



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2023

DATE: August 15, 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	JULY ACTIVITIES & AUGUST UPDATES
<p>GOAL 1 Implement capital plan</p>	<p>Capital Projects: The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ East Pages Lane Siding Replacement ▪ 1131 S. 6th Street Renovations and Roof Replacement ▪ Fegenbush and Norbrook Siding Replacement - <u>Closed</u> ▪ Avenue Plaza Generator Replacement ▪ Dosker Manor Fire Panel Upgrades ▪ Baxter Community Center ▪ St. Catherine Court Elevator Lobby Doors Operators Replacement <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Holly Park Sitework and Renovations – Bids were above budget. Will be re-bid with changes to scope of work. ▪ Lourdes Hall Renovations & Maintenance Shop Addition – No bids were received. Will be re-bid with changes to the scope of work. ▪ Parkway Place Roof Replacement – Phase II – Will be re-bid. ▪ Will E. Seay Plaza Exterior Renovations – Bids were above budget. Will be re-bid with changes to scope of work. ▪ Temple Spears Renovations – On Hold ▪ Scattered Sites Bathroom Renovations/ Noltemeyer Site – Bid Review Phase

<p>GOAL 1 Implement capital plan (cont'd)</p>	<ul style="list-style-type: none"> ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades-Bid Phase ▪ LHS Former Office Conversion to Apartment ▪ 601 W. Breckinridge Exterior Façade Repairs ▪ 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 ▪ Central Maintenance Roof Replacement – Bid Phase
<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 awarded an \$11,750,000 grant in the form of a forgivable construction/permanent project loan toward the site’s development.</p> <p>Beecher Terrace Demolition and New Construction:</p> <ul style="list-style-type: none"> ▪ 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.

GOAL 2
Create new housing stock
(cont'd)

- 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.
- 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 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) has opted for its designated lot and buyer to be developed and managed by Habitat. The RCH lot has been counted in the Habitat lots in the above paragraph.

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

GOAL 2

**Create new housing stock
(cont'd)**

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.

Liberty Green Development:

- The proposed Liberty Green Second Amended and Restated Development Agreement extension language has been drafted by the Stites & Harrison 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 ready in Fall 2023. The Tempo will house 130 rooms and a rooftop

<p>GOAL 2 Create new housing stock (cont'd)</p>	<p>venue, among other amenities. WV, LLC will also be building a 189-unit apartment building and a mixed-use building in the same block. The apartment building construction will start before the end of the year and will be completed in 2024.</p> <p>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.</p> <p>Section 8:</p> <ul style="list-style-type: none"> ▪ The number of units under lease on <u>August 1, 2023</u>, was <u>*11,287</u> which was a <u>decrease</u> from the <u>11,403</u> under lease <u>July 1, 2023</u>. The number of applicants on the waiting list on <u>August 1, 2023</u>, increased to <u>7,170</u> from the <u>7,070</u> on the list <u>July 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. <table data-bbox="678 1018 1485 1276"> <tr> <td>*Moving to Work (MTW)</td> <td style="text-align: right;"><u>10,400</u></td> </tr> <tr> <td>*Veterans Affairs Supportive Housing (VASH)</td> <td style="text-align: right;"><u>380</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) old</td> <td style="text-align: right;"><u>84</u></td> </tr> <tr> <td>*Family Unifications Program (FUP) new</td> <td style="text-align: right;"><u>31</u></td> </tr> <tr> <td>*Mainstream</td> <td style="text-align: right;"><u>247</u></td> </tr> <tr> <td>*Emergency Housing Vouchers (EHV)</td> <td style="text-align: right;">145</td> </tr> <tr> <td style="text-align: right;">Total:</td> <td style="text-align: right;"><u>11,287</u></td> </tr> </table>	*Moving to Work (MTW)	<u>10,400</u>	*Veterans Affairs Supportive Housing (VASH)	<u>380</u>	*Family Unifications Program (FUP) old	<u>84</u>	*Family Unifications Program (FUP) new	<u>31</u>	*Mainstream	<u>247</u>	*Emergency Housing Vouchers (EHV)	145	Total:	<u>11,287</u>
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Total:	<u>11,287</u>														
<p>GOAL 3 Develop and implement management improvements</p>	<p>Moving to Work:</p> <ul style="list-style-type: none"> ▪ LMHA submitted the FY 2022 MTW Annual Report to HUD on September 28, 2022. On May 15, 2023, HUD notified LMHA that the Report had been accepted. 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 														

<p>GOAL 3 Develop and implement management improvements (cont'd)</p>	<p>MTW Annual Plan to HUD on April 24, 2023, and received HUD approval on June 30, 2023.</p>
<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention</p>	<p>Section 3:</p> <ul style="list-style-type: none"> ▪ See attached report as it was received from MBS. ▪ <u>LMHA certified two (2) new Minority / Women / Disabled Business Enterprise contractors during the month of July.</u> ▪ <u>LMHA sponsored a “Lunch & Learn” event for contractors. The event presentation covered upcoming LMHA capital projects and allowed contractors to network.</u> <p>Employment – Personnel:</p> <ul style="list-style-type: none"> ▪ Number of section 3 eligible new hires during the month of <u>July - 1</u> <p style="padding-left: 40px;">Number of section 3 eligible new hires to date, 2023 – <u>8</u></p> <p>Special Programs:</p> <ul style="list-style-type: none"> ▪ LMHA currently has <u>443</u> homeowners who have purchased with the homeownership program (<u>135</u> of which were in the FSS program). There has been 1 default and 90 homebuyers have left the program successfully (8 had a reduction in income and returned to our program). Currently <u>91</u> 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 and 17. <u>The Home Preservation Program (HPP) is serving fifteen (15) homeowners, seven (7) of those have received home repairs from Louisville Metro Government (LMG). There are four (4) homeowners referred to LMHG awaiting repairs.</u> <p>The Special Program staff held two (2) (Family Self-Sufficiency) recruitment orientations in <u>July</u> via Zoom. <u>Eight (8)</u> residents attended, and <u>eight (8)</u> 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.</p>

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

Family Self-Sufficiency Program Agency-Wide:

- Totals as of 7/31/2023
Signed contracts of participation:
Public Housing—32
Section 8—188
employed*:
Public Housing – 22 or 73%
Section 8 – 112 or 59%
*work 20 hrs. minimum
PH escrow accounts: 25 (\$130,383.21)
Section 8 escrow accounts: 129 (\$338,833.65)
- 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 July 2023, a total of 896 laptops and desktop computers have been distributed to public housing residents, including 202 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 no (0) sign-ups in July to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In July, twenty-six (26) 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 twelve (12) LMHA families are enrolled in IDA. No (0) new account was opened and no (0) accounts were closed. There were no (0) authorized withdrawals related to education.

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

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

identify as they move towards being self-sufficient. In July, fifty (50) residents received services.

During July, fifty (50), needs assessments were completed (to-date 553 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 July 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. Twelve (12) 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 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 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

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

remain on the waitlist position for life, even if they turn down a unit.

- **Waitlist:** As of August 1, 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. 116 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 thirteen (13) original Beecher Terrace households reside at off-site replacement units at Newbridge Place Apartments, Donerail Apartments, and Opportunity East. Two (2) additional BT households are continuing to reside in Roosevelt Apartments, which have temporarily been moved to the HCV program while the units undergo renovation. Roosevelt units will be converted back to the PBV program once renovations are complete.

Status of replacement housing developments that are complete:

- Donerail - Property is 100% under HAP and management anticipates leasing the remaining sixteen (16) three-bedroom PBV units by the end of August 2023.
- Zion Senior Housing II – A tenant has been identified for the one vacancy.
- Newbridge – Three (3) units are ready for occupancy and renovations continue on units damaged by flooding.
- Market Street – Working to convert eight (8) units from HCV and Market to PBVs over the Summer 2023.

Status of replacement housing developments that are under construction:

- New Vision III – Leasing is behind schedule because of construction delays 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 – Expected to begin leasing in

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

late July or early August 2023.

- Lower Hunter's Trace – Expected to begin leasing the first building and have all thirty-five (35) PBV's leased by the end of August 2023.
- Eclipse in Russell – Under construction. The first phase expected to begin leasing in August 2024.

Status of developments nearing construction start:

- Roosevelt – Closing took place on April 28, 2023, and renovation work is underway. Units are expected to start coming online in August, 2023.
 - Gateway on Broadway – Closing took place on June 7, 2023, fulfilling LMHA's one-bedroom and overall off-site PBV replacement goals for the CNI grant. The groundbreaking ceremony was held on July 21, 2023.
 - Prestonian – Closing took place on June 30, 2023. Construction will be underway this summer.
- **Onsite:** As of July 31, 2023, Phase I, the 450 Roy Wilkins Building is 100% leased (117 of 117 units), including 23 units to original Beecher Terrace households. Phase II is 92% leased (99 of 108 units), including 44 PBVs, 4 affordable LIHTCs and 1 Market Rate unit to original Beecher Terrace residents. Phase III is 96% leased (177 of 185 units), including 37 PBVs, 2 LIHTCs and 1 Market Rate unit to original Beecher Terrace households.
 - 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=34bf66aee d314c669be1c2125484cb0a> 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

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

mitigation activities, visit <https://visionrussell.org/historic-preservation/>.

The next meeting will be held either in September or December 2023.

- **Funding:**

The fourth and final phase of on-site housing is anticipated to close on August 11, 2023 and a groundbreaking ceremony is scheduled for Phase IV on Tuesday, September 5th at 1:00 p.m.

Park at 13th and Muhammad Ali and Baxter Community Center:

- During July, Element Design continued refining concepts for the park's splashpad, playground equipment, lighting, tables, benches, swings and seating walls. The firm continued to present options for each of these features to LMG and LMHA staff. The landscaping plan for the park is complete, and Element Design anticipates finalizing selections and construction documents in early August. Metro Parks, which is leading this initiative, anticipates issuing a Request for Bids for a general contractor in mid-August, receiving bids in mid-September, awarding a contract in mid-October, starting construction in mid to late November, and completing construction in Summer 2024.

- The name for the park selected by the Beecher Terrace Recreational Amenities Leadership Group was approved by Metro Council on June 27th, 2023. The name will be announced to the public at a groundbreaking ceremony this fall. To follow the naming contest results, go to <https://visionrussell.org/name-the-park-contest>.

- 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.

- Underground plumbing is complete. Footers for the addition and elevator shaft have been poured. Underground electric, HVAC and plumbing rough-ins are in progress. Concrete flatwork in basement is being poured as rough-ins are complete. Framing anticipated to

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

begin in August. This initiative is approximately 33% complete. Construction is still on schedule to be complete during Summer 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. Phase II work, which has been on hold due to a partial wall collapse, will resume once NPS approves a new scope of work for the project. \$211,065 of the \$300,000 Choice grant funds allocated to this CCI initiative have been expended.

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 1731 W. Broadway and 526 S. 18th Street. OneWest is rebidding the work for 1731 W. Broadway. Exterior brick stabilization at 526 S. 18th Street is complete. OneWest is issuing an invitation-only Request for Proposals for interior work at 526 S. 18th Street, as the firm that was originally awarded a contract for this work has been unresponsive.

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

- Streetscape improvements along 18th Street between Muhammad Ali Blvd. and Madison Street were substantially complete in July, save for installation of waste receptacles and banners, which are on order.
- As of August 1, 2023, LMG reports 23 rental rehab projects in review, 7 under construction and 8 completed. To help identify potential new projects, staff mailed information about the program to approximately 50 HCV landlords with properties in the area during May, which resulted in 17 new applications.

The Village @ West Jefferson (Complete):

- During July, the SmART Stop's new metal panels were painted with a graphic design that included inspirational phrases from Russell residents. The contractor anticipates beginning installation of the panels and new benches during mid-August and completing before the extended grant deadline of September 30, 2023.

LCCC Business Plaza (Complete):

- 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. New tenants include a Pilates studio, and an insurance agency. An existing tenant is considering expanding into an additional suite.

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. Data reports from LMG for July show a total of 983 unique users for the month and an average of 650 total users per week who are accessing the Internet through these access points.

Other Neighborhood News:

- Norton Children's Medical Group held a ribbon cutting ceremony on July 21 for its new pediatric care facility in the Seven Counties Services building at 2225 W. Broadway. This is the only dedicated pediatric care office in the Russell neighborhood. The facility, which will offer primary and specialty care to approximately 4,000 children a year.

<p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p>	<p><u>features more than 2,200 square feet of exam rooms and lab space.</u></p>
<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 Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at 93%. <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 97%.</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).