

RESOLUTION NO. _____

**AUTHORIZATION TO SUBMIT A PORTION OF THE 1400 BICKNELL AVENUE
PARCEL TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
SPECIAL APPLICATIONS CENTER (HUD SAC) FOR DISPOSITION APPROVAL**

Item No. **5E**

WHEREAS, in October 2022, the Louisville Metro Housing Authority (LMHA) was awarded \$11,750,000 in American Rescue Plan funding to begin redevelopment on a portion of the former Iroquois Homes site, which is in the Hazelwood neighborhood in south Louisville; and

WHEREAS, LMHA is seeking authorization to submit a disposition application to the U.S. Department of Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval to transfer a portion of the former Iroquois site to the Louisville Metro Housing Authority Development Corporation (LMHADC), or subsidiary of LMHADC for affordable housing purposes; and

WHEREAS, the new development will be self-developed and constructed on 3.24 acres, which LMHA proposes to transfer to its non-profit development entity LMHADC, or subsidiary of LMHADC, through this disposition process; and

WHEREAS, the transfer of land from LMHA to LMHADC, or subsidiary of LMHADC, will allow the 3.24 acres to be removed from the current Declaration of Trust, which will facilitate the recording of new deed restrictions that convert the 3.24 acres from Public Housing to other affordable housing, which will be developed using Project Based Voucher (PBV).

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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 execute documents necessary for submission to the U.S. Department of Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval of a portion of the 1400 Bicknell Ave parcel.

RESOLUTION BACKGROUND STATEMENT

AUTHORIZATION TO SUBMIT A PORTION OF THE 1400 BICKNELL AVENUE PARCEL TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SPECIAL APPLICATIONS CENTER (HUD SAC) FOR DISPOSITION APPROVAL

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I. STATEMENT OF FACTS:

In October 2022, the Louisville Metro Housing Authority (LMHA) was awarded \$11,750,000 in American Rescue Plan funding to begin redevelopment on a portion of the former Iroquois Homes site, which is in the Hazelwood neighborhood in south Louisville.

LMHA is seeking authorization to submit a disposition application to the U.S. Department of Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval to transfer a portion of the former Iroquois site to the Louisville Metro Housing Authority Development Corporation (LMHADC), or subsidiary of LMHADC, for affordable housing purposes.

The new development of 60 units for seniors age 55+, will be constructed on 3.24 acres, which LMHA proposes to transfer to its non-profit development entity, LMHADC, or subsidiary of LMHADC, through the disposition process.

The transfer of land from LMHA to LMHADC, or subsidiary of LMHADC, will allow the 3.24 acres to be removed from the current Declaration of Trust, which will facilitate the recording of new deed restrictions that convert the 3.24 acres from Public Housing to other affordable housing, which will be developed as Project Based Voucher (PBV).

II. ALTERNATIVES:

- A. Authorize disposition submittal to the U.S. Department of Housing & Urban Development Special Applications Center (HUD SAC).
- B. Do not authorize disposition submittal to the U.S. Department of Housing & Urban Development Special Applications Center (HUD SAC).

III. RECOMMENDATION:

Staff recommends Alternative "A."

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IV. JUSTIFICATION:

- LMHA will utilize the American Rescue Plan funding to begin the first phase of redevelopment on the former Iroquois Homes site.
- The 3.24 acres of redeveloped site will provide sixty new affordable housing units for seniors age 55+ and assist the Authority in meeting its goal of one-for-one replacement of original Iroquois Homes units.
- The 3.24 acres of redeveloped site will be deed restricted for affordable housing purposes.

V. PROCUREMENT CERTIFICATION:

This action is in compliance with Louisville Metro Housing Authority policy.

Steve Webb, Purchasing Agent

Date

Prepared by: Tonya M. Wise
Capital Improvements Planner

Submitted by: Kathleen O'Neil
Director Strategic Initiatives
August 15, 2023