

LOUISVILLE METRO HOUSING AUTHORITY

**MOVING TO WORK
DEMONSTRATION PROGRAM**

FY 2013 ANNUAL PLAN

~~April 17, 2012~~

Revised June 19, 2012



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I. Introduction

The Louisville Metro Housing Authority (LMHA), formerly known as the Housing Authority of Louisville, is a nonprofit agency responsible for the development and management of federally assisted housing in the Louisville Metro area. In 2003, Louisville Metro Mayor Jerry Abramson and the Louisville Metro Council approved the merger of the Housing Authority of Louisville and Housing Authority of Jefferson County, thereby creating the Louisville Metro Housing Authority. A nine-member Board of Commissioners, appointed by the Metro Mayor, serves as the policy making body of the Agency.

LMHA presently manages over 3,400 units in four family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. Additionally, the Agency administers public housing assistance for over 700 public housing units located at its mixed-income and mixed-finance sites that are privately owned and managed. LMHA provides housing assistance to over 12,000 households in our combined public housing and leased housing programs.

Funding for the agency's operation comes from rental income and annual operating subsidy from the U.S. Department of Housing and Urban Development (HUD). The agency also receives Capital Improvement funds on an annual basis from HUD. Periodically, the agency also applies for funds from HUD and the City's Community Development Block Grant (CDBG) program to finance various modernization improvements.

Moving To Work Demonstration Program

Louisville Metro Housing Authority, then the Housing Authority of Louisville, became one of a small group of public housing agencies participating in the Moving to Work (MTW) Demonstration Program in 1999. The MTW program authorized by Congress and signed into Law as part of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, offers public housing authorities (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families. The program allows exemptions from existing low-income public housing and tenant-based Section 8 rules and permits LMHA to combine operating, capital, and rental assistance funds into a single agency-wide funding source.

Under the MTW program, LMHA creates and adopts an annual plan that describes new and ongoing activities that utilize authority granted to LMHA under the MTW Agreement. This plan focuses primarily on the Public Housing, Housing Choice Voucher (HCV) program and Capital Fund program, as these are the LMHA programs that fall under MTW. The plan also focuses on new proposed MTW activities and MTW activities that are ongoing. In addition, it contains a limited amount of information regarding LMHA's non-MTW initiatives such as the public housing site improvements and resident self-sufficiency programs. The MTW Annual Report prepared at the end of the fiscal year is an update on the status and outcomes of those activities included in the MTW Annual Plan.

MTW Goals and Objectives – An Overview

Moving to Work is a demonstration program that allows public housing authorities to design and test ways to achieve three statutory goals. LMHA's MTW activities and policies must achieve at least one of the statutory objectives of the demonstration program:

- Reduce costs and achieve greater cost effectiveness in federal expenditures;

- Give incentives to residents, especially families with children, to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

At the inception of LMHA's status as a Moving to Work agency, LMHA carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six goals for LMHA's participation in the MTW program. These goals, as outlined in the FY 1999 MTW Annual Plan, are locally-driven refinements of HUD's objectives:

- Increase the share of residents moving toward self-sufficiency;
- Achieve a greater income mix at LMHA properties,
- Expand the spatial dispersal of assisted housing;
- Improve the quality of the assisted housing stock;
- Reduce and/or reallocate administrative, operational and/or maintenance costs; and
- Enhance the Housing Authority's capacity to plan and deliver effective programs.

Since that time LMHA has recognized a growing number of populations with specific needs that often go unmet by existing housing and support service infrastructure. The Agency has revised and updated our goals to reflect changes in the local community and the evolution of the HUD MTW program into a performance-driven program:

- Develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.

Proposed and Previously Approved Moving To Work Activities

An MTW activity is defined as any activity LMHA is engaging in that requires MTW flexibility to waive statutory or regulatory requirements. Proposed initiatives outlined within the FY 2013 Annual Moving to Work Plan include:

- A local Housing Choice Voucher preference for participants of Wellspring, a program that provides housing and services to individuals with severe and persistent mental illness;

LMHA has a variety of previously approved MTW activities that will be ongoing in fiscal year 2013:

- A two-year recertification process of all families whose head of household or spouse is disabled or elderly;
- A standard medical deduction for all elderly and disabled families in the Public Housing and HCV programs;
- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;

- Mandatory case management for residents at New Scattered Site single-family homes;
- An earned income disregard for elderly families in the Housing Choice Voucher program;
- A flexible third-party verification policy for the HCV Homeownership program;
- Simplified procedures to acquire and/or develop new public housing properties;
- Term limits and educational/employment requirements for highly desirable New Scattered-Site single-family units;
- A local definition of elderly as families whose head of household or spouse is age 55 and over at LMHA elderly/disabled high-rises;
- Special referral Housing Choice Voucher programs that provide rental assistance to families at Center for Women and Families and Family Scholar House while they live onsite and portable vouchers upon graduation;
- An exception payment standard for the HCV Homeownership program;
- Lease-up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;
- Authority to acquire properties for public housing without prior HUD approval to expedite acquisition of units in mixed-income communities;
- Amendment of the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility; and
- A set of locally defined guidelines for development, maintenance and modernization of public housing development.
- Authority to allocate MTW Housing Choice Vouchers to special referral programs with service-enriched housing providers;
- A local preference to provide voucher assistance to persons referred by Wellspring with intellectual disabilities who wish to live independently at its Youngland facility;
- A local preference to provide voucher assistance to persons referred by Day Spring, a program that offers adults with developmental disabilities support services in a residential setting;
- A public housing rent policy to set rent payments at 30% of adjusted annual income;
- A Special Referral Housing Choice Voucher program with Family Scholar House (FSH) at the Stoddard Johnston Scholar House.
- A Special Referral Housing Choice Voucher program with the 100,000 Homes Initiative.
- Elimination of the mandatory Earned Income Disregard (EID).

LMHA does not have any MTW activities that were previously proposed and approved, but have not been implemented.

Also, LMHA has one activity on hold:

- Streamlined demolition and disposition application process for MTW Agencies.

Finally, LMHA has closed out two initiatives:

- Increased flat rents at New Scattered Sites; and
- Limiting the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excluded both elderly/disabled and special referral program sites).

Moving To Work (MTW) Activity Matrix

Number	Year	MTW Activity	Status
35	2013	Special Referral MTW HCV Program and Local Preference – Wellspring at Bashford Manor/Newburg	Proposed
34	2012	Allocate MTW Housing Choice Vouchers to Special Referral Programs	Ongoing
33	2012	Special Referral MTW HCV Program and Local Preference – Wellspring at Youngland Avenue	Ongoing
32	2012	Rents Set at 30% of Adjusted Income - Public Housing Program	Ongoing
31	2012	Elimination of the Earned Income Disregard	Ongoing
30	2012	Special Referral HCV Program - Stoddard Johnston Scholar House	Ongoing
29	2012	Special Referral HCV Program – 100,000 Homes Initiative	Ongoing
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Planning
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Ongoing
24	2010	Increased Flat Rents for New Scattered Sites	Ongoing
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Completed
21	2010	Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Ongoing
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Evaluation
18	2009	Simplification of the Public Housing Development Submittal	Ongoing
17	2009	Multicultural Family Assistance Program	Planning
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Tabled
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Ongoing
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing
12	2009	Housing Choice Voucher Program Maintenance Specialist	Planning
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing
10	2008	Locally Defined Definition of Elderly	Ongoing
9	2007	Term Limits and Employment/Educational Work Requirements for New Scattered Sites	Ongoing
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing
7	2008	Special Referral MTW HCV Program and Local Preference - Day Spring (Renewed 2012)	Ongoing
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing
5	2007	Spatial Deconstruction of HCV Assisted Units	Ended
4	2007	Rent Simplification for PH and HCV Programs - Alternate Year Reexaminations of Elderly and Disabled Families (Amended 2012)	Ongoing
3	2006	Distribution of Homeownership Assistance	Ongoing
2	--	MTW Inspections Protocol	Ongoing
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing

Long Term MTW Plan

The mission of the Louisville Metro Housing Authority is to provide quality, affordable housing for those in need, assist residents in their efforts to achieve financial independence, and work with the community to strengthen neighborhoods. In implementing these goals, LMHA will continue to focus on the following initiatives:

Reposition and redevelop the conventional Public Housing stock

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA's goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision.

Increase housing choice through stronger rental communities and options, and expanded homeownership opportunities.

Homeownership is an important housing choice option for many low-income families, and is an appropriate program given the local market. LMHA's nationally recognized Housing Choice Voucher Homeownership Program is an affordable and secure way for LMHA families to achieve housing self-sufficiency. The Agency can boast that together more than 150 public housing residents and HCV program participants have purchased homes through the program. For the many other families for whom homeownership isn't a viable option, LMHA will look at its public housing communities to see what policy and program changes might strengthen those communities and make them better places to live.

Develop programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community.

MTW allows LMHA to break from HUD established "norms" and therefore maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs and young people enrolled in job and college prep programs. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

Encourage program participant self-sufficiency

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency.

II. General Housing Authority Operating Information

A. Housing Stock Information

The Louisville Metro Housing Authority projects that as of June 30, 2013 there will be a total of 4,158 annual contribution contract (ACC) units in its public housing stock, 3,431 of which are owned and managed by the Agency, and 727 HOPE VI/mixed finance units that are privately managed. LMHA anticipates it will be authorized 10,164 units of leased housing in 2013, bringing the grand total of housing units authorized to 14,322 by the fiscal year end.

Changes in Assisted Housing Stock (Units to be Acquired, Constructed or Removed)

During FY2013, LMHA projects it will decrease its public housing stock by 302 ACC units. This net decrease will result from the razing of 326 units at KY1-004 Sheppard Square and will be partially offset by the acquisition of 9 scattered site units developed with Neighborhood Stabilization Program funds. In addition, 11 units at Downtown Scholar House will be added to the housing stock this spring and 4 ACC units, located at Stoddard Johnston Scholar House, may also be purchased by the Agency, bringing the total of units at year end to 4,158. Downtown Scholar House and Stoddard Johnston Scholar House are both mixed-finance initiatives of Family Scholar House.

Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2001/2002. LMHA staff received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The relocation process for the households residing in those units began in mid-March 2009 and demolition had been completed by the end of 2010. A demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY 2012.

Relocation of residents in the remaining 27 buildings was completed in 2011 and demolition work continues to move forward at a rapid pace. LMHA anticipates the residential structures will be completely cleared by the end of March, 2012. The Management Office, Day Care facility and gymnasium will also be demolished. The management office demolition was approved in a previous application. LMHA is preparing a demolition and disposition application for the gym and day care facility. The last day of operation for the Day Care was January 13, 2012.

New housing on the site is an option but it is not mandatory; the Iroquois site may have other potential uses related to economic development and job creation because of its proximity to the Expressway and the Airport. The Authority intends to replace these units through acquired or developed properties using Replacement Housing Factor (RHF) funds and Section 8 reserves. LMHA staff will also research additional funding sources as they become available for these purposes.

On November 13, 2009, LMHA submitted an application for a FY 2009 HOPE VI grant to revitalize the Sheppard Square public housing development. The 67-year old development, which was built in 1942, suffers from inherent design deficiencies, as well as numerous operations failures. The FY 2009 application was not funded, therefore, LMHA submitted an application for a FY 2010 HOPE VI grant. The application was submitted on November 17, 2010 and the Agency has since been selected from over 30 agencies as one of 8 public housing authorities to receive a FY 2010 HOPE VI grant. LMHA was awarded \$22 million, the maximum HOPE VI grant, for Sheppard Square.

On-site, the new Sheppard Square will consist of public housing, low-income tax credit and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses and multi-family apartment buildings. Off-site, the public housing replacement units will include supportive service enriched units, and single-family homes and apartments in mixed-income communities. All new construction will meet Energy Star standards and the Enterprise Communities Green Community criteria. As with all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 units at Sheppard Square.**

As of March 2012, relocation of residents living at Sheppard Square was nearly complete. HUD approved demolition on February 22, 2012. LMHA will submit to the SAC a disposition application for Sheppard Square this spring. The disposition plan was outlined in the HOPE VI application.

In conjunction with the Sheppard Square HOPE VI Revitalization, LMHA is committed to exploring new opportunities to develop housing for disabled and homeless veterans and their families. The site of the historic Presbyterian Community Center, which LMHA is going to rehabilitate, is being considered as a possible location for this type of housing.

Table II-A.1 presents the inventory of LMHA public housing units, vouchers and MTW funded local programs. Table II-A.2 and Table II-A.3 present the number and type of planned new public housing units to be added during the fiscal year and the number and location of planned public housing units to be removed during the fiscal year, respectively.

Housing Choice Vouchers Authorized

The Agency anticipates managing 9,809 MTW Housing Choice vouchers in its leased housing program at the beginning of FY 2013 and does not anticipate being authorized any new vouchers over the course of the year. Additionally, LMHA will manage 275 HCVs that are not included in the MTW block grant. The 275 non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans.

MTW Special Referral/Direct Access Housing Choice Voucher Programs

LMHA has developed several MTW Housing Choice Voucher Special Referral programs. The first of these was with the Center for Women and Families. LMHA allocates 22 Housing Choice vouchers to this program yearly. The Agency replicated this MTW referral voucher program in a partnership with Family Scholar House (formerly Project Women) in 2009, which annually allocates 56 vouchers for residents at their Louisville Scholar House campus.

LMHA has also developed a co-venture agreement with Family Scholar House and Spalding University for Downtown Scholar House at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale. LMHA allocates 43 special referral vouchers for this program. Additionally in 2013, LMHA plans to continue to administer 53 MTW vouchers to support low-income residents at the Stoddard Johnston Scholar House campus. Updates on these programs are included in Section VI: Ongoing MTW Activities.

In 2012, LMHA began administering vouchers through a new Special Referral HCV Program with the 100,000 Homes initiative of the Louisville SAMHSA (Substance Abuse and Mental Health Administration) Community Consortia. LMHA will continue to administer up to 50 vouchers to this program during fiscal year 2013. The program's objective is to acquire housing and services for the 50 most vulnerable homeless persons on the streets of Louisville.

In total, LMHA could administer up to 224HCVs for these special referrals programs during FY 2013.

In addition to its Special Referral HCV programs, the Agency also offers a variety of Direct Access programs that are linked to Housing Choice Vouchers including Housing Opportunities for People with Aids (HOPWA), Partnership for Families (PforF), Center for Accessible Living – Mainstream, and the State Department of Mental Health – Olmstead. Referrals from the Wellspring and Dayspring programs, which offer supportive housing for persons with disabilities and their families in a community-based setting, will be considered as part of the Olmstead and Mainstream programs. LMHA plans to continue to provide voucher assistance to 4 households at Day Spring constructed units and 13 households who choose to live at units owned and managed by Wellspring. The Day Spring and Wellspring Housing Assistance initiatives are described in more detail in Section III: Proposed MTW Activities and in Section IV: Previously Approved MTW Activities of this plan.

LMHA anticipates administering up to 350 HCVs to the aforementioned Direct Access programs during FY 2013.

The FY 2012 plan included a new MTW Direct Access program with the U.S. Department of Housing and Urban Development's *Study of the Impact of Housing and Services for Homeless Families*. LMHA set-aside 60 Housing Choice Vouchers to the program for applicants, who are enrolled in the study in Jefferson County, randomly assigned to the subsidy intervention, and referred to LMHA through the Abt Associates study team. LMHA will continue to administer vouchers to this program during the 2013 fiscal year.

LMHA administers all of the vouchers allocated to its MTW Special Referral programs and Direct Access programs.

MTW Project-Based Housing Choice Vouchers

The Agency currently has no project-based Moving to Work vouchers. No MTW vouchers are anticipated to be newly project-based during the upcoming fiscal year.

Non-MTW Vouchers - HUD VASH Program

The 2008 Consolidated Appropriations act enacted December 26, 2007, provided \$75 million dollars of funding for the Veterans Administration Supportive Housing (VASH) program which requires voucher recipients to be veterans. The VASH program combines rental assistance for homeless veterans administered by LMHA and case management and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). LMHA administers 200 VASH vouchers within its area of jurisdiction. The Agency received the letter of notification of funding for 70 vouchers from the Housing Voucher Financial Division at Headquarters on May 1, 2008 and subsequently accepted the offer. The Agency also received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. In FY 2010, LMHA was funded for the initial 105 vouchers, the subsequent allocation of 70 vouchers, and 25 additional vouchers, bringing the total number of VASH to 200. Then, in 2011, LMHA was authorized 25 more VASH vouchers. Finally, in FY 2012, LMHA was authorized 50 more VASH, for a grand total of 275 vouchers. LMHA is working closely with the local Veterans Administration Medical Center (VAMC) to administer these vouchers. LMHA anticipates these vouchers will be fully funded in 2013.

HUD Special Programs – Mod Rehab and Section 8 Certificates

LMHA will continue to administer 130 Section 8 Special Program certificates during FY 2013. The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY2008, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant is determined eligible, he

is housed immediately upon completion of processing by the YMCA caseworker. The applicant packet is then sent to LMHA for additional processing and payment begins for that participant. Using the regulatory flexibility provided through the MTW program, initial occupancy inspections of the SRO units are waived upon move-in and inspections are conducted concurrently once a year at the site. In addition to the YMCA SRO program, the Agency continues to administer 65 Section 8 certificates for Willow Place, a Mod Rehab project, and 24 certificates for St. Vincent de Paul/Roberts Hall, a facility for women who are homeless, or at risk of becoming homeless. Inspections at Roberts Hall are also conducted concurrently once a year at the site.

Table II-A.1

Inventory of Public Housing Units, Vouchers and MTW Funded Local Programs	
Housing Program	Anticipated Total Authorized at the Beginning of the Fiscal Year
Federal Public Housing Units	4,460
Federal Authorized MTW Voucher (HCV) Units	9,809
Federal Authorized non-MTW Voucher (HCV) Units	275
Local, Non-Traditional MTW Units/Subsidies *	0*
Totals	14,544

* In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the agency should estimate the number of Households served.

Note: LMHA's Local, Non-Traditional programs are "tied" to Federal Public Housing Units, therefore, the units are accounted for under the Federal Public Housing Unit line item.

Table II-A.2

Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size						Total Units	Population Type *	# of UFAS Units		
	0	1	2	3	4	5			Fully Accessible	Adaptable	
Neighborhood Stabilization Prog.	X	X	X	9	X	X	9	General	3	X	
Downtown Scholar House	X	X	10	1	X	X	11	General	X	X	
Stoddard Johnston Scholar House	X	X	4	X	X	X	4	General	X	X	
PIC Dev. # /AMP PIC Dev. Name	X	X	X	X	X	X	0	Type Noted *	X	X	
Total Public Housing Units to be Added							24				
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other											
If Other, please describe:							Description of "other" population type served				

Table II-A.3

Planned Public Housing Units to be Removed During the Fiscal Year			
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal	
KY001000004 Sheppard Square	326	Sheppard Square HOPE VI Revitalization Disposition and Demolition	
PIC Dev. # /AMP PIC Dev. Name	X	Explanation for Removal	
PIC Dev. # /AMP PIC Dev. Name	X	Explanation for Removal	
Total Number of Units to be Removed	326		

Table II-A.4

New Housing Choice Vouchers to be Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project	
Property Name	X	Description of project 1	
Property Name	X	Description of project 2	
Property Name	X	Description of project 3	
Property Name	X	Description of project 4	
Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	0
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	0

* New refers to tenant-based vouchers that are being project based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Table II-A.5

Other Changes to the Housing Stock Anticipated During the Fiscal Year
<p>The Friary (KY001000034, 24 units) - The Friary, a historic structure that adjoins both St. Boniface Church and Liberty Green in downtown Louisville, was purchased several years ago from New Directions and used as public housing until. However, the units are currently being held offline as the site is in dire need of comprehensive rehabilitation. While LMHA is compelled to embark on redevelopment as quickly as possible, the project is on-hold at the moment due to budgetary constraints. LMHA may have an opportunity to partner with a private developer to rehabilitate the site and put the units back into service.</p>
<p>Iroquois Homes Day Care Facility and Gymnasium (KY001000002, 2 non-residential facilities) - Due to their obsolete function, the residential buildings at Iroquois Homes were slated for a series of phased demolition projects that started in FY 2001/2002 and completed in early 2012. The Management Office, Day Care facility and gymnasium will also be demolished. The management office demolition was approved in a previous application. LMHA is preparing a demolition and disposition application for the gym and day care facility. The last day of operation for the Day Care was January 13, 2012.</p>
<p>*Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.</p>

Table II-A.6

General Description of All Planned Capital Fund Expenditures During the Plan Year (For Each Expenditure Provide the Award Year of the Funding to be Utilized)
<p>LMHA's emphasis on modernization and extraordinary maintenance to preserve and improve the current public housing stock is evidenced by \$8,976, 000 (includes contingency) in committed capital funding during the upcoming year. Following is summary of LMHA's proposed capital improvements projects by site that are planned to occur in fiscal year 2013. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in the Annual Statement Performance and Evaluation Report for the Capital Fund Program that is included in the Appendix.</p>
<p>At Sheppard Square, funds from the Federal FFY 2010 Grant for a Comprehensive Modernization have been reprogrammed for HOPE VI and demolition activities in FY 2013. Additional funds from the Federal FFY 2009 Grant have been obligated for Legal and A/E fees related to the new development.</p>
<p>At Dosker Manor, LMHA will continue to pay for security services and the eviction prevention program with funds from the Federal FFY 2011 Grant. Funds from the Federal FFY 2010 Grant are being used to perform exterior corridor walkway renovations, replace booster pumps and retube boilers. Funds from the Federal FFY 2009 Grant that have been obligated for dwelling equipment and resident stipends, remain to be spent in FY 2013.</p>
<p>At Saint Catherine, capital funds from the Federal FFY 2011 Grant will be used to pay for security guards and the eviction prevention program. Funds from the Federal FFY 2010 Grant are being used to replace booster pumps at the site. Funds from the Federal FFY 2009 Grant that were previously obligated for resident stipends, dwelling equipment and tree trimming at the site, remain to be spent in FY 2013.</p>
<p>At Avenue Plaza, LMHA will pay for security services and the eviction prevention program with capital funds from the Federal FFY 2011 Grant. Funds from the Federal FFY 2010 Grant are being used to replace booster pumps at the site. Funds from the Federal FFY 2009 Grant that were previously obligated for resident stipends, remain to be spent in FY 2013.</p>
<p>At Scattered Sites KY1-17, LMHA will pay for security services and the eviction prevention program with funds from the Federal FFY 2011 Grant. Funds from the Federal FFY 2010 Grant are being used to renovate staircases at three scattered sites in this AMP. Funds from the Federal FFY 2009 Grant, previously obligated for resident stipends, remain to be spent in FY 2013.</p>
<p>At Scattered Sites KY 1-34, funds from the Federal FFY 2011 Grant have been obligated for kitchen renovations at multiple sites and will be applied toward the cost of temporarily relocating residents affected by the improvement activities. Funds from the Federal FFY 2009 Grant, previously obligated for tree trimming and dwelling equipment, remain to be spent in FY 2013. Funds from Federal FFY 2009 are also being used to replace the roofs of multiple units in this AMP and applied toward the kitchen renovations.</p>
<p>At Lourdes Hall, funds from the Federal FFY 2011 Grant have been obligated to pay for security services and the eviction prevention program at the site. Funds from the Federal FFY 2009 Grant, previously obligated for dwelling equipment and resident stipends for the site, remain to be spent in FY 2013.</p>
<p>In fiscal year 2013, LMHA will make mixed finance capital contributions to Park DuValle from Federal FFY Grants 2011.</p>
<p>PHA-Wide, LMHA has obligated funds from the Federal FFY Grant 2011 for the Annual Environmental Contract and Annual Asbestos/Lead Removal services. Funds from the Federal FFY Grant 2009 have been obligated for an Environmental Consultant (remediation) and will also contribute to the purchase of asbestos/lead removal services.</p>

B. Leasing Information

Table II-B.1

Anticipated Number of Households Served (Units to be Occupied/Leased) at the End of the Fiscal Year									
MTW Households to be Served Through:									
							Anticipated Number of Households to be Served*	Anticipated Number of Unit Months Occupied/ Leased***	
Federal MTW Public Housing Units to be Leased							3,967	47,604	
Federal MTW Voucher (HCV) Units to be Utilized							8,745	104,940	
Number of Units to be Occupied/Leased through Local, Non-Traditional MTW Funded Property-Based Assistance Programs **							X	X	
Number of Units to be Occupied/Leased through Local, Non-Traditional MTW Funded Tenant-Based Assistance Programs **							X	X	
Total Households Projected to be Served							12,712	152,544	
* This is a point in time data projection at year end.									
** In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the agency should estimate the number of Households served. Note: LMHA's Local, Non- Traditional programs are tied to Federal MTW Public Housing Units, therefore, the units are accounted for under the Federal MTW Public Housing Unit line item.									
***Unit Months Occupied or Leased is the total number of months the housing agency has leased/occupied units, according to unit category.									

Table II-B.2

							Anticipated Number of Households to be Served*	Anticipated Number of Unit Months Occupied/ Leased**	
Anticipated Federal non-MTW Voucher (HCV) Units to be Utilized							167	1,998	
* This is a point in time data projection at year end.									
**Unit Months Occupied or Leased is the total number of months the housing agency has leased/occupied units, according to unit category.									

Table II-B.3

[illegible]

Reporting Compliance with Statutory MTW Requirements

LMHA has not been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, as determined by HUD in its review of the previous fiscal year's Annual MTW Report. Since the Agency is currently in compliance, no discussion or reporting is necessary.

Table II-B.4

Vacancy Information									
Anticipated Public Housing Vacancies at the Beginning of the Fiscal Year	579 vacancies/4,460 units= 12.98% (including vacant units at Sheppard Square) or 253 vacancies/4,134 units= 6.12% (excluding Sheppard Square)								
Projected Vacancies at the End of the Fiscal Year	195 vacancies/4,147 units= 4.70%								

Table II-B.5

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Possible Solutions			
Housing Program	Description of Anticipated Leasing Issues and Possible Solutions		
Public Housing PHA-Wide Occupancy Level	The PHA-wide public housing occupancy level is expected to be 87% (including vacancies at Sheppard Square) at the beginning of the fiscal year and increase to 96% by the end of FY 2013, primarily due to re-occupancy of units that were being held open for the relocation of Sheppard Square residents at scattered sites and at the Agency's family sites. When residents are being involuntarily displaced, Federal regulation requires that each resident be given at least 3 choices of alternate housing, including the option to move into another public housing unit. Consequently, LMHA had reserved units for those residents who chose to continue to live in public housing. As of March 2012, relocation of Sheppard Square residents was nearly complete.		
Public Housing Avenue Plaza (KY001000006)	While the occupancy rate at Avenue Plaza is anticipated to be 91% at the beginning of the fiscal year, the rate will increase as units that were being held open due to ongoing energy efficiency upgrades are reoccupied. LMHA is pleased to partner with Louisville Metro Government and the Kentucky Housing Corporation in the Weatherization Assistance Program. With assistance provided through the program, LMHA is undertaking energy efficient upgrades to the site, including new windows and PTAC units for all 225 units. Work will be completed this spring.		
Public Housing Scattered Sites (KY001000034)	Anticipated vacancies in this AMP are attributable mostly to unoccupied units at The Friary. LMHA purchased this historic structure several years ago and had used it as public housing units. More recently, however, the site has been emptied because the structure is in need of a comprehensive rehabilitation. The architecture and engineering firm on annual contract with LMHA is completing pre-design work. While the historical significance of the building and its proximity to Liberty Green compel the Agency to embark on rehab as quickly as possible, funds for the project are limited, so the project is on hold for now. LMHA may partner with a private developer, who is interested in redeveloping the site.		

Table II-B.5 cont.

<p>Public Housing Mixed-Population High Rises</p>	<p>LMHA anticipates occupancy rates will continue to increase and stabilize at the elderly/disabled high-rises. The Authority has experienced improved occupancy rates at these sites since HUD's approval of the locally defined definition of elderly. Due to ongoing leasing issues at Dosker Manor, the Authority will determine whether an elderly and/or disabled-only designation of units at one or more buildings at the site is appropriate during FY 2013. LMHA will hold a public hearing and submit a plan to HUD if such designation is deemed beneficial. The Authority also intends to reapply for the elderly-only designations at St. Catherine and the Weathers Building at Park DuValle, which were up for their renewal in February of 2010.</p>
<p>Housing Choice Vouchers</p>	<p>For purposes of tracking program utilization, the number of units assigned in the Annual Contributions Contract is now simply an informational number which reflects the number of units that have been awarded to an agency since the inception of the Section 8 program. It is no longer practical for housing authorities to use ACC unit numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. The are several reasons for this change and the first is inconsistent funding levels from year to year by HUD, e.g., funding for the Section 8 program by HUD for calendar year 2006 was limited to 94.599 percent of the amount needed to fully fund all units allocated under the ACC . Annual funding has been consistently reduced by use of proration factors as a result of federal budgetary constraints. Consequently, although the number of units in the ACC is used to mathematically determine annual funding, because of the funding process, there is no longer an absolute correlation between the amount of funding necessary to operate the program at 100 percent utilization and the amount of funds provided by HUD.</p>
	<p>As noted above, the number of units in the ACC is now simply a number that designates the number of units assigned to the LMHA since the program began in the mid-1970s. An additional factor for no longer using ACC units for utilization purposes is that the increasing costs of housing assistance (increased rents and higher utilities allowances) affects the number of units that can be assisted by the agency. These cost increases have not been accounted for in the funding formula used by HUD as noted above. The LMHA has done a number of things over the past few years in attempts to control the rising program costs and these include reducing payment standards, changing occupancy standards to reduce unit sizes, stopped absorbing and began billing for incoming portability clients, and in an effort to reduce overlapping payments to two landlords the LMHA placed restrictions on when new lease papers could be submitted for families moving from one unit to another with continued assistance.</p>
	<p>Finally, an additional factor that affects LMHA's utilization numbers is our long-standing strategy to utilize 5% of Section 8 funds to supplement efforts, including the HOPE VI program, that support innovative affordable housing and family self-sufficiency services in the community. LMHA has not been able to do this over the past few years because 100 percent of the Section 8 annual funding, as well as a significant amount of program reserves, were used to cover Section 8 program costs during this period of time. However, in FY 2013, the Agency will once again be in a position to begin allocation of Section 8 funds to these types of activities.</p>

C. Waiting List Information

LMHA streamlined its waitlist and referral list structure when it modified its ACOP and Administration Plan in 2005. The Authority maintains a single, centralized waitlist for its owned and managed public housing sites. LMHA may conduct a formal purge of the public housing waitlist in 2012.

LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines.

In addition to these criteria, there is also a five-year time limitation on residency for single family, scattered-site replacement units (excluding scattered sites I, II, III, IV and V, and Newburg). This time limitation is waived for elderly/disabled households. In addition, the criteria for these sites include mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households may also be exempted from these criteria.

Residents of the public housing units being developed at the Downtown Scholar House (these units are Sheppard Square HOPE VI replacement housing) are selected from the program's site-based wait list. Family Scholar House property management staff will manage the waitlist records and verify applicants. Applicants must meet LMHA eligibility criteria and the requirements of the program while residing at the facility (single; have a child, children, or be pregnant; meet low-income housing requirements; have a high school diploma or GED; and have the desire to pursue a college degree). Also, if LMHA acquires 4 units for public housing at the Stoddard Johnston Scholar House, Family Scholar House will maintain a site-based waiting list for those units.

LMHA maintains a separate waitlist for its HCV program. Section 8 staff initiated a formal purge of the wait list in 2011 and the process is nearing completion. All applicants whose applications were submitted in 2009 and prior years are being contacted to determine their ongoing needs for housing. The process should be completed this March. It is estimated that the wait list will be reduced by 3,600 applicants based on the results so far.

Individual site-based waitlists are used for most of the privately managed and/or owned public housing units in mixed-income developments. Applicants for St. Francis, Stephen Foster and Village Manor are recommended from LMHA's referral list for scattered sites.

At the beginning of the fiscal year, the LMHA central-based wait list is expected to contain 3,950 applicants for LMHA's public housing programs and 15,000 applicants for the HCV program.

Former Clarksdale residents continue to receive preference for Clarksdale off-site replacement units and Liberty Green units. Also, former Iroquois residents have preferences for both Housing Choice Vouchers and public housing units. In addition, residents that have been relocated for the demolition of the Sheppard Square site also have preferences for both Housing Choice Vouchers and public housing units.

Table II-C.1

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Housing Choice Voucher Program	Community-Wide	15,000	Open	WL will remain open
Federal MTW Public Housing Units	Community-Wide (PHA Owned and Managed Sites)	3,950	Open	WL will remain open
Federal MTW Public Housing Units - Scattered Site Referral List	Program-Specific	150	Open	WL will remain open
Federal MTW Public Housing Units	Site-Based (Park DuValle)	4,049	Open	WL will remain open
Federal MTW Public Housing Units	Site-Based (Liberty Green)	1,223	Open	WL will remain open
Federal MTW Public Housing Units	Site-Based (The Oaks)	1,426	Open	WL will remain open
More can be added if needed.				
* Select Housing Program: Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.				
** Select Wait List Types: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).				
*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.				
Housing Program and Description of the populations for which the wait list is open.				
Housing Program and Description of the populations for which the wait list is open.				
Housing Program and Description of the populations for which the wait list is open.				
If Local, Non-Traditional Housing Program, please describe:				
Name and Description of "Local, Non-Traditional" Housing Program				
Name and Description of "Local, Non-Traditional" Housing Program				
Name and Description of "Local, Non-Traditional" Housing Program				
If Other Wait List Type, please describe:				
Name and Description of "other" wait list type				
Name and Description of "other" wait list type				
Name and Description of "other" wait list type				
* If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes in the body of the Plan.				

III. Proposed Activities: HUD Approval Requested

Proposed MTW Activity – Housing Assistance Agreement with Wellspring

A. Description

The activity is to provide housing assistance to up to 8 households with members with severe mental illness. The housing assistance will be through the Housing Choice Voucher program and will be provided to Section 8 program eligible families who reside, or will reside in the housing Wellspring plans to purchase in the Newburg/Bashford Manor Mall area that is intended to serve persons currently living in the personal care housing on the grounds of Central State Hospital. Referrals accepted for the housing assistance program will be considered as Olmstead Program participants.

B. Relation to Statutory Objectives

This proposed activity will increase housing choices for families with members with severe mental illness. Additionally, the activity will achieve greater cost effectiveness of federal expenditures as Wellspring's responsibilities include providing assisted living services and acting as case manager for the families receiving assistance.

C. Anticipated Impact

Wellspring was founded in 1982 by a small band of community leaders, mental health professionals and parents who joined together to address the need for supportive housing for adults with severe and persistent psychiatric illnesses. All the while, the demand from clients, their family members, mental health professionals and community leaders for Wellspring's supportive housing steadily grew. In response to the scale of need and the urgency of demand, Wellspring has continued its growth, to the point that the agency now operates through 19 locations. Wellspring believes the stability and dignity of safe, secure housing is one of the essential pieces that must be in order before the work of psychiatric rehabilitation and recovery can begin.

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services tied to them. Voucher assistance for low-income households who reside in a Wellspring unit provides the opportunity for families to receive these services. This effort is a small but important step in increasing housing choices for low-income individuals and families.

D. Anticipated Schedule

LMHA will submit to HUD a revised activity description, including the schedule for implementation, activity benchmarks, and the final projected outcomes, after Wellspring has acquired the units.

E. Metrics

Metrics - Information related to Voucher Utilization

1. Voucher utilization.
2. Occupancy rate.

Metrics – Supplemental Information related to Program and Participants

1. Number of households who receive the voucher during the fiscal year.
2. Range of periods of time participants receiving the voucher reside at the proposed units.
3. Number of participants who exit the program during the fiscal year.
4. Housing type upon exiting the program.

F. Baseline Performance Levels

Metrics - Information related to Voucher Utilization

1. Voucher utilization – 0%.
2. Occupancy rate – 0%.

Metrics – Supplemental Information related to Program and Participants

5. Number of households who receive the voucher during the fiscal year – 0 families.
6. Range of periods of time participants receiving the voucher reside at the proposed units – N/A.
7. Number of participants who exit the program during the fiscal year – N/A.
8. Housing type upon exiting the program – N/A.

G. Annual Benchmarks

LMHA will submit to HUD a revised activity description, including the schedule for implementation, activity benchmarks, and the final projected outcomes, after Wellspring has acquired the units.

Metrics – Information related to Voucher Utilization	Baseline FY 12	Bmk FY 13	Bmk FY 14	Bmk FY 15
1. Voucher utilization.	0%	N/A	N/A	N/A
2. Occupancy rate at facility.	0 of 0 months	N/A	N/A	N/A
Metrics – Supplemental information related to Program and Participants				
1. Number of participants who receive voucher assistance during the fiscal year.	0	N/A	N/A	N/A
2. Range of periods of time participants receiving the voucher reside at a Wellspring facility.	0	N/A	N/A	N/A
3. Number of participants who exited the program.	0	N/A	N/A	N/A
4. Housing type upon exiting the program. a. Permanent, subsidized housing b. Market-rate c. Other (Moved in with family; passed away)	0	N/A	N/A	N/A

H. Final Projected Outcome

LMHA will submit to HUD a revised activity description, including the schedule for implementation, activity benchmarks, and the final projected outcomes, after Wellspring has acquired the units.

I. Data Collection

LMHA staff will track the information related to vouchers and utilization. Wellspring will act as case manager for the families referred to LMHA and Wellspring will provide LMHA with reports about families receiving voucher assistance. LMHA will monitor voucher utilization rates and length of time families receive the voucher assistance to measure performance.

J. Authorizations Cited

Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.

K. Explanation Why the Cited Authorization is Needed

The authorization is needed in order for LMHA to establish a special referral program with Wellspring.

Rent Reform Initiatives

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Accordingly, it is not a rent reform activity and the additional information requirement is not applicable.

IV. Approved MTW Activities: HUD Approval Previously Granted

This section provides information about LMHA's previously approved MTW activities. LMHA has made an effort to include all previously approved MTW activities. Any exclusion is unintentional and should be considered continuously approved. If additional previously approved activities are discovered, LMHA will add them to subsequent plans and reports.

A. Implemented MTW Activities

Occupancy at Elderly/Disabled High Rise Developments

LMHA had experienced decreasing occupancy rates at several of its elderly/disabled-only sites for many years. Through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at these sites. Higher occupancy rates at these sites improve LMHA's operating revenues and achieve greater cost effectiveness, and increase housing choices for 0- and 1-bedroom qualified applicants age 55 to 61.

- **Locally Defined Definition of Elderly**

The activity, proposed and implemented in FY 2008, is to pilot the following local definition of elderly: any family whose HOH or spouse is age 55 or above. LMHA had experienced decreasing occupancy rates at its elderly/disabled-only high-rises prior to adopting a local definition of elderly for these communities. The MTW age criterion is used to determine eligibility for residency at Dosker Manor, Avenue Plaza, Bishop Lane Plaza, and Saint Catherine Court. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of 1 bedroom units available to these applicants. No changes are expected to be made in FY 2013.

- **Lease-Up Incentives for New Residents at Dosker Manor**

LMHA proposed and implemented the activity in FY 2010. The activity is to give lease-up incentives to new residents at Dosker Manor, one of the Agency's elderly/disabled high-rises located in downtown Louisville. Because Dosker Manor's occupancy rate has remained below 90% for some time now, new residents receive a waiver of the initial deposit and the first month's rent free. The incentives should increase occupancy rates and defray fixed operating expenses at the site. No change to this activity is anticipated.

MTW Rent Policies

The MTW Demonstration also allows LMHA to rethink other policies – like the rent policy for Public Housing and the Housing Choice Voucher programs – to encourage families to work towards housing self-sufficiency. Alternate rent structures also ease the burden on residents and the Agency. As part of LMHA's rent reform goals, the Authority will continue to use HUD's Enterprise Income Verification (EIV) System in its day-to-day operations.

- **Rents Set at 30% of Adjusted Income – Public Housing Program**

Proposed and implemented in the FY 2012 Plan, families receiving rental assistance under the Public Housing program will pay either 30% of their monthly adjusted income for rent, or the minimum rent established by the LMHA, whichever is higher. Flat rents will be eliminated. No changes are expected to be made to this activity in FY 2013.

- **Elimination of the Earned Income Disregard**

Proposed and implemented in the FY 2012 Plan, LMHA eliminated the HUD Mandatory Earned Income Disregard from the calculation of total tenant payments of families who are in the Public Housing and Housing Choice Voucher programs. This activity increases rent revenues and simplifies the rent payment calculation. No changes are expected to be made to this activity in FY 2013.

- **Standard Medical Deduction**

Proposed and implemented in the FY 2009 Plan, disabled and elderly families are eligible to receive a \$1,600 standard medical deduction. The deduction is not mandatory; if the families' health care costs exceed the \$1,600 exemption, the families may opt to have their expenses itemized. The cost reductions from this activity are administrative savings due to reduction in verifications and paperwork. The initiative covers families in both Public Housing and the HCV program. Taken together, Public Housing and HCV programs reduced the cost to process applicants and conduct rent calculations by \$34,633 in FY 2010 and \$33,424 in FY 2011. The activity achieved greater cost effectiveness in federal expenditures. No changes are expected to be made in FY 2013.

- **Alternate Year Reexaminations**

LMHA proposed and implemented an alternate year schedule for reexaminations with the FY 2008 Plan. For Public Housing, each year 50% of the elderly and disabled families age 55+ residing in Public Housing receive a full reexamination of eligibility on the anniversary of their lease-up date. For the HCV program, elderly and disabled families age 55+ in the Housing Choice Voucher program are required to appear for a full reexamination every other odd numbered calendar year (referred to as an "ON" year). In an even numbered year (referred to as an "OFF" year) HCV families are required to complete a mini-recertification packet and mail it to the Agency.

In fiscal year 2010, the alternate year reexamination schedule reduced costs of the Public Housing program by \$8,700. The alternate examination schedule of the Housing Choice Voucher program achieved no cost savings in 2009 and 2011 because all clients were scheduled for a full reexamination. However, in FY 2010 the activity helped LMHA obtain nearly \$28,000 of savings due to a substantial reduction in staff time spent conducting income verifications and client interviews

In FY 2012, LMHA amended this activity to include all disabled families in the Public Housing program whose head of household or spouse is disabled.

- **Earned Income Disregard for Elderly HCV Families**

This activity was proposed in the LMHA 2009 Plan and implemented that year. The activity is to give a \$7,500 earned income disregard to elderly families in the Housing Choice Voucher Program who's only other source of income is their Social Security entitlement. While the disregard currently only affects a small number of families, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. No changes are expected to be made in FY 2013.

Occupancy Criteria and Rent Changes for New Scattered Sites

Many of LMHA's Scattered Sites are highly desirable properties, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement Scattered Site units. The amenities and existing low rent structure may in some instances discourage residents from moving out of the unit towards self-sufficiency. LMHA is piloting term limits, work requirements and mandatory case management for

residents at these sites and evaluating the potential of the initiatives to incite residents to move up and out of the Public Housing program.

- **Term Limits**

This activity was proposed in the Agency's 2007 Annual Plan and implemented during 2007. The activity is a five-year limitation on residency at the New Scattered Site detached single-family homes. Term limits apply to public housing units created off-site under the Clarksdale HOPE VI Revitalization program and scattered site single-family homes acquired or developed since LMHA fulfilled its Clarksdale one-for-one replacement commitment. No changes to this activity are expected to be made in FY 2013

- **Employment/Educational Work Requirements**

This activity was also proposed in the Agency's 2007 Annual Plan and implemented during 2007. In addition, heads of household must be employed and work at least 20 hours per week to be eligible for these units. Due to the downturn in the national economy, the work requirement has been reduced from 30 hours to 20 hours. This change was made in FY 2010. No additional changes are expected to be made in FY 2013.

- **Mandatory Case Management**

LMHA proposed and implemented the activity in FY 2010. LMHA has revised the occupancy criteria for these units to include mandatory participation in a case management program [Case Management, Family Self-Sufficiency (FSS), or Individual Development Account (IDA)] and movement toward self-sufficiency. No changes to this activity are expected to be made in FY 2013

Public Housing Development

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Agency in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. LMHA has implemented several MTW initiatives designed to expedite the redevelopment process and insure that all new and newly acquired properties are high quality, affordable housing.

- **Simplification of the Public Housing Development Submittal**

LMHA proposed and implemented the activity in FY 2009. The activity is a simplified proposal for each acquired or developed public housing property. Twice yearly, LMHA also submits a six month report summarizing the Agency's acquisition and development activities to the HUD Louisville Field Office. The activity has reduced the amount of time staff spend preparing development submittals and reduced the average length of time to close on a property. No changes to this activity are expected to be made in FY 2013.

- **Acquisition of Mixed-Income Sites for Public Housing**

This activity was proposed and implemented in the FY 2011 Plan; however the new policy has not been used to acquire property at mixed-income sites. The activity is acquire units for public housing or vacant land for developing public housing without prior HUD authorization if HUD does not respond to LMHA's request for authorization within 10 days of the submittal date. All acquired properties shall meet HUD's site selection requirements. LMHA will request approval of the HUD Field Office when a pending acquisition deviates from the selection requirements and/or at the discretion of the Executive Director. Copies of all required forms and appraisals will be maintained in the project file. No changes to this activity are expected to be made in FY 2013.

- **Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing**

This activity was proposed in FY 2011 and is being implemented in FY 2012. The activity is to explore using MTW authority to create locally defined guidelines for the re/development, maintenance and modernization of public housing. LMHA will develop reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. The criteria focus on strategies for developing sustainable housing, preserving affordable housing and developing low-income housing in low-concentration, non-impacted areas of the Agency's jurisdiction. Strategies include rehabilitation and new construction standards that reduce energy consumption including Energy Star criteria and increase the supply of accessible housing in the community.

Expanded Homeownership Opportunities

The Agency continues to focus on expanding homeownership opportunities for low-income families in the Public Housing and Housing Choice Voucher programs. LMHA has implemented three Moving to Work policy changes to its HCV Homeownership Program.

- **Flexibility in Third-Party Verifications for HCV Homeownership**

Proposed and implemented in the FY 2009 Plan, applicants to the HCV Homeownership program are allowed to provide income verification including employment verification from employer, child support verification, statements for all bank accounts, proof of CDs at the bank, pension plan verification and proof of all medical costs including prescriptions. Also, income verification is valid for 8 months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved. No changes are expected to be made in FY 2013.

- **Amount and Distribution of HCV Homeownership Assistance**

This activity was proposed and implemented in the FY 2006 Plan. LMHA revised its HCV Administrative Plan to allow for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program. No changes will be made to this policy in 2013.

- **Exception Payment Standards for HCV Homeownership**

Proposed in the FY 2009 Plan and implemented that year, this activity adjusts payment standards for HCV Homeownership to 120% of FMR in homeownership Exception Payment areas using Census 2000 Owner Occupied Median Value instead of Renter Occupied Median gross rent to calculate exception payment census tracts. In fiscal year 2010, program homebuyers' average increase in buying power for 2-bedroom homebuyers was \$12,489 and in fiscal year 2011, the increase for 2-bedroom homebuyers was \$8,321. To date, 14 homeowners have bought in exception payment districts and LMHA homebuyers live in 24 of 26 Metro Council Districts. No changes in this activity are planned for 2013.

Local Leased Housing Program

For the many other families for whom homeownership isn't a viable option, LMHA will look at its leased housing program to see what policy and program changes might strengthen communities and make them better places to live. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

- **Special Referral MTW HCV Programs (Restricted Portability until Graduation)**

MTW allows LMHA to maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs.

Special referral programs are intended to address the needs of persons not otherwise met in the community and provide the voucher as incentive for families to move toward economic self-sufficiency. LMHA has established special referral programs with two housing and support services providers at three facilities. Families with specific needs often face multiple barriers to achieving their self-sufficiency goals. LMHA's special referral MTW Housing Choice Voucher programs are a strong incentive for participants to enroll and complete the program as the current waitlist for HCV vouchers includes over 15,700 applicants. It also increases housing choice for low-income families interested in these programs.

Residents can be referred through the program staff to LMHA directly for voucher assistance provided the resident meets Housing Choice Voucher eligibility requirements. While voucher recipients are initially required to reside on site and meet the program requirements, their voucher resumes full portability after they successfully graduate from the program. As a participant moves from the site, LMHA issues a voucher to the next eligible applicant.

- **The Villager - Center for Women and Families (CWF)**

Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 22 vouchers to a special referral program with the Center for Women and Families for their long-term transitional housing on their downtown campus. Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Voucher utilization has remained 100%. Also, 6 portable vouchers were issued to program graduates in 2010. This activity has increased housing choice and cost effectiveness therefore no change to the activity in FY 2013 is proposed.

- **Louisville Scholar House - Family Scholar House (formerly Project Women)**

Proposed and implemented in the FY 2008 Plan, LMHA allocates up to 56 vouchers to a special referral program with Family Scholar House for their Louisville Scholar House facility. Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. Project Women participants (single parent, attending school). As of June 30, 2010, four (4) program graduates had entered the Housing Choice Voucher Homeownership program and 2 graduates had left the HCV program and secured housing elsewhere. As of June 30, 2011, seven (7) graduates had left the HCV program and secured housing elsewhere and one (1) graduate had transferred their voucher to another location. No change to the activity is expected to be made in FY 2013.

- **Downtown Scholar House - Family Scholar House with Spalding University**

This activity was proposed in the FY 2010 Plan and implemented in FY 2011. The activity is to allocate 43 Housing Choice Vouchers annually to a special referral program with Project

Women and Spalding University at the Downtown Scholar House. As of FYE 2011, voucher utilization was 100%. No changes to this activity are expected in FY 2013.

- **Stoddard Johnston Scholar House - Family Scholar House**

This activity was proposed and approved in the FY 2012 Plan. The activity is to set-aside 57 vouchers to a special referral program with Family Scholar House for their new Stoddard Johnston Scholar House. No changes are expected in FY 2013.

- **Special Referral MTW HCV Programs (Full Portability)**

In addition to Special Referral Programs with partners who offer programs with graduation requirements, LMHA has established local preferences for individuals of the Day Spring and Wellspring programs. Although some of the units owned and managed by these partners are “tied” to supportive services, organizations provide

- **Wellspring - Youngland Avenue Facility**

This activity was proposed and approved in the FY 2012 Plan and implemented in FY 2012. The activity is to establish a special referral program and local preference to provide housing assistance to five (5) household with members with severe mental illness who reside at Wellspring’s Youngland Avenue facility while they are participating in the program. Wellspring is a charitable organization that addresses Louisville’s need for supportive housing for adults with severe and persistent psychiatric illnesses. Referrals accepted for this initiative are considered as Mainstream Program participants, therefore, they receive preference on the HCV wait list. LMHA does not anticipate making changes to this activity in FY 2013.

- **Day Spring**

This activity was initially proposed and approved in the FY 2009 Plan. It was tabled at the end of FY 2009 due to low voucher utilization and, then, re-authorized under the FY 2012 Plan. LMHA provides housing assistance to four (4) households with members who have a severe mental illness and who live in a Day Spring constructed unit while they participate in the program. Day Spring, a faith-based charitable organization, provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Residents who receive voucher assistance must meet the Section 8 program income requirements; however, under the initiative, not all of the residential units will be subject to typical HUD Housing Quality Standards and rent reasonableness requirements. No changes are anticipated to be made to this activity in FY 2013.

- **100,000 Homes Initiative**

Proposed and approved in FY 2012, LMHA set aside 50 vouchers to a Special Referral HCV program with the 100,000 Homes initiative of the Louisville (Substance Abuse and Mental Health Services Administration (SAMHSA) Community Consortium. This activity increases housing choices and access to services for the 50 most vulnerable homeless persons on the streets of Louisville Metro. Participants in this Housing First model program, who are identified and referred by the Louisville SAMHSA, must be chronically homeless. No changes are expected to be made to this activity in FY 2013.

- **Allocate MTW Housing Choice Vouchers to Special Referral Programs**

Proposed and approved in FY 2012, LMHA may, without prior HUD approval, allocate up to ten (10) MTW HCVs to a Special Referral HCV program for service-enriched affordable housing programs within the Agency’s jurisdiction. Eligible programs will offer housing and supportive services targeted to families whose needs are not adequately served elsewhere in the community. Some

allocations may be incremental additions to existing special referral programs while others will be allocations to newly established programs. No changes are expected to be made to this activity in FY 2013.

- **MTW Inspection Protocol**

Unit inspections of facilities at LMHA's Section 8 certificate programs are waived upon initial occupancy and held once per year concurrently. Section 8 certificate programs include YMCA SRO, Roberts Hall and St. Vincent de Paul, and Willow Place. This activity has significantly reduced costs to inspect the units "tied" to these programs. *In 2013, LMHA plans to also inspect units at Villager at the Center for Women and Families once per year, concurrently.*

- **Amend HCV Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility**

This activity was proposed and implemented in FY 2011. LMHA amended its Housing Choice Voucher Program and Public Housing Admissions Policy to allow for the deduction of verified ongoing child-care expenses from a working household's gross income when determining income eligibility. In order to qualify for the adjustment, the family must include a head of household and/or spouse with a demonstrated work history for a period of 12 months or longer. This activity increases housing choice for working families with children who may be struggling to make ends meet. No changes to this activity are anticipated in FY 2013.

B. MTW Activities Not Yet Implemented

LMHA is in the process of implementing or has implemented all previously approved MTW activities.

C. MTW Activities On Hold

- **Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies**

Proposed and approved in the FY 2009 Plan, this activity has been tabled. HUD investigated the possibility of streamlined demolition/disposition activities for MTW agencies but found that it was not feasible under MTW. Out of concern for residents' rights and the public process, HUD decided that MTW agencies must follow the established procedures for demolition and disposition of property. LMHA expects that this activity will remain dormant through FY 2013.

D. Closed Out MTW Activities

- **Increased Flat Rents**

LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. LMHA proposed flat rents for the Agency's scattered sites be raised and adjusted based on the square footage, location, age and amenities at the property as rent comparables for the site are completed. LMHA will not implement this activity in lieu of adopting the MTW policy total tenant payment is calculated based on 30% of income, which was approved in FY 2012.

- **Spatial Deconstruction of HCV Assisted Units**

LMHA proposed this initiative in the 2007 Annual Plan and it was approved by HUD. The activity was to limit the concentration of Housing Choice Voucher assisted units in complexes of one

hundred or more units to 25% (excluding both elderly/disabled and special referral program sites). This activity was closed at fiscal yearend 2009 because of its potential to limit voucher holders' universe of housing choices.

V. Sources and Uses

This section provides information about LMHA's ongoing MTW activities. LMHA has made an effort to include all previously approved MTW activities. Any exclusion is unintentional and should be

A. Planned Sources and Uses of MTW Funds for the Coming Fiscal Year			
Planned Sources of MTW Funds	Projected Budget	or	Adopted Budget
Public Housing Rental Income			\$ 5,759,000
Public Housing Subsidy			\$ 12,800,000
Public Housing MTW Capital Funds			\$ 7,666,096
HCV Subsidy and Fees			\$ 68,981,962
Investment / Interest Income			\$ 36,000
Non-Rental Income			\$ 69,000
RHF Funding (If RHF is block granted)			
Reserves			
Other: Misc			\$ 384,000
Other:			
Other:			
Other:			
Total Planned Sources:	\$ -		\$ 95,696,058
Planned Uses of MTW Funds	Projected Budget	or	Adopted Budget
HCV Housing Assistance Payments			\$ 59,039,000
HCV Administration			\$ 6,335,000
Agency Managed Housing Operations			\$ 18,062,610
Privately Managed Housing Operations			
Utility Payments			\$ 6,331,000
Public Housing Rehabilitation Expenses			\$ 1,527,218
Debt Service Repayment Expenses			
Development Activities			\$ 2,546,078
Resident Services Expenses			\$ 459,312
Protective Services Expenses			\$ 906,840
Local Housing Program Expenses			
Added to Reserves			\$ 489,000
Other:			
Other:			
Other:			
Other:			
Total Planned Uses:	\$ -		\$ 95,696,058
Use Projected Budget Column if Budget has not yet been adopted by the Agency. Otherwise, use Adopted Budget column.			

B. Planned Sources and Uses of Non-MTW Federal Funds for the Coming Fiscal Year**Planned Sources of Non-MTW Federal Funds**

Projected Budget or Adopted Budget

HOPE VI Funding		\$ 4,400,000
Non-MTW Capital Funding		
ROSS Grant Funding		\$ 299,220
FSS Grants		\$ 451,038
Non-MTW HCV Funding		\$ 742,804
RHF Funding (If RHF is not block granted)		\$ 1,194,307
Other: Non-MTW HCV Reserves		\$ 180,278
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Total Planned Sources:	\$ -	\$ 7,267,647

Planned Uses of Non-MTW Federal Funds

Projected Budget or Adopted Budget

HOPE VI Authorized Activities		\$ 4,400,000
ROSS Grant Authorized Activities		\$ 299,220
FSS Grant Authorized Activities		\$ 451,038
Non-MTW HCV Program Expenses		\$ 923,082
RHF Activities (if RHF is not block granted)		\$ 1,194,307
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Other:		
Total Planned Uses:	\$ -	\$ 7,267,647

C. Local Asset Management Plan

Is the agency allocating costs within statute?

Yes

Is the agency implementing a local asset management plan (LAMP)?

or

No

*If the agency is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the agency provided a LAMP in the appendix?

Yes

or

No

Agencies should provide a brief summary of any changes in the Local Asset Management Plan in the body of the Plan.

D. Describe the Planned Use of MTW Single-Fund Flexibility

Planned Uses of Funds made possible via the MTW block grant that are permissible under Sections 8 & 9 of the 1937 U.S. Housing Act and that do not require the use of any other MTW flexibility, can be described in this section. Agencies shall provide a thorough narrative detailing each activity benefitting from single fund flexibility. Agencies are not required to provide metrics but are encouraged to track the outcomes of significant activities.

Agencies should provide this narrative in the body of the Plan.

Planned Uses of MTW Single-Fund Flexibility

- \$1,800,000 will be transferred from the Capital Fund Program to the Public Housing Program. This amount exceeds the allowance (20%) that is available for traditional PHAs. This transfer is necessary to operate some AMPs at a high level and maintain a balanced operating budget. The HUD approved project expense levels (PEL) at some AMPs do not adequately provide for management services at the level deemed necessary by LMHA.
- The transfer of \$3,200,000 in surplus funds from the Section 8 Voucher Program to the Public Housing Program will occur to fund the anticipated operating fund shortfall in the Public Housing program for calendar year 2012. Because LMHA is an MTW participant, the HUD calculation of "excess reserves" will not be utilized for LMHA. However, LMHA finance staff have estimated the amount to be withheld from operating fund eligibility to be approximately 20%. If full funding were received in the operating fund, this transfer of funds would not be necessary.

In addition, LMHA has identified two initiatives that address local issues that may require single-fund flexibility in FY 2013:

- **Multi-Cultural Family Assistance Program (Estimated cost is \$50,000-\$60,000.)**
This activity was proposed in the LMHA FY 2008 Plan and was implemented during calendar year 2011. Louisville continues to experience a growing demand from Somali and other African immigrant families living in the Metro area for housing and social and support services. Since these families have differing beliefs, customs and lifestyles that can pose a challenge to adapting to a very different country and culture, LMHA has hired a staff person who is knowledgeable about African-immigrant cultures and languages. The staff has demonstrated an ability to successfully address both the needs of the families and the Agency while assisting in property management, operations and lease enforcement. Though this activity does not currently utilize fungibility, LMHA would like to reserve the MTW authority to cover the cost of the position with Section 8 reserves at a later date.
- **Homeownership Program Maintenance Specialist (Estimated cost is \$50,000-\$60,000.)**
LMHA proposed this initiative in the 2009 Annual Plan, and it has not yet been fully implemented. LMHA had plans to restructure the current homeownership inspection, training and consultation process (these three duties are currently split among different individuals) and instead steer all the tasks through a Home Maintenance Staff (HMS). Although the duties of the proposed HMS staff are being covered by existing staff, LMHA continues to re-evaluate internal staff capacity to perform these duties without complications to normal job duties. LMHA would

like to reserve the MTW authority to hire an HMS with Section 8 reserves in FY 2013, if it is deemed necessary to do so.

E. Actual Reserve Balances at the Beginning of the Fiscal Year

Reserve Account	Reserve Balance
Public Housing Program	\$ 2,856,000
Housing Choice Voucher Program	\$ 3,513,315
Non-MTW HCV Program	\$ 528,730
Reserve Account 4	
Reserve Account 5	
Reserve Account 6	
Total Reserve Balance Amount:	\$ 6,898,045

In the body of the Plan, agencies shall provide, in as much detail as possible, an explanation of plans for future uses of reserve funds, including what funds have been obligated or committed to specific projects.

Planned Future Uses of Reserve Funds

LMHA currently has no specific, planned uses of available reserves in the Public Housing or Section 8 Voucher Programs. However, generally these reserves are necessary to allow for such things as:

- Emergencies and catastrophic events
- Funding shortfalls
- Planned operating deficits
- To provide adequate cash flow when receipt of federal subsidy is delayed
- To increase housing inventory (Section 8 Vouchers)
- To provide gap financing in mixed-finance projects

VI. Administrative

A. Board Resolution

The Board of Commissioners will be presented on Tuesday, April 17, with a Resolution to approve the Moving to Work Annual Plan for the fiscal year ending June 30, 2013 and to adopt the Annual Moving to Work Plan Certifications of Compliance.

B. Requirements for Public Participation

The draft of the Annual Moving To Work Plan for FY 2013 was made available for public review and beginning March 9th and ending April 9th. A hard copy of the plan was placed at the Agency's Central Offices, located at 420 S 8th Street and posted on the Agency's website at www.lmha1.org. A public hearing to discuss the plan will be held April 2 at 6pm at Dosker Manor, Building A, in the Nutrition Room, as advertised in the legal section of The Courier-Journal and The Louisville Defender on March 29th and April 1st, respectively. Copies of the ads, as well as, the sign-in sheet from the public hearing, copies of comments made at the hearing and in-writing or by email, and the Agency's responses will be included in the Appendix.

C. Agency-directed Evaluations of the MTW Demonstration

LMHA has not directed an evaluation of its MTW program beyond those to be conducted and reported on in the MTW Annual Report and the impact analysis and annual reevaluation of ongoing rent reform initiatives.

D. Forms

The form SF-LLL, Disclosure of Lobbying Activities, form 50071, Certificate of Payments to Influence Federal Transactions and form 50700, Requirements for a Drug-Free Workplace are included in the Appendix.

Certifications of Compliance

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Annual MTW Plan

Annual Moving to Work Plan
Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 7/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
8. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
9. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
10. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Louisville Metro Housing Authority
PHA Name

KY-01
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Manfred Reid, Sr.
Name of Authorized Official

Chairman
Title

Signature

4/17/2012
Date

Appendix

A. LMHA Board of Commissioner's Resolution to approve the 2013 Annual Moving To Work Plan

RESOLUTION NO. 15-2012 (4/17/12)

RESOLUTION APPROVING LMHA'S MOVING TO WORK
PROGRAM FY 2013 ANNUAL PLAN

Item No. 56

WHEREAS, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville (HAL), executed a Moving to Work (MTW) Agreement on August 2, 1999 and an Amended and Restated Agreement on April 15, 2008 which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

WHEREAS, as part of the Amended and Restated MTW agreement, an Annual Plan for Fiscal Year 2013 must be developed and submitted to HUD to formally enable the Authority to fully use the policy and budget flexibility provided to participants in the MTW Program; and

WHEREAS, a Board Resolution approving the proposed MTW Annual Plan and required Certification must be included in the submission provided to HUD; and

WHEREAS, LMHA staff distributed the Annual Plan to the Board of Commissioners and conducted a Public Hearing on April 2, 2012 to discuss the proposed FY 2013 MTW Annual Plan before its submission to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY 2013 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute and submit this plan to the U.S. Department of Housing and Urban Development.

RESOLUTION BACKGROUND STATEMENT

RESOLUTION APPROVING LMHA'S MOVING TO WORK PROGRAM FY 2013 ANNUAL PLAN

Item No. 5b

I. STATEMENT OF FACTS

Moving to Work (MTW) is a deregulation demonstration program legislated by Congress in 1996 that provides increased autonomy for selected Public Housing Authorities (PHAs) to meet specific local housing needs. The MTW Demonstration Program provides participating PHAs flexibility to test various housing approaches that achieve greater cost effectiveness, provide incentives to residents to obtain employment and become economically self-sufficient, and to increase housing choices for low-income families. MTW legislation allows participating housing authorities to combine federal resources from the Operating Budget, Capital Fund and the Housing Choice Voucher Tenant-Based Rental Assistance programs, and the flexibility to efficiently utilize these HUD funding sources.

In October 1997, the former Housing Authority of Louisville was chosen as one of 24 MTW demonstration awardees. HAL'S MTW agreement, which specified the regulatory relief afforded to the organization, was finalized and signed on August 2, 1999, and was originally for a five-year period. This agreement, which now covers the Louisville Metro Housing Authority, was to expire as of June 30, 2005. LMHA was fortunate to receive a one-year extension, followed by an additional three-year extension.

On December 20, 2007 HUD notified LMHA of its intent to amend and restate MTW agreements with participating PHAs. This new agreement was adopted by the Board in a resolution on April 15, 2008 and will extend participation in the MTW program until June 30, 2019.

MTW demonstration agencies are still required to prepare and submit MTW Annual Plans in lieu of the Public Housing Annual Plan as is currently required of other agencies. The FY 2013 Annual Plan will be effective from July 1st, 2012 to June 30th, 2013.

Copies of the proposed FY 2013 MTW Annual Plan were distributed to the Board of Commissioners and it was discussed at a Public Hearing on April 2, 2012 prior to submission of the FY 2013 Annual Plan to HUD.

As part of the FY 2012 Annual Plan submission, Executive Director Tim Barry will be required to certify a number of statements as required by HUD. A list of these certifications is attached.

RESOLUTION BACKGROUND STATEMENT
RESOLUTION APPROVING LMHA'S MOVING TO WORK
PROGRAM FY 2013 ANNUAL PLAN

Item No. 5b

II. ALTERNATIVES

- A. Approve the resolution authorizing the submission of the proposed FY 2013 Moving to Work Annual Plan.
- B. Do not approve the resolution authorizing submission of the proposed FY 2013 Moving to Work Plan.

III. RECOMMENDATION

Staff recommends Alternative "A".

IV. JUSTIFICATION

- LMHA, in consultation with residents, has developed the proposed FY 2013 Moving to Work Annual Plan.
- Approval of this resolution is a contractual requirement under the MTW program that will allow LMHA to move forward and take advantage of the flexibility afforded to Moving to Work sites.

Submitted by: Tim Barry
Executive Director
April 17, 2012

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Annual MTW Plan

Annual Moving to Work Plan
Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 7/1/2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075. 1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
8. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
9. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
10. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Louisville Metro Housing Authority
PHA Name

KY-01
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Manfred Reid, Sr.
Name of Authorized Official

Chairman
Title

Signature

4/17/2012
Date

B. Documentation of the Public Hearing

Legal Ad Advertising MTW Public Hearing that appeared in the Louisville Defender on March 3, 2012.

Louisville Metro Housing Authority (LMHA) Public Hearing
FY 2013 Annual MTW Plan

There will be a public hearing on April 2, 2012 at 6:00 PM at Dasker Manor, Building A, 413 E. Muhammad Ali Blvd, in the Nutrition Room. The subject of the meeting will be the Agency's FY 2013 Annual Moving to Work (MTW) Plan, including a Rent Reform initiative and Local, Non-traditional Uses of Funds initiatives. The proposed Rent Reform initiative and Uses of Funds initiatives are part of the FY 2013 Annual Plan. The plan will be available for review on March 1, 2012 to April 1, 2012 on the LMHA website (www.lmha1.org) and at LMHA's Central Offices, located at 420 South 8th Street, or by mail as requested. For additional information, call (502) 569-3420.

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Legal Ad Advertising MTW Public Hearing that appeared in the Louisville Defender on March 3, 2012.

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Louisville Metro Housing Authority (LMHA) Pub-
lic Hearing
FY 2013 Annual MTW Plan

There will be a public hearing on April 2, 2012 at 6:00 PM at Dosker Manor, Building A, 413 E. Muhammad Ali Blvd, in the Nutrition Room. The subject of the meeting will be the Agency's FY 2013 Annual Moving to Work (MTW) Plan, including a Rent Reform initiative and Local, Non-traditional Uses of Funds initiatives. The proposed Rent Reform initiative and Uses of Funds initiatives are part of the FY 2013 Annual Plan. The plan will be available for review on March 1, 2012 to April 1, 2012 on the LMHA website (www.lmha1.org) and at LMHA's Central Offices, located at 420 South 8th Street, or by mail as requested. For additional information, call (502) 569-3420.

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Submit written proposals until 11:00 A.M., Tuesday March 6, 2012 to Adams Robinson Enterprises, 2735 Needmore Road, Dayton, OH 45414, Phone (937) 274-5318; Fax (937) 274-0836 or email to arco@adamsrobinson.com.

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INVITATION TO BID

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1B-60-12

LOUISVILLE, KENTUCKY

2013 ANNUAL MOVING TO WORK PLAN PUBLIC HEARING

MONDAY, APRIL 2, 2012

6:00 PM

**DOSKER MANOR
413 EAST MUHAMMAD ALI BLVD.
BUILDING A, NUTRITION ROOM**

**Louisville Metro Housing Authority
Public Hearing to discuss the Proposed 2013 Annual MTW Plan**

LMHA will conduct a public hearing to discuss LMHA's proposed 2013 Annual Moving to Work (MTW) Program Plan, including plans to demolish the day care and gym at Iroquois Homes, a special referral Housing Choice Voucher program with Wellspring, and Broader Uses of Funds initiatives that would allow LMHA to spend funds on non-traditional activities. The FY 2013 Annual MTW Plan will be available for review on March 10th to April 10th, 2012 at LMHA Central Offices, located at 420 S. 8th Street or by mail as requested, and on the LMHA website (www.lmha1.org) as of March 10th.



Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203
Phone: 502-569-3420
Fax: 502-569-3459

**For Further Information
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Call (502) 569-3420**

MOVING TO WORK PUBLIC HEARING
April 2, 2012
6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	MATHAMU ABU	1208 Moore		CT.	
2	Fathma Farah	1721 Herod CT.			
3	Faduma Sherif	1702 M Patton			
4	NAOIFU MUSSE	1608 Moore CT.			
5	MADINA USMAN	1707 Patton CT.			
6	FADUMA ABDI	1608 Moore CT.			
7	MADRY AMBUSE	1742 Patton CT.			
8	AKALEEN ABOBA	1743 Patton CT.			
9	Futhuma Morad	4365. 12th St.			
10	Muamin Hussein	1213 Cedar CT.			
11	Muany Osman	1617 Bashaw Drive			
12	Husein Musa	1725 Patton CT.			
13	Halima Kereby	1617 E			
14	HAREDO NOOR	1004 W			
15	Madiha Kereby	1631 St 8805 near			

Dosker Manor - Nutrition Room

MOVING TO WORK PUBLIC HEARING
April 2, 2012
6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	HAWA KHAWIS	1701 Patton Ct #C	40210		
2	Fatuma ADEN	1728 S. 13th St bldg 5A	40210		
3	HAWA ABDI	1719 Patton Ct #F	40210		
4	MANFRED G. REINGOLD	LMHA			
5	John S. Cooper	1221 Destr Manor			
6	Adego Hussein	1743 Patton Ct	40210		
7	RAVIA DEROL	W 1208 Moore Ct.	40210		
8	Leonard Brents	413 E Muck All	40202		
9	BAKAR Aden	1602 Moore Ct J	40210		
10	Isma Mohamed	1713 Patton Ct F	40210		
11	OSMAN NOOR	1742 Patton Ct B	40210		
12	Ashu Sibule	1702 Patton Ct J	40210		
13	Karna Aden	1707 Patton Ct H	40210		
14	NADISO MESSIE				
15	ABDIKADIR ABDIKADIR	1617 BRUSHLENDOR			

Dosker Manor - Nutrition Room

MOVING TO WORK PUBLIC HEARING
April 2, 2012
6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	AHMED SHAKILO	1702-A-Patterson	40210		
2	HASSAN O SAKKAK	1702-E-Patterson	40210		
3	Tim Barry	LM NO	-	-	-
4	TONG WISE	Umtha		-	-
5	Carthage	MHC	40204		
6	Cecil J. J. J.	7341	40204		
7	ASHA MONTANO	1708 Patton Ct. Bldg 346	40210		
8	HALIMA HASSAN	1708 Patton Ct.			
9	Bethany	413 E. Johnson St.	40202		
10	BECKI WINCHEL	1305 4th St	40308	CFTH	636-9550 x13
11	PAMELA LEAGUE	200-KT, 40218	40218		
12	TEHORA ALI	1202 4th St			
13	MARYAN OMAR	120 8th St			
14	Katherine Gaston	413 E. Mulh. Ave	40302		
15	William Gendron	415 E. 8th St			

MOVING TO WORK PUBLIC HEARING
April 2, 2012
6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	ISKHAK DARR OMAR	1620 Moore Ct			
2	Maryam Musa	1736 Patton Ct, S/K	43210		
3	OMAR HASI	1610 Bulger Ct.			
4	FAYYA ABDI	1719-H Patton Ct	43210		
5	FADUMA MUSA	1618 Brashear Dr.	43210		
6	SUDANA ABDI	1208 J. Moss Ct.	43210		
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MOVING TO WORK PUBLIC HEARING
April 2, 2012
6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	ABUKAR ISSAK	1614-J Moore Ct.			
2	Osman Hussuf	1620 Moore Ct 29th	40210		
3	FADAY	SAIDI			
4	Rahimo Kassim	1624F Prashar Trl 3	40210		
5	KHADJA Mansur	1612 W Bingham			
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Moving To Work (MTW) Demonstration Program
2013 Annual MTW Plan Public Hearing
Dosker Manor
Monday, April 2, 2012
6:00 p.m.

- Welcome and Staff Introductions (Tim Barry & Manfred Reid)
- Agency Overview and Updates
 - Funding forecast
 - HOPE VI projects
 - Other
- Moving to Work Program
 - New initiatives
 - Review of ongoing initiatives
- Public comments
- Adjourn

MOVING TO WORK PUBLIC HEARING

HELD AT DOSKER MANOR

APRIL 2, 2012

Tim Barry: We welcome you to the Moving to Work public hearing. We're going to go over the plan and, more importantly, get your input, comments and questions. Thank you.

Manfred Reid: Good afternoon. How are you all doing? In our efforts to move to work I want you to know that our staff is struggling in order to preserve funds. We are facing funding cuts from the government and during the cold months the staff is putting forth an effort now to preserve the social programs that we have. That includes Family Self-Sufficiency and all the other programs that we have to include our educational programs and the services to our residents. We want to preserve all these programs in order we might maintain the quality of life that we have for our people. That's why I appreciate so much that you all came out tonight. Because any question you want to raise about our programs and how we're going to administer the programs in light of the cuts, Mr. Barry will explain in full details and whatever questions that you want to bring forward, please feel free to bring it up and express yourself so we can answer all the questions that you have in your mind. And with that I'm going to turn it over to the Executive Director. Mr. Barry, please.

Tim Barry: I will be brief but if I may give you a bit of an agency overview and what's been going on the last year or so. One of the primary things we've been dealing with are budgets cuts coming from Washington to the tune of 20% cut in our operating budget over the last few years.

(Somali gentleman - *indistinguishable*)

Tim Barry: You want to translate as I go along. Okay, I'll go slowly. Budget cuts this year – 20% operating and 23% capital in our money, our funding. Everyone is going through budget cuts so we're not immune to that. Alright, let me also talk about our three HOPE VI redevelopment projects beginning with Park DuValle. HOPE VI is a redevelopment program. In Park DuValle, a new grocery store is about to open in a couple of weeks. Liberty Green, right next door, we've got some homeownership units that have been built and, I believe two have been sold. Sheppard Square, which is just a few blocks south of here, everyone has moved and actual demolition will start by the end of the month.

Let me talk a little bit about Moving to Work. We got a special designation from HUD back in 1999. That was for the old Housing Authority of Louisville, pre-merger. In order to keep our Moving to Work designation, anything we do must meet at least one of the following statutory objectives: reduce costs and achieve greater cost effectiveness in federal expenditure; give incentives to residents, especially families with children, to obtain employment and become economically self-sufficient; increase housing choices for low-income families. Now we have three new initiatives this year. We are implementing a Housing Choice Voucher preference for participants of WellSpring. WellSpring is a program that provides housing and services to individuals with severe and persistent mental illness. We are also doing an agreement with YouthBuild to provide housing for low-income program participants, those people that participate in the YouthBuild program. We are also doing an agreement with Frazier Rehab for temporary housing for people with spinal cord injuries. We are also assisting

the following programs with direct access. These are special referral or direct access Housing Choice Voucher programs – Center for Women & Families; Family Scholar House, three of those: Louisville Family Scholar House, Downtown Scholar House, and Stoddard Johnston. We are also administering about 50 vouchers for the 100,000 Home Initiative which is to help house the most vulnerable homeless people. We also have direct access programs for HOPWA, Housing Opportunities for People with AIDS and the Center for Accessible Living. With that, I'm going to conclude and ask if there are any comments or questions you may have. Cathy, I'm going to start with you if that's okay.

Cathy Hinko: Are you recording this?

Barry: Yes, it's on.

Hinko: My name is Cathy Hinko and I'm the director of the Metropolitan Housing Coalition an education and advocacy organization for fair and affordable housing. I have two general comments and then one more specific. One is about getting comments and having a chance to review the plan. I understand that due to circumstances beyond everyone's control, the plan was not posted until significantly after the notice in the newspaper and I do not fault the Housing Authority for that, but I don't think it is very clear about when written comments can be due and the ability to send them by e-mail. It looks like you're asking them all to be snail mailed. There was some ambiguity so I would really hope that the Housing Authority makes it clear to the people here, to all its residents, of what date the comments are due and how to get them to you and make sure everyone knows that they can see the plan and it is easy for them to see this plan. Do you know what date the comments are due?

Barry: I believe it is April 12th.

Hinko: April 12th. Can we e-mail them?

Barry: By all means. Send them to me.

Hinko: And do people know the e-mail address? Can they deliver them to their resident managers?

Barry: I'll give you my e-mail address. With Sarah out...it is barry@lmha1.org Send them directly to me.

Hinko: So, even if people do not feel ready today to comment, they can take their time to read the plan and make whatever comments they want.

The second general comment is that we really recommend that you keep the waiting list open. It was said in the plan that you were contemplating closing the waiting list. The records you keep on the waiting list are used by many agencies in their applications for funding to show the need in Jefferson County. The waiting list is the only really market driven place where we know what the demand is for assistance. It is a very persuasive number. On a very serious note within this plan we think that there are fair housing violations on the basis of familial status. Now this is just the plan so there is time to rectify this but there are so many biases against families with children that the plan appears to be deliberately discriminatory against families with children. Over the last 15-20 years the Housing Authority of Louisville and subsequently the Louisville Metro Housing Authority has taken family units out of public housing stock never to be replaced with exactly the same criteria for entry for other

families. Before Cotter and Lang were torn down there were 4,400 family public housing units. As of the empty Sheppard Square and the Friary and Iroquois coming down and even attempting Clarksdale being replaced, there are now only 1,635 family units serving the lowest income families. There are about another 1,200 family units but they all have extra entry criteria so they no longer serve the same population they did and they are almost half of all family units. But even added together, they are a very small part of the original over 4,000 family units. Whereas, the number of units for elderly has remained steady or grown during this time period. These are one-bedroom units and they are dedicated to people who are elderly. They could be disabled people who are elderly. And the need is not there right now because you have had to lower your criteria of elderly to 55 and the units don't change only the paperwork does. You could have waiting 5 or 10 years if you thought more people who were elderly were going to need these units. Also, this means that there has also been a systematic reduction in the number of public housing units for people not elderly but who are disabled. And those units left ...public housing units left for people who are disabled are in the worst neighborhoods that you have. The better the neighborhood the less opportunity for someone who is just disabled, not elderly, or elderly and disabled, to be a resident in public housing.

At the same time you have a ????? sense of while there is funding by your accounting of about 9,400 units of Section 8, you are only planning to lease 8,400 of them. The Section 8 vouchers are used by everyone, especially families and disabled people because obviously with elderly, you can't even fill the units. And the number was, excuse me, 9,800 ???? of Section 8 but you are only planning to lease 8,745 so the units serving families that are low income are diminished but that does not happen for the elderly who are taken care of and at the expense of those who are disabled. While I applaud your new programs, it is only robbing Peter to pay Paul because you are not creating any new vouchers. You are taking the diminished number of vouchers and rearranging them. Now, that alone gives pause but you have other policies that punish or make families do more than people who are elderly or disabled or just elderly. For instance, the mandatory earned income deduction is eliminated for families. It doesn't exist for those who are disabled but if you are elderly you get to deduct \$7,500 of earned income. It certainly shows a bias.

Another example is, in the scattered sites, which are family units, you place five-year limitations and people must engage in case management. Those limitations are not placed on elderly people who come back into the one-bedroom units in public housing that is part of HOPE VI. It is only families that have to, you know, tip their hat and move along when you tell them to and have time limits on how long they can be there and are forced into case management whether they want it or not. So even for the privilege of living in the nicer units, families are forced to pay in humiliating ways and being forced to move and these again reflect an attitude of the Housing Authority that families are not wanted or trusted or allowed to make their own decisions. Also, when we look at where you spend the capital improvement money it is to destroy family units. It is to put in family units those that are coming back with higher criteria or to be used on units for the elderly, so family units serving the lowest income people are getting the least money of the capital expenditures. The Housing Authority is taking \$3.2 million that they call surplus in Section 8 that could probably serve those thousand families and is putting it into administration, making the administration of public housing extremely expensive. The Housing Authority is also taking in under \$1.8 million from capital expenditures, improvements that could benefit places like Parkway Place. Again, just moving it around and these affect families most of all. They deny families improvements and access to decent housing. And the way this is done is the Housing Authority tries to hide what you're doing with money because you say only if more than 20% of the money is moved around do

we get to know what's going on. We should get to know when very little money is getting moved around. We deserve that transparency. Now, the Louisville Metro Housing Authority has been a friend to many agencies and many people and we know that...we hope that this inadvertent even though...MHC has raised this before...and we would be very happy to work with you to eliminate the worst of these policies to make sure that the Housing Authority is treating every protected class under the Fair Housing laws fairly and with respect. Thank you.

Barry: Thank you, Cathy. I appreciate your analysis, your input. I would hope that you would send those comments to me in writing since Sarah is out. I do want the opportunity to sit down and talk to you certainly about the Fair Housing which got my attention and scared me a little bit. I will tell you we will keep the Section 8 waiting list open. We just threw that out here for consideration but we will certainly do that. Again, I apologize for some of the missteps we've had recently with the publication of the plan. We've had some unexpected staffing problems at the Housing Authority. Thank you. Before I forget I want to thank our two gentlemen who have provided translation services for us. Are there any other comments or questions? Would anybody like to make a comment? Feel free. It's on the record. Are there any questions?

Translator: He said a lot of people get lost. They can't find ????

Barry: Coming to Dosker?

Translator: Yes, for this meeting.

Barry: Well, I'm sorry for that. I thought the directions were pretty clear. We've always had the hearing meetings here but we will try to do a better job of making sure next time that people have good directions to Dosker Manor. We choose this place, we have in the past because it is centrally located. But we are not wed to it. We can move it if it becomes necessary. Thank you.

Any other questions or comments?

Somali Man: Why are we here tonight?

Barry: We are here tonight. We are required by the people in Washington to put together an annual plan for the agency. What we hope to do with our money and other projects and we are required as it should be to ask for input from the public. Let me say something else. The plan is our annual plan and is done under a program called Moving to Work. It is labeled incorrectly. It is called something that is very confusing because it has nothing to do with moving. Nobody has to move and it has nothing to do with work. And I'm not trying to be funny. It really has nothing to do with those two things. That name came from Washington so we blame everything on Washington. Are there any other comments or questions? Feel free to ask whatever you want to ask.

Somali man: When the people leave the houses ?????? *(lot of noise in the room)*.

Barry: Alright, this gentleman is asking about I guess when you've moved under the Section 8 program to other houses that somethings don't work in the houses like they should, like the lights and other things. You need to let us know. You need to call the Section 8 office or you can call me directly because we have an agreement with the landlord and the unit has to pass inspection. So if things aren't working, the landlord has to fix them.

Do you have a specific family you are talking about? You need to tell me after the meeting and we will make sure and look into it.

Man: ?????

Barry: Well, I will tell you, in the process of doing relocations, we had some issues with the inspections and making sure the units pass as they should so we have brought somebody in to help us with that to make sure residents aren't preyed upon by an unscrupulous landlord. But if you have particular instances where there have been problems, you need to let me know.

Any other questions or comments? Curtis.

Curtis: I just had some questions regarding some more specificity in the plan. In particular, on page 9 you say that the Housing Authority intends to replace demolished Iroquois Homes. These were replaced with housing factor funds and Section 8 reserves but it doesn't provide a timeline or identify those units in your plan. I think there needs to be more specificity about when those units will be acquired or constructed.

Barry: Okay. Got it. (*noise*) Everybody hold on for one second please.

Curtis: And again, I just want to reiterate the comment you made about ????? 5% of annual funding in support of services. You haven't been able to in years past been able to support the actual rental program. Given the extraordinary wait list, I strongly encourage you to develop the maximum amount of resource for the Section 8 voucher program to make sure people can get into housing and despite the important role support services play, those housing funds ?????? .

Barry: Good point.

Curtis: And finally, the designated use of the \$3.2 million in surplus funds from the Section 8 Voucher Program will be transferred to the public housing program. The budgetary line item, you don't identify where those surplus funds come from, whether they are reserves or otherwise, and this is especially important given that one of your long-term goals for the planned future use of reserves as identified on page 42 is to increase housing inventory (Section 8 vouchers). These seem to contradict themselves. So, again I reiterate that please try to get as much of that money on the street and get people housed as possible.

Barry: Good point. And you will send those to me in writing?

Curtis: Yes.

Barry: Thank you. Yes, sir.

Man: I live ????? I just applied for Section 8 program for ?????????? like four years.

Barry: There is a very long waiting list for Section 8 and I see some heads nodding and I think people recognize there is a long waiting list. I'll be happy to check on your status after the meeting if you want to give me your name and I can call you back tomorrow and let you know if you've moved up. You live in public housing now?

Okay. Well, it may be awhile so I'm happy to check for you if you want to give me your name and phone number after the meeting. Any other questions or comments? Yes, sir.

Man: ????? (lots of noise)

Barry: Please, one at a time. One at a time. Yes, sir.

Translator: He said he has large family and he lives...like their home might be a three-bedroom. So, he called the office and asked them if he can ?????????????????? He didn't get any feedback from the office. ??????????????

Barry: Do you live in public housing now, sir?

Translator: Yes.

Barry: The gentleman asked about someone under housed is what I'm gathering. They need a bigger unit, a large unit?

Translator: Yes.

Barry: Again, if you will let me have your name and number after the meeting I'll look into it and see what is going on. Any other questions or comments? Alright. I thank everybody for coming. I appreciate your attendance. I hope you weren't misled by the Moving to Work announcement and we'll try to resolve that or make that a little more clear next year but again thank you for coming and thank you for your comments. If you gentlemen would hang around after the meeting I'll get the information and get back to you tomorrow. Thank you.

4/16/2012 10:12:07 AM



Sarah Laster <sarah.laster@gmail.com>

FW: Comments on FY2013 MTW Annual Plan

2 messages

Tim Barry <Barry@lmha1.org>
To: Sarah Laster <sarah.laster@gmail.com>

Thu, Apr 5, 2012 at 8:18 AM

From: Curtis Stauffer [mailto:curtisstauffer@metropolitanhousing.org]
Sent: Wednesday, April 04, 2012 8:02 PM
To: Tim Barry
Cc: cathy@metropolitanhousing.org
Subject: Comments on FY2013 MTW Annual Plan

Hi Tim:

Per your request, here is a summary of the comments I made at the hearing on Monday at the public hearing, along with a couple additional comments.

- On page 9, the plan states that "The Authority intends to replace these [Iroquois Homes] units through acquired or developed properties using Replacement Housing Factor (RHF) funds and Section 8 reserves. LMHA staff will also research additional funding sources as they become available for these purposes." However, the Housing Stock Information table on page 50 does not identify any public housing units designated as Iroquois Homes replacement units coming online by June 30, 2016, nor does it indicate an increase in any new scattered site units (with the exception of Sheppard Square off-site replacement units, which are required under the one for one replacement commitment made under the Sheppard Square HOPE VI grant.) A close examination of the the housing stock chart reveals no additional public housing units added to the inventory by June 30, 2016, except for new Sheppard Square HOPE VI units. Therefore, unless this projection is in error, page 9 should read, at minimum "The Authority intends to replace these units through acquired or developed properties using Replacement Housing Factor (RHF) funds and Section 8 reserves **after June 30, 2016.**" Or, if the 953 Iroquois units are to be replaced, even at least partially before June 30, 2016, they should be accounted for in the housing stock projections. I implore LMHA to commit (rather than intend) to replace these public housing units lost through the demolition of Iroquois Homes with others that can serve the most needy residents of the city at this time when our community faces profound and growing affordable housing needs. A timeline for their replacement should be established that includes the projected number of Iroquois Homes replacement units to be created or acquired annually.
- On page 13, the table shows that LMHA has anticipated managing a total of 10,034 Housing Choice vouchers (both MTW and non-MTW) at the beginning of FY 2013. However, on page 17, the "Anticipated Number of Households Served (Units to be Occupied/Leased) at the End of the Fiscal Year" table states that only 8912 vouchers (both MTW and non MTW) are anticipated to be utilized. Why is this voucher non-utilization rate of 11.2% (1,122 vouchers) anticipated, especially given the 15,000 households projected to remain on the wait list? What programmatic barriers exist within LMHA's systems that lead to such a high non-utilization rate? What steps need to be taken to ensure full usage of these valuable resources?

4/16/2012 10:12:07 AM

Strategies to increase the utilization rate should be outlined in the plan.

- On page 20, the plan states "an additional factor that affects LMHA's utilization numbers is our long-standing strategy to utilize 5% of Section 8 funds to supplement efforts, including the HOPE VI program, that support innovative affordable housing and family self-sufficiency services in the community. LMHA has not been able to do this over the past few years because 100 percent of the Section 8 annual funding, as well as a significant amount of program reserves, were used to cover Section 8 program costs during this period of time. However, in FY 2013, the Agency will once again be in a position to begin allocation of Section 8 funds to these types of activities." While social services are valuable, housing units for households in need are much more so. It is imperative that Section 8 funds be used to house as many families as possible given the growing demand for assisted housing and the staggering size of the wait list.
- On page 41, the plan states that "\$3,200,000 in surplus funds from the Section 8 Voucher Program to the Public Housing Program." Given the size of the wait list and the long-standing demand for housing choice vouchers, what is the source of these "surplus" funds?
- As stated by Cathy Hinko and agreed to by you at the hearing, LMHA should not "consider closing the wait list in early 2012" (page 21). The LMHA wait list is one of the most powerful indicators of affordable housing need in our community and should remain open to new applicants. In addition to providing the public with an accurate picture of the demand for LMHA services, these figures are also used by other agencies, both non-profit and governmental, to seek funding to support additional housing and social service programs.
- I'd also like to reiterate what was observed by Cathy Hinko in her statement regarding policies governing single family scattered-site units. Page 21 states "there is also a five-year time limitation on residency for single family scattered-site replacement units (excluding scattered sites I, II, III, IV and V, and Newburg). This time limitation is waived for elderly/disabled households. In addition, the criteria for these sites include mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households may also be exempted from these criteria." The differentiation in these standards based on the age of householder and household type can be seen as a policy bias against families with children and they should be reassessed by LMHA.

Thank you for your consideration of my comments.

-Curtis

Curtis A. Stauffer

Development Director

Metropolitan Housing Coalition

PO Box 4533

Louisville, KY 40204

Phone: (502) 584-6858

4/16/2012 10:12:07 AM

Fax: (502) 452-6718

<http://metropolitanhousing.org>

curtisstauffer@metropolitanhousing.org

Sarah Laster <sarah.laster@gmail.com>
To: Tim Barry <Barry@lmha1.org>

Thu, Apr 5, 2012 at 9:47 AM

Got it, thanks.

Sarah M. Laster, LEED AP
p 502 419 1292
[Quoted text hidden]



April 17, 2012

Mr. Curtis A. Stauffer
Development Director
Metropolitan Housing Coalition
PO Box 4533
Louisville, KY 40204

Dear Mr. Stauffer:

Thank you for attending the recent public hearing on the Authority's draft Annual Moving To Work (MTW) Plan. We appreciate your interest and support, and your strong commitment to affordable housing within this community. Your comments and this letter of response will be included within the Annual MTW Plan submission.

1. You expressed concerns over the replacement of the units that have been demolished at Iroquois Homes. LMHA has pledged one-for-one replacement of the units lost during the phased demolition at Iroquois, as we have done with Clarksdale, albeit this will proceed at a slower pace than what can be accomplished through a HOPE VI program like Clarksdale. While you commented that no replacement units appear in the plan for Iroquois, in actuality, LMHA has already started replacing those units. Because of the flexibility provided through the MTW program, LMHA was able to combine Iroquois Replacement Housing Factor Funds with Clarksdale Replacement Housing Factor Funds to purchase units for Iroquois. If we had purchased the units outright, with only Iroquois Replacement Housing Factor Funds, that additional leverage would not have been available. To date, over 40 units have been acquired that count toward Iroquois replacement units. These units are included in the Housing Stock Table under AMP KY 1-34 New Scattered Sites. LMHA is firmly committed to replacement of the units, and we will resume replacement after Sheppard Square HOPE VI activities are complete, however the timeline depends on funding availability.
2. You also voiced concern about the utilization of Section 8 program funds. Please know that, as described on page 20 of the plan, for purposes of tracking program utilization, the number of units assigned in the Annual Contributions Contract is now simply an informational number which reflects the number of units that have been awarded to an agency since the inception of the Section 8 program. It is no longer practical for housing authorities to use ACC unit numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. There are several reasons for this change, and the first is inconsistent funding levels from year to year by HUD, e.g., funding for the Section 8 program by HUD for calendar year 2006 was limited to 94.599 percent of the amount needed to fully fund all units allocated under the ACC. Annual funding has been consistently reduced by use of proration factors as a result of federal budgetary constraints. Consequently, although the



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number of units in the ACC is used to mathematically determine annual funding, because of the funding process there is no longer an absolute correlation between the amount of funding necessary to operate the program at 100 percent utilization and the amount of funding provided by HUD. As noted above, the number of units in the ACC is now simply a number that designates the number of units assigned to the LMHA since the program began in the mid-1970s. For 2013, this number is projected to be 10,034 units (including 9,809 MTW vouchers and 225 non-MTW vouchers).

An additional factor for no longer using ACC units for utilization purposes is that the increasing costs of housing assistance (increased rents and higher utilities allowances) affects the number of units that can be assisted by the agency. These cost increases have not been accounted for in the funding formula used by HUD as noted above. LMHA has done a number of things over the past few years in attempts to control the rising program costs, including a reduction in payment standards and a change to occupancy standards to reduce unit sizes. Also, LMHA stopped absorbing incoming portability clients and, instead, now bills for them. In addition, in an effort to reduce overlapping payments to two landlords, the LMHA placed restrictions on when new lease papers can be submitted for families moving from one unit to another with continued assistance.

Therefore, considering these factors, we ask you to account for LMHA's local average cost per Section 8 unit (which is \$583) when determining voucher funding utilization. Based on this cost, LMHA estimates that it could actually lease 9,312 vouchers given the amount of funds we anticipate receiving from HUD. LMHA estimates leasing 8,912 vouchers or a 95.7% funding utilization rate.

It has been the Agency's long-standing strategy to limit Section 8 costs to about 95 percent of the actual Section 8 funding made available in order to use the remaining five percent to supplement revitalization efforts in the HOPE VI program. We have not been able to actually do this over the past few years because 100 percent of the Section 8 annual funding (as well as a significant amount of program reserves) were used to cover Section 8 program costs during this period of time. However, we are now in a position to begin the allocation of funds to the HOPE VI program and other LMHA activities.

3. You also noted that you believe LMHA should utilize Section 8 funds to house as many families as possible given the size of the wait list, and that although self-sufficiency services are important, housing families is much more so. LMHA agrees that housing families is critical, and, furthermore, it believes that families deserve the option to live in healthy, energy efficient homes, rather than being forced to live in distressed units such as those that existed at LMHA's family developments that have been transformed through HOPE VI revitalizations. LMHA remains firmly committed to total redevelopment of these sites and replacement of the units lost. In order to accomplish this, LMHA will continue to support HOPE VI physical development and public housing acquisition activities with gap financing provided by Section 8 reserves.

LMHA may also use reserve funds to support self-sufficiency programs. In LMHA's experience, it has found that families stand the greatest chance of becoming self-sufficient when engaged in programs such as case management and others offered by the Housing Authority and its partners. The size and success of our programs is measured by the total number of families served, not just the number of units in the Agency's housing stock. One effective way to serve more families, is to help those who are in the program achieve their

educational and employment goals, get back on their feet and find market-rate housing, freeing an existing unit or voucher for the next family on the wait list.

4. Additionally, you asked about the source of the “surplus” Section 8 funds. These funds are not “surplus” in the sense of being simply left over or unneeded. The costs to operate LMHA’s public housing program exceeds typically exceeds the amount of annual funding from HUD (for 2013, the shortfall is estimated at \$3.2million), therefore, the Agency selects a Section 8 utilization rate in order to create a “surplus” in the Section 8 Voucher program to help offset the program operating gap. This is done by keeping the utilization rate at less than 100%. The so-called surplus is then transferred to the Public Housing program, which is allowed under MTW. The funds are still used for low-income tenants, however, if the shortfall is allowed to remain in the Public Housing program, the result would be further deterioration of buildings and units that may result in more vacancies in that program
5. You also asked that LMHA not close the Section 8 waiting list. In response to your request, LMHA has decided to keep the waitlist open for now. If we need to revisit this decision, we will do so through a public process.
6. Finally, you expressed concerns about LMHA’s different occupancy criteria and time-limitations for select single-family scattered site units. LMHA, as well as many other public housing authorities across the nation are firmly committed to eradicating their problem plagued, large family sites. While these sites served a much needed purpose for many years, policy changes and shifting demographics have resulted in drastically different living environment for lower income households than what was envisioned when these sites were originally constructed. It is our hope to see the number of scattered sites continues to grow over the next few decades, as we continue to replace units that have been lost through demolition.

Although behind the charge, LMHA, along with other MTW public housing authorities (PHAs), is implementing term limits and work criteria for public housing residency. These types of policies are being promoted by HUD as a means to reduce waitlists and increase the number of families served by PHAs. In consultation with HUD and the public, LMHA made the decision to pilot these policies at the single-family scattered site units acquired since Clarksdale was demolished. The policies are designed to use this highly desirable type of public housing as incentive for families to move up and out of publicly assisted housing. There are now approximately 125 units with these criteria. As required by HUD, LMHA has been monitoring the outcomes of this policy change and details on the outcomes are provided in the Agency’s annual reports.

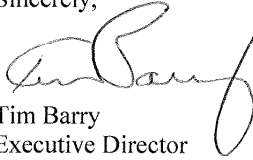
While we realize that not all households can currently meet the criteria for those sites, LMHA has committed extensive resources and staff to help households meet those occupancy criteria including the Family Self-Sufficiency program, and case management and other supportive services for residents provided through the HOPE VI grants. Also, for those families who find they cannot meet the criteria and may be unable to exit the program at the end of the five-year time period, LMHA has a hardship policy. Families may be granted a two-year extension or may request a transfer to a family-site.

LMHA will continue to work closely with HUD to ensure that these policies are in compliance with Fair Housing laws and do not have unintended consequences on families of protected classes.

Curtis Stauffer
April 17, 2012
Page 4

LMHA values our partnership with the Metropolitan Housing Coalition and looks forward to working with you and other agencies to implement successful MTW initiatives during the upcoming year. It will take these and other innovative approaches during these difficult times to serve all those who need quality, affordable housing. Thank you again for your input on the FY 2013 Annual MTW Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Barry", with a long, sweeping underline that extends to the right.

Tim Barry
Executive Director

TB:SL



April 17, 2012

Ms. Cathy Hinko
Executive Director
Metropolitan Housing Coalition
PO Box 4533
Louisville, KY 40204

Dear Ms. Hinko:

Thank you for attending the recent public hearing on the Louisville Metro Housing Authority's draft Annual Moving To Work (MTW) Plan. The Authority welcomes input from organizations like the Metropolitan Housing Coalition that have a strong commitment to safe and affordable housing. Your comments and this letter of response will be included within the Annual MTW Plan submission.

1. You expressed concerns about getting the chance to review the plan and wanted to know how to submit comments to the Agency. As you correctly noted, the draft plan was not posted until after the date published in the newspaper; yet, despite the delay, the plan was placed at the front desk and online for 30 days beginning March 10, 2012, as required by HUD. Also, as described on the website and in the email that was disseminated on March 10th to the Agency's partners, including the Metropolitan Housing Coalition (MHC) among others, comments were accepted through April 10th, and as late as April 12th, either in person or in-writing at 420 S 8th Street, or by email to Sarah Laster at sarah.laster@gmail.com or Tim Barry at barry@lmha1.org.
2. You also recommended that LMHA keep the Section 8 wait list open. LMHA has considered MHC's recommendation and has decided to keep the wait list open for now, given its importance as an indicator of the demand/need for affordable housing in Jefferson County. If we need to revisit this decision, we will do so in a public process.
3. In addition, you noted that you believe that some of LMHA's policies are biased against families with children. First, LMHA wishes to assure you that it has been and will continue to work closely with our MTW partners, including HUD, to ensure that all protected classes are treated fairly and respectfully.

Second, with regards to changes in the housing stock, LMHA's strategy has been to replace the oldest, most distressed housing units first, which have been the family developments (e.g., Cotter Homes and Lang Homes, Clarksdale Homes, Iroquois Homes, and Sheppard Square). LMHA's developments for elderly and disabled families, including Dosker Manor, Saint Catherine and Avenue Plaza, were constructed more recently, therefore, as you describe, the number of units for elderly/disabled has remained stable, while the number of family units has decreased. LMHA remains firmly committed to replacing the family units that have been lost, as funds become available. To date, LMHA has achieved one-for-one replacement of the 713



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Cathy Hinko
April 17, 2012
Page 2

Clarksdale units (which also resulted in more bedrooms than were previously available at Clarksdale) and acquired over 40 units towards Iroquois replacements.

Third, you also voiced concern about the utilization rate of Section 8 program funds. Based on LMHA's average cost per unit of of a Section 8 voucher, which is \$583, LMHA estimates that it could actually lease 9,312 MTW vouchers. LMHA estimates leasing 8,912 vouchers which is a utilization rate of 95.7%. It has been the Agency's long-standing strategy to limit Section 8 costs to about 95 percent of the actual Section 8 funding made available in order to use the remaining five percent to supplement revitalization efforts in the HOPE VI programs.

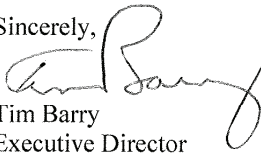
Fourth, you expressed concerns about LMHA's different occupancy criteria and time-limitations for select single-family scattered site units. Although behind the charge, LMHA, along with other MTW Public Housing Authorities (PHAs), is implementing term limits and work criteria for public housing residency. HUD has strongly encouraged such policies as a means to reduce wait lists and increase the number of families served. In consultation with HUD and the public, LMHA decided to pilot the policies at select single-family scattered site units for which residents must qualify and ask to be placed on the referral list. While these policies are designed to use this highly desirable type of public housing as incentive for families to move up and out of publicly assisted housing, if the outcomes are not favorable, the policy will be reconsidered. As required by HUD, LMHA has been monitoring the outcomes of this policy change and details on the outcomes are provided in the Agency's annual reports.

While we realize that not all households can currently meet the criteria for those sites, LMHA has committed extensive resources and staff to help households meet those occupancy criteria including the Family Self-Sufficiency program, and case management and other supportive services for residents provided through the HOPE VI grant. Also, for those families who find they cannot meet the criteria and may be unable to exit the program at the end of the five-year time period, LMHA has a hardship policy. Families may be granted a two-year extension or may request a transfer to a family-site.

Finally, you note that LMHA is using Capital money to destroy public housing. While LMHA has demolished a large number of distressed units in recent decades, it has also continued to maintain safe and decent housing for families at the remaining developments, including Beecher Terrace and Parkway Place. In FY 2013, LMHA plans to spend over \$4,000,000 on public housing development activities including \$1,527,218 earmarked specifically for public housing rehabilitation expenses. LMHA will also use an additional \$906,840 in Capital funds to pay for security services at the sites.

LMHA also values our partnership with the Metropolitan Housing Coalition and looks forward to working with you during the upcoming year. Thank you again for your input on the Annual Plan.

Sincerely,



Tim Barry
Executive Director

TB:SL

C. Housing Stock FY 1999 – 2016

LOUISVILLE METRO HOUSING AUTHORITY
HOUSING STOCK INFORMATION 12/31/1998 TO 6/30/2016

Public Housing	Actual Housing Units														Planned Housing Units				
	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	6/30 2010	6/30 2011	2012*	2013	2014	2015	2016	
Family Developments																			
KY I-001 Clarksdale	724	724	724	714	714	713	308	0	-	-	-	-	-	-	-	-	-	-	
KY I-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	760	759	759	759	759	759	
KY I-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634	634	633	633	633	633	633	
KY I-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	326	326	326	326	0	-	-	-	
KY I-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	292	168	0	-	-	-	-	
Subtotal Family Development	3306	3301	3301	3283	3137	3136	2659	2352	2351	2203	2204	2012	1888	1718	1392	1392	1392	1392	
Elderly/Disabled Developments																			
KY I-012 Dosker Manor A,B & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688	688	684	684	684	684	684	
KY I-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	159	159	159	159	159	159	
KY I-014 Avenue Plaza, 550 Apartments*	224	224	224	224	225	225	225	225	297	297	297	297	297	297	297	297	297	297	
KY I-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	151	152	152	152	152	152	
Subtotal Elderly/Disabled Developments	1133	1136	1136	1134	1125	1214	1214	1223	1295	1295	1295	1295	1295	1292	1292	1292	1292	1292	
Scattered Sites																			
KY I-017 Scattered Sites I-V, Newburg	185	178	178	179	183	272	272	273	273	273	273	270	270	267	267	267	267	267	
KY I-034 New Scattered Sites and LTO	-	-	-	9	116	130	145	164	186	258	312	342	366	402	402	402	402	402	
KY I-047 HP/NDHC Scattered Sites	-	-	-	-	-	-	-	-	69	71	72	72	75	69	69	69	69	69	
Sheppard Square Off-Site Replacement Units (NSP, Scattered Sites)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	90	90	90	
Subtotal Scattered Sites	185	178	178	188	299	402	417	437	528	602	657	684	711	738	747	828	828	828	
HOPE VI/Mixed Income (LMHA owned and managed)																			
Sheppard Square On-Site Rental I	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118	118	118	
Sheppard Square On-Site Rental II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	50	
Sheppard Square On-Site Rental III	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	57	
Subtotal HOPEVI/Mixed Income Units	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	118	168	225	
HOPE VI/Mixed Income (Non-LMHA managed)																			
KY I-027 Park DuValle I	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	59	
KY I-030 Park DuValle II	-	-	-	92	92	92	92	92	92	92	92	92	92	92	92	92	92	92	
KY I-031 Park DuValle III	-	-	-	-	78	78	78	78	78	78	78	78	78	78	78	78	78	78	
KY I-032 Park DuValle IV	-	-	-	-	43	134	134	134	134	134	134	134	134	134	134	134	134	134	
KY I-036 St. Francis	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10	10	
KY I-043 Steven Foster	-	-	-	-	-	-	-	16	16	18	18	18	18	18	18	18	18	18	
KY I-046 Village Manor	-	-	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	
KY I-049 Liberty Green Rental I	-	-	-	-	-	-	-	11	94	94	94	94	94	94	94	94	94	94	
KY I-050 Liberty Green Rental II	-	-	-	-	-	-	-	-	-	40	42	42	42	42	42	42	42	42	
KY I-051 Liberty Green Rental III	-	-	-	-	-	-	-	-	19	127	127	127	127	127	127	127	127	127	
KY I-052 Liberty Green Rental IV	-	-	-	-	-	-	-	-	-	0	48	48	48	48	48	48	48	48	
Downtown Scholar House	-	-	-	-	-	-	-	-	-	-	-	-	0	0	11	11	11	11	
Stoddard Johnston Scholar House	-	-	-	-	-	-	-	-	-	-	-	-	0	0	4	4	4	4	
Subtotal HOPE VI/Mixed Income Units	-	59	59	151	272	373	373	410	493	554	712	712	712	712	727	727	727	727	
Total Public Housing Dwelling Units	4624	4674	4674	4756	4833	5125	4663	4422	4667	4654	4868	4699	4606	4460	4158	4357	4407	4464	

LOUISVILLE METRO HOUSING AUTHORITY
HOUSING STOCK INFORMATION 12/31/1998 TO 6/30/2016

	Actual Housing Units													Planned Housing Units				
	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	6/30 2010	6/30 2011	6/30 2012	6/30 2013	6/30 2014	6/30 2015	6/30 2016
Leased Housing Program																		
Housing Choice Vouchers Authorized																		
MTW Housing Choice Vouchers	684	684	760	982	1087	8684	8838	8472	8400	9341	9454	9943	9801		9809	9809	9809	9809
Non-MTW Housing Choice Vouchers	-	-	-	-	-	-	-	-	-	-	-	70	175	200	275	275	275	275
HUD-VASH Program																		
Subtotal Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9454	9943	9801		10084	10084	10084	10084
HUD S8 Certificate Programs																		
Willow Place Mod Rehab	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65
YMCA SRO	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
St. Vincent De Paul/Roberts Hall	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Subtotal HUD S8 Certificates	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130	130
Total Leased Housing	814	814	890	1112	1217	8814	8968	8602	8530	9471	9584	10073	9931		10214	10214	10214	10214
Grand Total Housing Stock	5308	5358	5434	5738	5920	13809	13501	12894	13067	13995	14452	14772	14537		14674	14372	14571	14678

*In 2011, LMHA updated in PIC its HUD approved special use designations for public housing units at some sites. Unit counts have been adjusted to reflect these changes.

** As part of its transition to AMP numbers, the development 550 Apartments (72 units) was included in AMP KY 1-014 at the start of FY 2008.

**D. Annual Statement Performance and Evaluation Report: Capital
Fund Program (2/12/12)**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		FFY of Grant:		2009 2009	
PHA Name:		Grant Type and Number		FFY of Grant Approval:	
Louisville Metro Housing Auth		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		KY 36 P 001 501 09	
Type of Grant		Original Annual Statement Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no: 6) Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	2,428,689	2,428,689	2,428,689	2,428,689
3	1408 Management Improvements	60,500	75,475	75,475	73,226
4	1410 Administration (may not exceed 10% of line 21)	1,023,583	1,023,583	1,023,583	1,023,583
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,072,533	686,539	686,539	503,675
8	1440 Site Acquisition				
9	1450 Site Improvement	296,443	303,443	303,443	298,860
10	1460 Dwelling Structures	4,203,111	4,239,708	4,239,708	3,538,165
11	1465.1 Dwelling Equipment-Nonexpendable	185,500	254,029	254,029	249,111
12	1470 Non-dwelling Structures	122,900	75,807	75,807	75,807
13	1475 Non-dwelling Equipment	28,500	-	-	-
14	1485 Demolition	625,000	629,850	629,850	629,850
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	161,000	190,224	190,224	188,230
17	1499 Development Activities ⁴	-	300,000	300,000	28,494

¹ To be completed for the Performance and Evaluation Report.


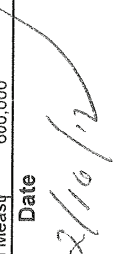
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:		2009
PHA Name:	Grant Type and Number	FFY of Grant Approval:	2009	
Louisville Metro Housing Auth	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	KY 36 P 001 501 09		
Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	x	Revised Annual Statement (revision no: 6) Final Performance and Evaluation Report
Line	Summary by Development Account	Original	Total Estimated Cost	Total Actual Cost¹
			Revised²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA			Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)	28,065	28,477	28,477
20	Amount of Annual Grant:: (sum of lines 2-19)	10,235,824	10,235,824	9,037,690
21	Amount of line 20 Related to LBP Activities	152,874	152,874	152,874
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs	58,500	72,775	70,546
24	Amount of line 20 Related to Security - Hard Costs	55,971	55,971	55,971
25	Amount of line 20 Related to Energy Conservation Measure	600,000	600,000	-
Signature of Executive Director		Signature of Public Housing Director		Date
				2/16/12

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary									
PHA Name:			Grant Type and Number			Federal FFY of Grant:			2009
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 09 CFFP (Yes/No): No Replacement Housing Factor Grant No:						
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
Clarksdale 1-1	Liberty Green Community Center	1460		342,038	353,038	353,038	352,409		
Beecher Terrace 1-2	Admin Salaries	1410		190,015	190,015	190,015	190,015		
Beecher Terrace 1-2	Gator Carts (2)	1475		15,000	-	-	-		
Beecher Terrace 1-2	Replace Underground piping (Ph II & III)	1460		187,328	187,328	187,328	187,328		
Beecher Terrace 1-2	Relocation Replace Underground piping (f	1495		12,000	12,000	12,000	11,041		
Beecher Terrace 1-2	Annual A/E Contract	1430		35,692	35,692	35,692	35,692		
Beecher Terrace 1-2	Tree Trimming	1450		4,000	4,000	4,000	2,775		
Beecher Terrace 1-2	Dwelling Equipment	1465.1		35,000	48,000	48,000	46,005		
Beecher Terrace 1-2	Resident Stipends	1408		1,600	2,000	2,000	1,800		
Parkway Place 1-3	Parkway Gym Floor	1470		57,900	57,900	57,900	57,900		
Parkway Place 1-3	Replace Sidewalks, correct drainlines	1450		77,819	77,819	77,819	77,819		
Parkway Place 1-3	Gator Cart	1475		7,500	-	-	-		
Parkway Place 1-3	Copier	1475		6,000	-	-	-		
Parkway Place 1-3	Boiler Replacement	1460		301,570	301,570	301,570	301,570		
Parkway Place 1-3	Boiler Replacement AE	1430		10,000	9,955	9,955	9,955		
Parkway Place 1-3	Boiler Replacement Relocation	1495		34,000	33,641	33,641	33,641		
Parkway Place 1-3	Annual AE Contract	1430		37,216	37,216	37,216	37,216		
Parkway Place 1-3	AE Sewer Lines	1430		10,684	10,684	10,684	10,684		
Parkway Place 1-3	Electrical / Gas Conversion	1460		1,214,977	1,222,113	1,222,113	1,222,113		
Parkway Place 1-3	Tree Trimming	1450		10,000	7,000	7,000	6,580		
Parkway Place 1-3	Admin Salaries	1410		158,263	158,263	158,263	158,263		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

[illegible]

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary							Federal FFY of Grant:		2009
PHA Name:		Grant Type and Number				Capital Fund Program Grant No: KY 36 P 001 501 09			
Louisville Metro Housing Authority		CFFP (Yes/No): No				Replacement Housing Factor Grant No:			
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Revised ¹	Revised ¹	Total Actual Cost	Status of Work		
Name/Pha Wide Activities						Funds Obligated ²	Funds Expended ²		
Dosker Manor 1-12	Tree Trimming	1450			1,000	1,000	975		
Dosker Manor 1-12	Security System Upgrades	1460		55,971	55,971	55,971	55,971		
Dosker Manor 1-12	Annual A/E Contract	1430		49,126	49,126	49,126	49,126		
Dosker Manor 1-12	Elevator A/E Contract	1430		1,000	1,000	1,000	1,000		
Dosker Manor 1-12	Resident Stipends - Security Activities - S	1408		25,000	31,000	31,000	30,906		
Dosker Manor 1-12	Dwelling Equip - Ranges and Refrigerators	1465.1		51,000	79,000	79,000	78,115		
Dosker Manor 1-12	Admin Salaries	1410		171,014	171,014	171,014	171,014		
Dosker Manor 1-12	Domestic Hot Water Upgrades	1460		172,000	257,000	257,000	256,004		
St. Catherine Ct 1-13	Resident Stipends - Security Activities - S	1408		8,100	10,000	10,000	9,010		
St. Catherine Ct 1-13	Admin Salaries	1410		39,753	39,753	39,753	39,753		
St. Catherine Ct 1-13	Tree Trimming	1450		2,000	2,000	2,000	900		
St. Catherine Ct 1-13	Dwelling Equip - Ranges and Refrigerators	1465.1		4,500	9,000	9,000	8,892		
Avenue Plaza 1-14	Lobby, Corridor, restroom, paint CA	1470		65,000	17,907	17,907	17,907		
Avenue Plaza 1-14	Window and Blind Replacement	1460		600,000	600,000	600,000			
Avenue Plaza 1-14	Elevator Upgrades	1460		338,693	344,000	344,000	343,556		
Avenue Plaza 1-14	Annual A/E Contract	1430		18,251	18,251	18,251	18,251		
Avenue Plaza 1-14	Concrete Stairs - 550	1460		59,263	59,263	59,263	59,263		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					Federal FFY of Grant:		2009
PHA Name:					Capital Fund Program Grant No: KY 36 P 001 501 09		
Louisville Metro Housing Authority					CFFP (Yes/No): No		
					Replacement Housing Factor Grant No:		
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Revised ¹	Revised ¹	Total Actual Cost	Status of Work
						Funds Obligated ²	Funds Expended ²
Avenue Plaza 1-14	Resident Stipends - Security Activities - S	1408		11,300	14,000	14,000	13,355
Avenue Plaza 1-14	Admin Salaries	1410		74,256	74,256	74,256	
Avenue Plaza 1-14	Dwelling Equip - Ranges and Refrigerators	1465.1		9,000	12,000	12,000	
Lourdes Hall 1-18	Resident Stipends - Security Activities - S	1408		10,000	13,000	13,000	
Lourdes Hall 1-18	Dwelling Equip - Ranges and Refrigerators	1465.1		5,000	5,600	5,600	
Bishop Lane 1-40	Pave Parking Lot/Replace Sidewalk	1450		152,874	152,874	152,874	
Bishop Lane 1-40	Roof Replacement	1460		45,743	45,743	45,743	
Bishop Lane 1-40	Admin Salaries	1410		38,003	38,003	38,003	
Scattered Sites 1-17	Annual AE 1-17	1430		9,716	9,716	9,716	
Scattered Sites 1-34	Annual AE 1-34	1430		16,738	16,738	16,738	
Scattered Sites 1-17	Resident Stipends - Security Activities - S	1408		2,000	2,700	2,700	
Scattered Sites 1-34	Chickasaw Balcony and Stairs	1460		150,000	150,000	150,000	
Scattered Sites 1-34	Tree Trimming	1450		23,000	26,000	26,000	
Scattered Sites 1-34	537/539 East Breckinridge Unit Conversion	1460		3,200	3,200	3,200	
Scattered Sites 1-34	St Martins Condensor Platforms	1460		1,000	53,000	53,000	
Scattered Sites 1-34	Roof Replacement - 6 Mile Lane	1460		20,000	20,000	20,000	
Scattered Sites 1-34	Roof Replacement - 3332 Breckinridge	1460		10,000	10,000	10,000	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary									
PHA Name:			Grant Type and Number				Federal FFY of Grant:		
Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 09				2009		
			CFFP (Yes/No): No						
			Replacement Housing Factor Grant No:						
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Revised ¹	Revised ¹	Funds Obligated ²	Total Actual Cost	Status of Work	
Scattered Sites 1-34	Relocation - The Friary/ scatt kitchens	1495		25,000	37,000	37,000	36,059		
Scattered Sites 1-17	Tree Trimming 1-17	1450		21,000	27,000	27,000	26,182		
Scattered Sites 1-17	Admin Salaries	1410		68,255	68,255	68,255	68,255		
Scattered Sites 1-17	Dwelling Equip - Ranges and Refrigerators	1465.1		12,000	18,000	18,000	17,062		
Scattered Sites 1-17	Relocation	1495		2,000	2,600	2,600	2,506		
Scattered Sites 1-34	Admin Salaries	1410		81,257	81,257	81,257	81,257		
Scattered Sites 1-34	Dwelling Equip - Ranges and Refrigerators	1465.1		15,000	17,000	17,000	16,294		
Park DuValle	Phase III Capital Contribution	1460		38,003	38,003	38,003	38,003		
Park DuValle	Phase IV Capital Contribution	1460		61,594	61,594	61,594	61,594		
PHA Wide	Administrative Salaries	1410							
PHA Wide	Technical Staff Training/Development	1410							
PHA Wide	Environmental Consultant - Remediation	1430		300,000	300,000	300,000	171,364		
PHA Wide	Annual Asbestos/Lead Removal	1460		500,000	375,000	375,000	285,382		
PHA Wide	Arch/Engineering - Construction	1430		91,679	8,679	8,679	8,679		
PHA Wide	Arch/Engineering - Roofing	1430		58,200	-	-			
PHA Wide	Arch/Engineering - Mechanical	1430		2,425	2,340	2,340	2,340		
PHA Wide	Contingency	1502		28,065	28,477	28,477			
PHA Wide	Funding Operations	1406		2,428,689	2,428,689	2,428,689	2,428,689		
				10,235,824	10,235,824	10,235,824	9,037,688		

9,037,688
(2)

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
Louisville Metro Housing Auth		KY 36 P 001 501 10		2010 2010	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	x	Revised Annual Statement (revision no: 4)	Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds	Original			Expended
2	1406 Operations (may not exceed 20% of line 21) ³	2,428,689	2,428,689	2,428,689	0
3	1408 Mangagment Improvements	59,800	127,800	210	210
4	1410 Administration (may not exceed 10% of line 21)	1,024,934	1,024,934	1,024,934	1,024,934
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	404,180	404,180	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	177,000	22,000	0	0
10	1460 Dwelling Structures	1,636,857	1,605,957	1,027,977	748,394
11	1465.1 Dwelling Equipment-Nonexpendable	155,250	155,250	0	0
12	1470 Non-dwelling Structures	18,927	0	0	0
13	1475 Non-dwelling Equipment	75,000	75,000	0	0
14	1485 Demolition	1,806,000	2,520,300	2,520,300	962,031
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	88,590	90,090	1,000	821
17	1499 Development Activities ⁴	2,351,681	1,787,381	1,145,000	0

¹ To be completed for the Performance and Evaluation Report.



² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name:	Grant Type and Number	FFY of Grant Approval: 2010	
Louisville Metro Housing Auth	Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	KY 36 P 001 501 10	
Type of Grant		Revised Annual Statement (revision no: 4)	
Original Annual Statement		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Total Actual Cost¹	
Line	Summary by Development Account	Total Estimated Cost	Obligated
		Original	Revised²
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	22,427	7,754
20	Amount of Annual Grant:: (sum of lines 2-19)	10,249,335	10,249,335
21	Amount of line 20 Related to LBP Activities	300,000	300,000
22	Amount of line 20 Related to Section 504 Activities	40,000	0
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measure	0	0
Signature of Executive Director		Signature of Public Housing Director	
			
Date		Date	
2/16/12			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary			Grant Type and Number		Federal FFY of Grant:	
PHA Name:			Capital Fund Program Grant No: KY 36 P 001 501 10		2010	
Louisville Metro Housing Authority			OFFP (Yes/No): N			
			Replacement Housing Factor Grant No:			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²
						Expended ²
Clarksdale KY 1-1	Phase II including Community Ctr	1470		0	0	
Beecher Terr KY 1-2	Admin Salaries	1410		187,428	187,428	187,428
Beecher Terr KY 1-2	Community Room Renovation	1470		18,927	0	
Beecher Terr KY 1-2	Annual AE Contract	1430		20,357	20,357	
Beecher Terr KY 1-2	Tree Trimming	1450		6,000	6,000	
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerators	1465		30,336	30,336	
Parkway Pl KY 1-3	Admin Salaries	1410		156,108	156,108	156,108
Parkway Pl KY 1-3	Annual AE Contract	1430		21,226	21,226	
Parkway Pl KY 1-3	Pick Up Truck	1475		25,000	25,000	
Parkway Pl KY 1-3	Tree Trimming	1450		10,000	10,000	
Parkway Pl KY 1-3	Resident Services - Parkway Parks Progr	1408		68,000	68,000	
Parkway Pl KY 1-3	Dwelling Equip - Ranges and Refrigerators	1465		31,631	31,631	
Sheppard Square KY 1-4	Admin Salaries	1410		80,397	80,397	80,397
Sheppard Square KY 1-4	Comp Mod in planned HOPE VI	1499		2,351,681	1,787,381	1,145,000
Sheppard Square KY 1-4	Demolition	1485		0	714,300	714,300
Iroquois Homes KY 1-5	Admin Salaries	1410		119,608	119,608	119,608
Iroquois Homes KY 1-5	Demolition	1485		1,806,000	1,806,000	1,806,000
Iroquois Homes KY 1-5	Remediation of Buildings to be Demo'd	1460		273,000	273,000	962,031
Iroquois Homes KY 1-5	Relocation	1495		88,590	88,590	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ²	Expended ²		
Dosker Manor Ky 1-12	Admin Salaries	1410		168,685	168,685	168,685	168,685		
Dosker Manor Ky 1-12	Annual AE Contract	1430		28,018	28,018				
Dosker Manor Ky 1-12	Curbs, Metal Ramps	1450		20,000	0				
Dosker Manor Ky 1-12	Exterior Corridor Walkway Renovations	1460		100,000	174,000	174,000	34,062		
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerators	1465		41,753	41,753				
Dosker Manor Ky 1-12	Resident Stipends - Security Activities - S	1408		21,750	21,750	180	180		
Dosker Manor Ky 1-12	Replace Booster Pumps	1460			15,000	12,537			
Dosker Manor Ky 1-12	Retube Boilers - Materials	1460		242,460	242,460	242,460	242,460		
Dosker Manor Ky 1-12	Retube Boilers - Labor	1460		83,913	83,913	83,913			
Dosker Manor Ky 1-12	Repave Parking Lots	1450		25,000					
St. Catherine KY 1-13	Admin Salaries	1410		39,212	39,212	39,212	39,212		
St. Catherine KY 1-13	Replace Booster Pumps	1460			5,000	4,179			
St. Catherine KY 1-13	Resident Stipends - Security Activities - S	1408		8,100	8,100				
Avenue Plaza KY 1-14	Admin Salaries	1410		73,245	73,245	73,245	73,245		
Avenue Plaza KY 1-14	Replace Booster Pumps	1460			5,000	4,179			
Avenue Plaza KY 1-14	Annual AE Contract	1430		10,409	10,409				
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrigerators	1465.1		15,512	15,512				
Avenue Plaza KY 1-14	Resident Stipends - Security Activities	1408		19,950	19,950	30	30		
Avenue Plaza KY 1-14	Repave Parking Lots	1450		50,000					
Avenue Plaza KY 1-14	Repave Parking Lots - 550 Building	1450		40,000	0				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary								Expires 4/30/2017
PHA Name:		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant:			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
Scattered Sites KY 1-17	Admin Salaries	1410		67,326	67,326	67,326	67,326	
Scattered Sites KY 1-17	Staircases - 25th, Bonair, St Cath	1460		77,900	5,000	4,125		
Scattered Sites KY 1-17	Annual AE Contract	1430		5,541	5,541			
Scattered Sites KY 1-17	Tree Trimming	1450		6,000	6,000			
Scattered Sites KY 1-17	Dwelling Equip - Ranges and Refrigerators	1465.1		8,258	8,258			
Scattered Sites KY 1-34	Two Pick Up Trucks	1475		50,000	50,000			
Scattered Sites KY 1-34	1448 Hancock Renovation	1460		57,000	0			
Scattered Sites KY 1-34	Kitchen Renovations	1460		400,000	400,000	400,000	369,288	
Scattered Sites KY 1-34	Kitchen Renovations - Relocation	1495		0	1,500	1,000	821	
Scattered Sites KY 1-34	Admin Salaries	1410		95,440	95,440	95,440	95,440	
Scattered Sites KY 1-34	Annual AE Contract	1430		9,547	9,547			
Scattered Sites KY 1-34	Acquisitions	1460		0	0			
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrigerators	1465.1		14,226	14,226			
Scattered Sites KY 1-34	Friary Comprehensive Modernization	1460		0	0			
Lourdes Hall KY 1-18	Admin Salaries	1410		37,485	37,485	37,485	37,485	
Lourdes Hall KY 1-18	Dwelling Equip - Ranges and Refrigerators	1465.1		13,534	13,534			
Lourdes Hall KY 1-18	Curbs, Ramps over Curbs	1450		20,000	0			
Lourdes Hall KY 1-18	Resident Stipends	1408		10,000	10,000			

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					Federal FFY of Grant:	
PHA Name:					Capital Fund Program Grant No:	
Development Number Name/Pha Wide Activities					CFFP (Yes/No):	
General Description of Major Work Categories					Replacement Housing Factor Grant No:	
Development Number	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ²
						Expended ²
Bishop Lane KY 1-40	Annual AE Contract	1430		9,082	9,082	
Park DuValle	Phase II Mixed Fin Cap Contribution	1460				
Park DuValle	Phase III Mixed Fin Cap Contribution	1460		39,143	39,143	39,143
Park DuValle	Phase IV Mixed Fin Cap Contribution	1460		63,441	63,441	63,441
Administration	Environmental Contract	1430		300,000	300,000	
Administration	Annual Asbestos/Lead Removal	1460		300,000	300,000	
Administration	Transfer	1410		0	0	
Administration	Funding Operation	1406		2,428,689	2,428,689	2,428,689
Administration	Contingency	1502		22,427	7,754	
				10,249,335	10,249,335	8,148,110
						2,736,390

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary		FFY of Grant:		2011	
PHA Name:		FFY of Grant Approval:		2011	
Louisville Metro Housing Auth		KY 36 P 001 501 11			
Grant Type and Number					
Capital Fund Program Grant No:					
Replacement Housing Factor Grant No:					
Date of CFFP:					
Type of Grant					
Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
Performance and Evaluation Report for Period Ending:		x		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost ¹
			Revised ²		Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	2,446,000	2,446,000	246,000	0
3	1408 Mangagment Improvements	991,690	991,690	933,240	389,135
4	1410 Administration (may not exceed 10% of line 21)	884,251	884,251	884,251	884,251
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	841,852	941,852	822,413	0
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000	140,000	0	0
10	1460 Dwelling Structures	3,287,714	3,077,714	405,660	0
11	1465.1 Dwelling Equipment-Nonexpendable	202,000	202,000	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	5,500	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		FFY of Grant:		FFY of Grant Approval:	
PHA Name:		Grant Type and Number		2011	
Louisville Metro Housing Auth		Capital Fund Program Grant No: KY 36 P 001 501 11		2011	
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
x		Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Total Actual Cost ¹
18a	1501 Collateralization or Debt Service paid by the PHA				Expended
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	43,498		158,998	0
20	Amount of Annual Grant: (sum of lines 2-19)	8,842,505		8,842,505	3,291,564
21	Amount of line 20 Related to LBP Activities	150,000		150,000	1,273,386
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	909,690		909,690	365,634
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
<i>Antony</i>		4/16/12			

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary									
PHA Name:		Grant Type and Number				Federal FFY of Grant:			
		Capital Fund Program Grant No: KY 36 P 001 501 11				2011			
		CFFP (Yes/No):							
		Replacement Housing Factor Grant No:							
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Expended ²		
Dosker Manor Ky 1-12	Admin Salaries	1410			163,910	163,910	163,910		
Dosker Manor Ky 1-12	High Rise Security Guards	1408		419,640	419,640	419,640	197,909		
Dosker Manor Ky 1-12	Eviction Prevention Program	1408		2,000	2,000	2,000	1,582		
Dosker Manor Ky 1-12	Annual AE Contract	1430		40,341	40,341				
Dosker Manor Ky 1-12	Replace Booster Pumps	1460		60,000	0				
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerators	1465		54,326	54,326				
Dosker Manor Ky 1-12	Resident Stipends - Security Activities - S	1408		21,750	21,750				
St. Catherine KY 1-13	Admin Salaries	1410			38,102	38,102	38,102		
St. Catherine KY 1-13	High Rise Security Guards	1408		93,160	93,160	93,160	42,578		
St. Catherine KY 1-13	Eviction Prevention Program	1408		1,000	1,000	1,000	979		
St. Catherine KY 1-13	Resident Stipends - Security Activities - S	1408		8,100	8,100				
Avenue Plaza KY 1-14	Admin Salaries	1410			71,171	71,171	71,171		
Avenue Plaza KY 1-14	High Rise Security Guards	1408		90,880	90,880	90,880	42,578		
Avenue Plaza KY 1-14	Eviction Prevention Program	1408		4,000	4,000	4,000	1,582		
Avenue Plaza KY 1-14	Annual AE Contract	1430		14,988	14,988				
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrigerators	1465.1		20,183	20,183				
Avenue Plaza KY 1-14	Resident Stipends - Security Activities	1408		11,300	11,300				
Scattered Sites KY 1-17	Admin Salaries	1410			65,420	65,420	65,420		
Scattered Sites KY 1-17	Annual AE Contract	1430		7,978	7,978				
Scattered Sites KY 1-17	Eviction Prevention Program	1408		5,000	5,000	5,000			

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 11 CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FFY of Grant:		
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Expend ²		
Scattered Sites KY 1-17	Tree Trimming	1450		29,997	29,997				
Scattered Sites KY 1-17	Dwelling Equip - Ranges and Refrigerators	1465.1		10,744	10,744				
Scattered Sites KY 1-34	Admin Salaries	1410			97,531	97,531	97,531		
Scattered Sites KY 1-34	Annual AE Contract	1430		13,745	13,745				
Scattered Sites KY 1-34	Tuckpointing 2400 Chestnut	1460		25,000	25,000				
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrigerators	1465.1		18,510	18,510				
Scattered Sites KY 1-34	Fireary Comprehensive Modernization	1460		2,467,054	2,467,054				
Scattered Sites KY 1-34	Roof Replacement - SixMi. Landside, Orms	1460		120,000	120,000				
Scattered Sites KY 1-34	Coral Avenue Rehab	1460		60,000	60,000				
Scattered Sites KY 1-34	Fire House Renovations	1460		50,000	0				
Scattered Sites KY 1-34	St. Martins Condensor Platforms	1460		100,000	0				
Lourdes Hall KY 1-18	Admin Salaries	1410			36,424	36,424	36,424		
Lourdes Hall KY 1-18	Dwelling Equip - Ranges and Refrigerators	1465.1		17,610	17,610				
Lourdes Hall KY 1-18	Resident Stipends	1408		17,300	17,300				
Lourdes Hall KY 1-18	High Rise Security Guards	1408		102,320	102,320	102,320	46,944		
Lourdes Hall KY 1-18	Eviction Prevention Program	1408		8,000	8,000	8,000	4,369		
Bishop Lane KY 1-40	Annual AE Contract	1430		13,077	13,077				

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[illegible]

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Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary				FFY of Grant: 2012	
PHA Name:		Grant Type and Number		FFY of Grant Approval: 2012	
Louisville Metro Housing Auth		Capital Fund Program Grant No: KY 36 P 001 501 12			
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Original Annual Statement Performance and Evaluation Report for Period Ending:			
		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
				Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Obligated	Total Actual Cost¹
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	1,800,000		0	0
3	1408 Mangagment Improvements	868,190		0	0
4	1410 Administration (may not exceed 10% of line 21)	766,610		0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	450,000		0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	95,100		0	0
10	1460 Dwelling Structures	1,094,477		0	0
11	1465.1 Dwelling Equipment-Nonexpendable	0		0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	5,400		0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	2,546,078		0	0

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		FFY of Grant:		FFY of Grant Approval:	
PHA Name:		Grant Type and Number		2012	
Louisville Metro Housing Auth		Capital Fund Program Grant No: KY 36 P 001 501 12		2012	
Replacement Housing Factor Grant No:		Date of CFFP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
x		Original Annual Statement		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via				
	System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	40,241	40,241	0	-
20	Amount of Annual Grant: (sum of lines 2-19)	7,666,096	7,666,096	-	-
21	Amount of line 20 Related to LBP Activities	150,000	150,000	150,000	0
22	Amount of line 20 Related to Section 504 Activities	5,100	5,100	0	0
23	Amount of line 20 Related to Security - Soft Costs	814,290	814,290	-	-
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		2/16/12			
				Date	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 3/31/2014

Part I: Summary			Grant Type and Number		Federal FFY of Grant:	
PHA Name: Louisville Metro Housing Authority			Capital Fund Program Grant No: KY 36 P 001 501 12 CFFP (Yes/No): N Replacement Housing Factor Grant No:		2012	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Revised ¹	Funds Obligated ² Expended ²
Beecher Terr KY 1-2	Admin Salaries	1410				
Beecher Terr KY 1-2	HALO Community Policing	1408		24,040	24,040	
Beecher Terr KY 1-2	Eviction Prevention Program	1408		22,330	22,330	
Beecher Terr KY 1-2	Annual AE Contract	1430		29,310	29,310	
Beecher Terr KY 1-2	Tree Trimming	1450		30,006	30,006	
Beecher Terr KY 1-2	Handicapped and Wheelchair Ramps	1450		5,100	5,100	
Parkway Pl KY 1-3	Admin Salaries	1410				
Parkway Pl KY 1-3	HALO Community Policing	1408		25,800	25,800	
Parkway Pl KY 1-3	Eviction Prevention Program	1408		16,170	16,170	
Parkway Pl KY 1-3	Annual AE Contract	1430		30,561	30,561	
Parkway Pl KY 1-3	Tree Trimming	1450		29,997	29,997	
Sheppard Square KY 1-4	Comprehensive Modernization	1499		2,546,078	2,546,078	
Dosker Manor Ky 1-12	Admin Salaries	1410				
Dosker Manor Ky 1-12	High Rise Security Guards	1408		419,640	419,640	
Dosker Manor Ky 1-12	Eviction Prevention Program	1408		1,540	1,540	
Dosker Manor Ky 1-12	Annual AE Contract	1430		40,341	40,341	
Dosker Manor Ky 1-12	Buss Duct/ Raceway Bldg B	1460		20,000	20,000	
Sheppard Square KY 1-4	Admin Salaries	1410				
Dosker Manor Ky 1-12	Resident Stipends - Security Activities - S	1408		21,750	21,750	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary					Federal FFY of Grant:		
PHA Name:					2012		
					Capital Fund Program Grant No: KY 36 P 001 501 12		
					CFFP (Yes/No):		
					Replacement Housing Factor Grant No:		
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ² Expended ²	
St. Catherine KY 1-13	High Rise Security Guards	1408		93,160	93,160		
St. Catherine KY 1-13	Eviction Prevention Program	1408		770	770		
St. Catherine KY 1-13	Resident Stipends - Security Activities - St	1408		8,100	8,100		
Avenue Plaza KY 1-14	High Rise Security Guards	1408		90,880	90,880		
Avenue Plaza KY 1-14	Eviction Prevention Program	1408		3,080	3,080		
Avenue Plaza KY 1-14	Annual AE Contract	1430		14,988	14,988		
Avenue Plaza KY 1-14	Resident Stipends - Security Activities	1408		11,300	11,300		
Avenue Plaza KY 1-14	Window Replacement and PTAC Units	1460		400,000	400,000		
Avenue Plaza KY 1-14	Paint and Drywall Repair - 16 Floors	1460		64,000	64,000		
Scattered Sites KY 1-17	Annual AE Contract	1430		7,978	7,978		
Scattered Sites KY 1-17	Eviction Prevention Program	1408		3,850	3,850		
Scattered Sites KY 1-17	Tree Trimming	1450		29,997	29,997		
Avenue Plaza KY 1-14	Admin Salaries	1410					
Scattered Sites KY 1-34	Annual AE Contract	1430		13,745	13,745		
Scattered Sites KY 1-34	St Martins Basement Upgrades	1460		75,000	75,000		
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrigerators	1465.1					
Lourdes Hall KY 1-18	Resident Stipends	1408		17,300	17,300		
Lourdes Hall KY 1-18	High Rise Security Guards	1408		102,320	102,320		
Lourdes Hall KY 1-18	Eviction Prevention Program	1408		6,160	6,160		
Lourdes Hall KY 1-18	Washing Machines for Laundry Mats	1475		5,400	5,400		
Bishop Lane KY 1-40	Annual AE Contract	1430		13,077	13,077		

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[illegible]

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E. Certifications and Disclosures

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Louisville Metro Housing Authority
PHA Name

KY-01
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

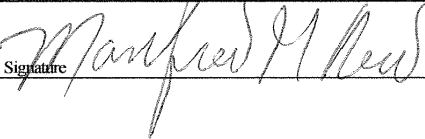
Name of Authorized Official

Manfred Reid, Sr.

Title

Chairman

Signature



Date

4/18/2012

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

LOUISVILLE METRO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

MOVING TO WORK DEMONSTRATION PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

ALL SITES.

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

TIM BARRY

Title

EXECUTIVE DIRECTOR

Signature

X

Date

03/09/2012

form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**Certification of Payments
to Influence Federal Transactions**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

LOUISVILLE METRO HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

MOVING TO WORK DEMONSTRATION PROGRAM

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

TIM BARRY

Title

EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

03/09/2012

Previous edition is obsolete form HUD 50071 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Louisville Metro Housing Authority 420 S. 8th St Louisville, KY 40203 Congressional District, if known: 3			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: Moving to Work Demonstration CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Tim Barry</u> Print Name: <u>Tim Barry</u> Title: <u>Executive Director</u> Telephone No.: <u>502-569-3420</u> Date: <u>03/09/2012</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**Certification of Consistency
with the Consolidated Plan****U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Louisville Metro Housing AuthorityProject Name: Annual Moving to Work Demonstration PlanLocation of the Project: PHA-WideName of the Federal
Program to which the
applicant is applying: Moving to Work Demonstration ProgramName of
Certifying Jurisdiction: Louisville MetroCertifying Official
of the Jurisdiction
Name: Adria JohnsonTitle: Interim Director, Department of Community Services and RevitalizationSignature: Date: 4/17/12

F. Louisville Metro Housing Authority's definition of substantial deviation and significant amendment/modification.

Substantial deviations or significant amendment/modifications are defined as discretionary changes in the plans or policies of the Louisville Metro Housing Authority that fundamentally change the mission, goals, objectives or plans of the Agency's MTW (Moving to Work) Annual Plan and which require formal approval of the Board of Directors. LMHA will consider the following to be substantial deviations and significant amendments/modifications:

- Significant changes to an MTW Activity outside the scope of the Agency's HUD-Approved MTW Plan;
- Changes to rent or admissions policies or organization of the waiting list;
- Changes to the Public Housing Admissions and Continued Occupancy Policy;
- Changes to the Section 8 Housing Choice Voucher Program Administrative Plan;
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the Plan of funds under the Capital Fund (including replacement housing factor funds) that exceeds 20% of the Agency's annual capital budget.
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the Plan that exceeds 20% of the Agency's annual program budgets for Section 8 or public housing activities.
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.