacity would require hiring and training additional personnel, as well as purchasing additional equipment.
- The utilization of C&R's inspection services provides one seamless source of inspection services for all of Jefferson County. This is in keeping with the intent of merged government.
- The compensation for services is reasonable based on past contracts between C&R and the Louisville Metro Housing Authority.

V. BUDGET APPROVAL:

Funding for this contract is provided from the Housing Choice Voucher Program.

Jeffrey Ralph, Director of Finance

Date

Submitted by: Jeffrey Ralph
Director of Finance
June 20, 2023