

IROQUOIS SENIOR LIVING COMMUNITY



Community Meeting for Original Iroquois Homes Residents & Other Interested Parties

April 25, 2023

Agenda

- Building Plans & Anticipated Timeline
- Transfer of 3.24-acre parcel from LMHA to LMHADC
- Occupancy Preferences & Criteria
- How to get on the Interest List and Future Waitlist
- Section 3 and MBE/WBE/DBE Opportunities
- Drawing, Q&A



Iroquois Senior Living Community Site in the Context of the Surrounding Hazelwood Neighborhood



Iroquois Senior Living Community Site



Proposed Name for New Road

Tuscarora Way

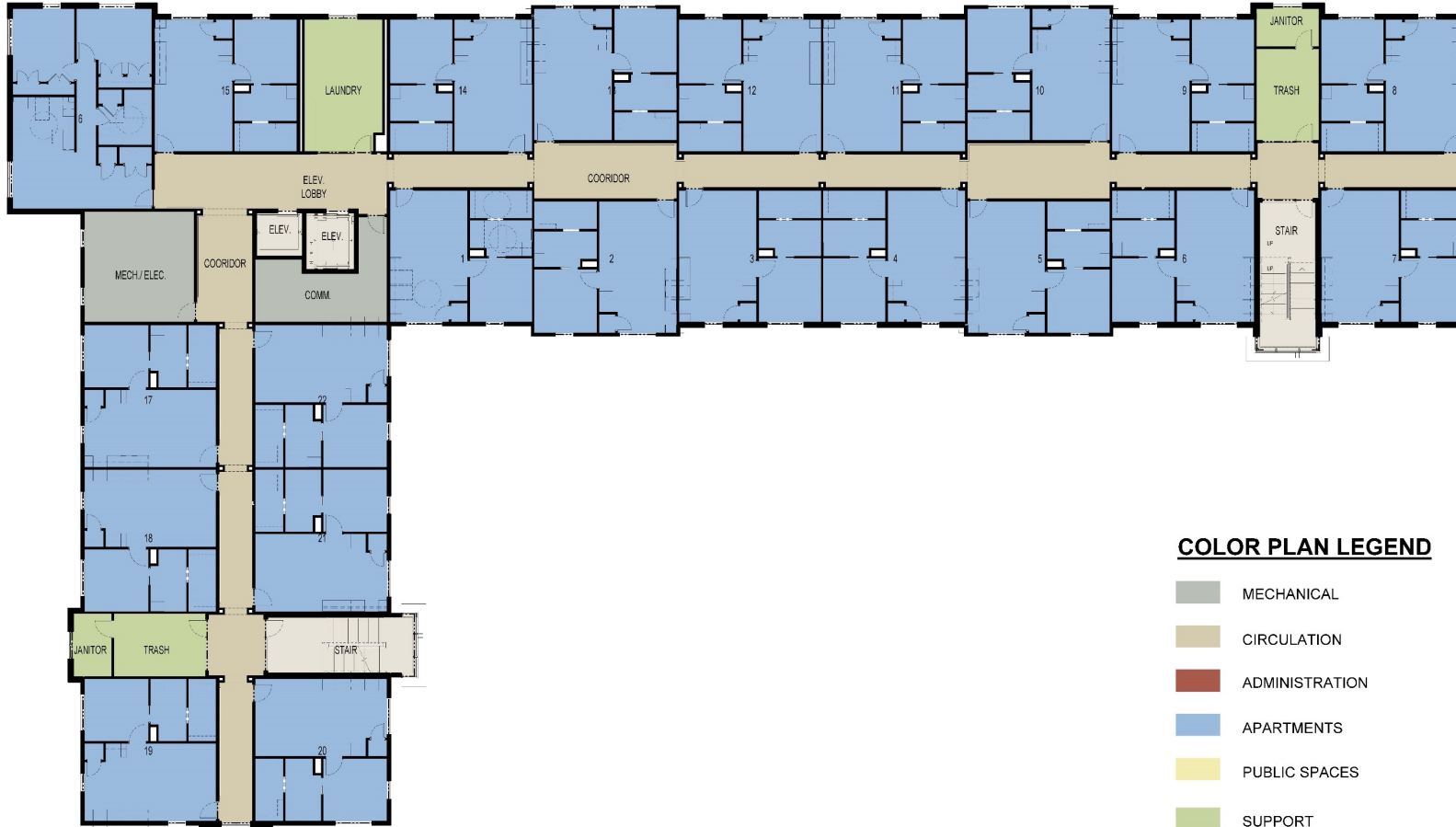






COLOR PLAN LEGEND

- MECHANICAL
- CIRCULATION
- ADMINISTRATION
- APARTMENTS
- PUBLIC SPACES
- SUPPORT



COLOR PLAN LEGEND

- MECHANICAL
- CIRCULATION
- ADMINISTRATION
- APARTMENTS
- PUBLIC SPACES
- SUPPORT

Iroquois Senior Living Community, 1-Bedroom Apartment



Iroquois Senior Living Community, 2-Bedroom Apartment



Anticipated Timeline

- Invitation for Bids – July 2023
- Construction Start – September 2023
- Construction Completion – March 2025
- Lease Up – Start April 2025



Transfer of 3.24-Acre Parcel from LMHA to LMHADC

- To create this 60-unit building of affordable housing, LMHA intends to transfer **3.24 acres** of the **42.4-acre** site to its non-profit development entity – the Louisville Metro Housing Authority Development Corporation (LMHADC).
- Since the land will be used to create affordable housing, it demonstrates **commensurate public benefit** and can be transferred from LMHA to LMHADC at no cost.
- This process must be approved by HUD’s Special Application Center (SAC) through a Disposition Application, which will be submitted later this year.



Occupancy Preferences

- LMHA maintains a list of all former Iroquois Homes residents who were relocated from the site in conjunction with the HOPE VI demolition grants and resided in LMHA housing as of July 5, 2022.
- **All former Iroquois Homes residents on this list** will have a **1st preference** for these apartments, as well as any future housing that may be developed by LMHA on the Iroquois Homes site.

Former Iroquois Home Residents				
#	Last Name	First Name	Address	Phone Number
1	Doe	Jane	123 Memory Lane	(555) 555-5555
2	Smith	John	456 Memory Lane	(666) 666-6666
3				
4				

Occupancy Criteria

- The only occupancy criteria for the Iroquois Homes Senior Living Community will be to be LMHA lease-compliant and part of an elderly family (age 55+) at the time of your move back to the new development.
- Similar to the Beecher Terrace community in the Russell neighborhood, LMHA hopes to develop other housing on the Iroquois Homes site in the future for people of all ages.

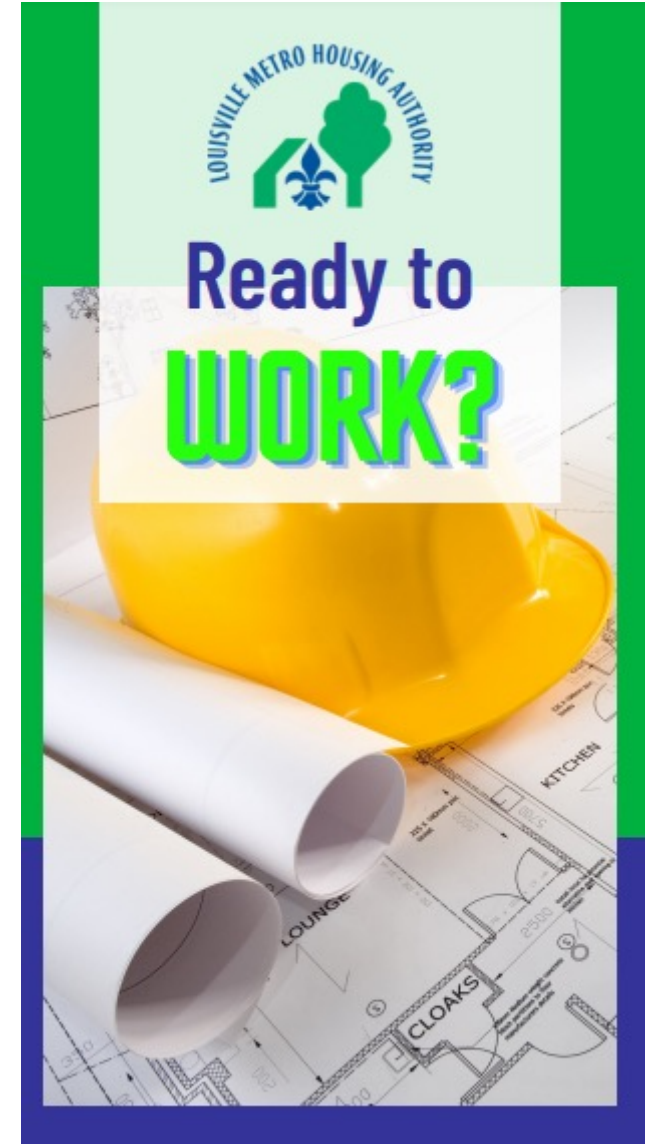


How to get on the Interest List & Future Waitlist

- Original Iroquois Homes residents will be updated periodically as development plans proceed and will be notified when new units start becoming available.
- At that time, the Housing Authority will invite you to join an Interest List for the new housing.
- This **Interest List** will ultimately be used to establish the site's official **Waiting List** so please notify us if your address changes to ensure that you'll receive these mailings.
- To provide an updated address, please call (502) 569-3460.

HUD's Section 3 Program

The **Section 3 Program** was developed by the Department of Housing and Urban Development (HUD) to ensure that **economic opportunities** generated by certain HUD funded projects shall, to the greatest extent feasible, and consistent with existing Federal and State laws, be directed to **low- and very low-income persons**, and to the **businesses that provide economic opportunities to these persons**.



Applicability of Section 3

The Section 3 Program applies to the redevelopment of the former Iroquois Homes site because this initiative is:

- **Housing construction**
- **Funded in part by HUD funds**



Targeted Section 3 Worker Definition

A **Section 3 Worker** means any worker who is:

- Employed by a Section 3 Business Concern; or

Currently fits or when hired fit at least one of the following categories, as documented within the past five years:

- A resident of Public Housing or Section 8-assisted housing;
- A resident of other Public Housing projects or Section 8-assisted housing managed by the LMHA; or
- A YouthBuild participant.



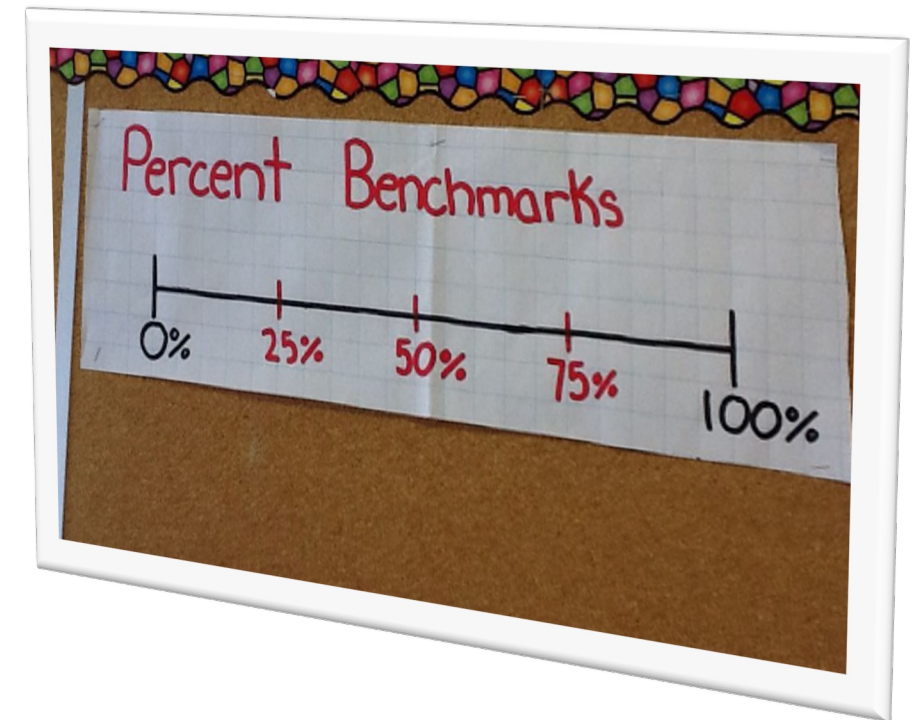
Targeted Section 3 Worker Benchmark

5% or more of the total number of labor hours worked by all workers employed by LMHA or by their contractors and subcontractors for LMHA projects will be performed by targeted Section 3 Workers.



Section 3 Worker Benchmark

25% or more of the total number of labor hours worked by all workers employed by LMHA or by their contractors and subcontractors for LMHA projects will be performed by Section 3 Workers;





Section 3 Business Concern Definition

A **Section 3 Business Concern** means: a business that meets at least one of the following criteria (as documented within the last six months):

- At least 51% owned and controlled by low- or very low-income persons;
- Over 75% of the labor hours performed for the business over the prior three months period were performed by Section 3 workers; or
- At least 51% owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

Minority (MBE), Women-Owned (WBE) and Disabled (DBE) Business Opportunities

All bidders for the Iroquois Senior Living Community must also comply with the requirements of LMHA's MBE, WBE and DBE program. Participation goals for this project are:

25% MBE

10% WBE

.5% DBE



Examples of upcoming opportunities for Section 3 Workers and Business Concerns, and MBE/WBE/DBE firms that could be available at the Iroquois Senior Living Community DURING CONSTRUCTION:



Business, or crew or team member with:

General contractors, excavators, foundation and concrete contractors, framing and finish carpenters, elevator and sprinkler system installers, masons, drywall companies, flooring installers, painters, mechanical trades (plumbing, electric, heating & air conditioning), general laborers, cleaning services, landscaping contractors, and more.

Examples of upcoming opportunities for Section 3 Workers and Business Concerns and MBE/WBE/DBE firms that could be available at the Iroquois Senior Living Community AFTER CONSTRUCTION:



Business, or crew or team member with:

- Landscaping and lawn services,
- Power washing contractors,
- Repair service companies and more.

Team or crew member with:

- LMHA management office and maintenance department.

For More Information on MBE/WBE/DBE and Section 3 Opportunities

Contact:

LMHA's Section 3 Coordinator, Phil Reidinger
502/569-4922

Reidinger@LMHA1.org

Or Visit:

www.lmha1.org and click on
"Section 3 Program"



Drawing, Q & A

