

**LOUISVILLE METRO HOUSING AUTHORITY**

# **MOVING TO WORK DEMONSTRATION PROGRAM**

## **FY 2011 ANNUAL PLAN**

~~**April 17, 2010**~~

~~**Revised August 13, 2010**~~

**Amended April 18, 2011**





# **Louisville Metro Housing Authority**

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# I. Introduction

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Louisville Metro Housing Authority (LMHA), formerly known as the Housing Authority of Louisville, is a non-profit 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 4,000 units in four family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. Last year LMHA provided housing assistance to over 13,900 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 tenant-based 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, the plan contains a limited amount of information regarding LMHA's non-MTW activities such as plans to revitalize and redevelop certain properties. 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 Objectives

Moving to Work is a demonstration program that allows public housing authorities to design and test ways to achieve three statutory goals. The activities and policies designed by LMHA, 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, we carefully evaluated our own goals and objectives against those of the demonstration. The outcome was six goals for our participation in the MTW demonstration.

### **Locally Defined LMHA MTW Goals**

These goals, as outlined in FY 1999 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. We have revised and updated our goals to reflect changes in the local community and the evolution of the federal 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 Ongoing 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. For 2011, LMHA is proposing three new MTW activities.

The first proposed activity will allow the Agency to acquire sites for public housing without prior HUD approval. The activity is designed to increase effective expenditure of funds and increase housing choices. Also, this activity will achieve the Agency's goal of deconcentrating poverty.

Another proposed MTW activity for 2011 is to amend the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility. This activity is a step towards increasing housing options for working low-income families with children and families that may be struggling to make ends meet.

The final activity is to develop locally defined guidelines for the development, maintenance and modernization of public housing development. Design guidelines that reflect local marketplace conditions for quality construction including sustainable building and energy efficiency, and establish protocol for maintenance practices that minimize life-cycle costs will achieve greater cost effectiveness in Federal expenditures.

LMHA has a variety of MTW activities that will be ongoing in 2011. Activities designed to reduce operating costs include biennial reexaminations, a standard medical deduction, an earned income disregard in the Housing Choice Voucher program, a flexible third-party verification policy for the HCV Homeownership program, and simplified procedures to acquire/develop new public housing properties.

Ongoing activities that provide incentives to achieve financial self-sufficiency include term limits and educational/employment work requirements for highly desirable single family units.

Ongoing activities that increase housing choice include a local definition of elderly as age 55+ at LMHA elderly/disabled high-rises, special referral voucher programs with several local non-profit service providers, and an exception payment standard for the HCV Homeownership program.



## **II. General Housing Authority Operating Information**

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### **A. Housing Stock**

The Louisville Metro Housing Authority projects that as of June 30, 2011 there will be a total of 4,655 annual contribution contract (ACC) units in its public housing stock, 3,932 of which are owned and managed by the Agency and 723 HOPE VI/mixed finance units that are privately managed. This is an overall decrease of 48 ACC units since the end of the previous fiscal year end. LMHA anticipates it will manage 10,136 units of leased housing in 2011, bringing the grand total of housing stock to 14,791 by fiscal year end.

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

During FY2011, LMHA projects it will decrease its public housing stock by 48 ACC units, bringing the total to 4,655, including 3,932 units owned and managed by LMHA and 723 that will be privately owned and/or managed. This net decrease will result from the razing of 124 units at KY1-005 Iroquois Homes and will be partially offset by the acquisition of an additional 65 scattered site units in KY 1-034, including 15 units developed using funds from the Louisville Metro Neighborhood Stabilization Program. The remaining 50 units will be financed using replacement housing factors funds. Finally, an additional 11 ACC units located at Downtown Scholar House, an initiative of Family Scholar House, will be added to the housing stock, bringing the total of units at year end to 4,665.

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 is projected for completion 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. If HUD issues a notice of funding availability (NOFA) for a HOPE VI Demolition program or another funding source, the Authority will apply for funds for one or both phases of demolition, depending on the NOFA criteria. Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2001/2002. The Authority intends to replace these units through acquired or developed properties using Replacement Housing Factor (RHF) funds. LMHA staff will also research additional funding sources as they become available for these purposes.

In fall 2009, LMHA submitted an application for HOPE VI Revitalization funds to redevelop the Sheppard Square, a 326 unit public housing development, during the upcoming fiscal year. The Authority's application requested \$22,000,000, the maximum allowable grant amount for the FY2009 HOPE VI funding allocation. If funded, LMHA plans to demolish all existing buildings on the site, and rebuild a mixed-income community on the footprint of Sheppard Square. The revitalized site will include a combination of public housing, low-income housing tax credit (LIHTC) and market-rate rental units. Affordable homeownership units may also be constructed on or near the site. Additional replacement housing units will be built and/or acquired off-site in order to achieve LMHA's goal of one-for-one replacement.

In conjunction with the planning process for its Sheppard Square HOPE VI Revitalization submission, LMHA is exploring ways to provide housing, specifically for disabled veterans; the number of veterans without adequate housing and access to specialized health care continues to grow as soldiers return from service in Iraq and Afghanistan. If the HOPE VI grant is not awarded, then LMHA will look to regulatory relief under the MTW Broader Uses of Funds authority to develop service-enriched housing for this population.

Table II-A.1 summarizes the above changes in LMHA's public housing stock during the upcoming fiscal year. This table provides data by type of site (Family, Elderly/Disabled, Scattered Sites, HOPE VI/Mixed Finance). Table II-A.2 shows the anticipated changes in the housing stock during 2011 by site and bedroom sizes.

In addition, Louisville Metro Housing Authority plans to dispose of an undeveloped part of a Public Housing property located at 1529 West Saint Catherine Street. The property contains a 10 unit apartment complex and is approximately 1 acre. The undeveloped portion measuring 45 foot wide by 150 foot deep (0.15 acre) is located outside the fence line of the LMHA property. LMHA proposes to remove this vacant land portion of the development in order to sell the lot to the African Methodist Episcopal Church whose property adjoins the LMHA property.

The Church, which is planning an expansion, had until recently thought the lot was theirs and they have been maintaining the property. Consequently, in conjunction with the church expansion, they would like to purchase the undeveloped lot. In preparation of the sale, LMHA has commissioned an updated appraisal which set the property value at \$2,500. LMHA will execute a 30-day purchase contract with the Church 3 days after receiving HUD approval to proceed.

### **Housing Choice Vouchers Authorized**

The Agency anticipates managing 9,723 Housing Choice vouchers in its leased housing program at the beginning of FY 2011 and increasing this number by 283 to 10,006 over the course of the year. All but 175 of the estimated 9,723 HCVs at the start of the fiscal year are MTW HCVs. The 175 that are non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans.

The anticipated increase is largely due to the 230 relocation vouchers that LMHA will receive for Sheppard Square if the Agency is awarded a HOPE VI revitalization grant to redevelop the site. LMHA will take advantage of any opportunities to apply for additional vouchers.

### **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. Up to 22 Housing Choice vouchers are allocated 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 will annually allocate up to 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 plans to allocate approximately 43 special referral vouchers for this program. As shown in Table II-A.1, the Agency could allocate up to 121 vouchers for these special referrals programs during FY 2011.

In addition to its HCV Special Referral programs, the Authority 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. As shown in Table II- A.1, LMHA anticipates administering up to 688 vouchers to these programs during FY2011.

LMHA administers all the MTW HCVs that are allocated to its Special Referral and Direct Access programs.

### **MTW Project-Based Housing Choice Vouchers**

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

**Non-MTW Vouchers – HUD VASH Program**

LMHA administers 175 vouchers awarded under the Veterans Administration Supportive Housing (VASH) program which requires voucher recipients to be veterans. 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. All 175 vouchers have been renewed for FY 2011. LMHA is working closely with the local Veterans Administration Medical Center (VAMC) to administer these vouchers.

**HUD Special Programs – Mod Rehab and Section 8 Certificates**

As shown in Table II-A.1, LMHA will continue to administer 130 Section 8 certificates during FY2011. 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 flexibility provided through the MTW program, initial occupancy inspections of the SRO units are waived upon move-in and inspections are conducted once a year at the site, concurrently. In addition to the YMCA SRO program, the Agency administers 65 Section 8 certificates for Willow Place, a Mod Rehab project, and 24 certificates for St. Vincent de Paul/Roberts Hall. Inspections at Roberts Hall are also conducted concurrently once a year at the site.

**Public Housing Planned Capital Expenditures**

LMHA's emphasis on modernization and extraordinary maintenance to preserve and improve the current public housing stock is evidenced by \$5,455,611 (includes contingency) in committed capital funding during the upcoming year. Table II-A.3 summarizes the proposed capital improvements projects at LMHA's sites. A list of additional capital projects that will be funded through the American Recovery and Reinvestment Act (ARRA) can be found in Section III of this Annual Plan. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in the Five-Year Action Plan in Appendix E. Note that some capital projects are utilizing both regular capital funds and ARRA funds.

If awarded a HOPE VI Revitalization grant for Sheppard Square, LMHA will revise its 2011 Capital Plan budget to reprogram funds currently earmarked for Sheppard Square improvements for HOPE VI Revitalization activities.

**Table I-A.1 Housing Stock Information**

	Projected as of 7/1/2010	Projected as of 6/30/2011	Base Year as of 12/31/1998	Base Year adjusted for Merger in 2003
<b>PUBLIC HOUSING</b>				
<b>Public Housing-LMHA Owned and Managed</b>				
Family Developments	2,012	1,888	3306	
Elderly/Disabled Developments	1,295	1,295	1133	
Scattered Sites	699	749	185	
<b>Subtotal LMHA Managed</b>	<b>4,006</b>	<b>3,930</b>	<b>4,624</b>	<b>4,802</b>
<b>HOPE VI/Mixed Finance</b>	712	723		
<b>Grand Total Public Housing Units</b>	<b>4,718</b>	<b>4,663</b>	<b>4,624</b>	<b>4,802</b>
<b>LEASED HOUSING</b>				
<b>MTW Housing Choice Vouchers</b>				
MTW Tenant Based	8,739	9,022	684	7,253
MTW Direct Access	688	688		
MTW Special Referral	121*	121		
<b>Sub Total MTW</b>	<b>9,548</b>	<b>9,831</b>		
<b>Non-MTW Housing Choice Vouchers</b>				
HUD-VASH Program	175	175		
<b>Total Vouchers</b>	<b>9,723</b>	<b>10,006</b>	<b>684</b>	<b>7,253</b>
<b>HUD Special Programs</b>				
Mod Rehab Certificates	65	65		65
Other Section 8 Certificates	65	65		65
<b>Total Certificates</b>	<b>130</b>	<b>130</b>		<b>130</b>
<b>Grand Total Leased Housing</b>	<b>9,853</b>	<b>10,136</b>	<b>684</b>	<b>7,383</b>
<b>Grand Total Housing Stock</b>	<b>14,571</b>	<b>14,799</b>	<b>5,308</b>	<b>12,185</b>

\*Including 43 vouchers pending for Downtown Scholar House.

**Table I-A.2 Public Housing Units Added/Removed in FY 2011**

<b>PROJECT</b>	<b>Type</b>	<b>Total Units</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 + Bed</b>
<b>Units Added</b>						
KY 1-034 New Scattered Sites*	Family	50	8	20	30	2
KY 1-034 Neighborhood Stabilization Program (Pending)*	Family	15	2	9	4	0
Downtown Scholar House	Mixed Finance	11	0	10	1	0
<b>Total Units Added</b>		<b>76</b>	<b>10</b>	<b>39</b>	<b>35</b>	<b>2</b>
<b>Units Removed***</b>						
KY 1-005 Iroquois Homes	Family	124	N/A	N/A	N/A	N/A
<b>Total Units Removed</b>		<b>124</b>				
<b>Net Gain (Loss)**</b>		<b>(48)</b>				

\*The projected number of units added and distribution of units by bedroom size is based on the family sizes of applicants on the central-based waitlist. These units are acquired as properties go up for sale.

\*\*The total number of units gained/lost during the fiscal year includes projects that are currently pending; therefore the actual net gain/loss by year end could be higher or lower than the figure shown.

\*\*\*LMHA has a one-for-one replacement policy. All units removed from the housing stock during the fiscal year will be replaced through acquisition or development of new public housing.

**Table II-A.3 Capital Fund Activities**

<b>Site</b>	<b>Amount Proposed</b>
<b>CLARKSDALE</b>	
Community Center	\$84,313
<b>Site Total</b>	<b>\$84,313</b>
<b>BEECHER TERRACE</b>	
Replace underground piping to boilers (Phase IV)	\$990,000
Annual A/E Contract	\$20,357
Tree Trimming	\$30,000
Dwelling Equipment	\$30,336
<b>Site Total</b>	<b>\$1,070,693</b>
<b>PARKWAY PLACE</b>	
Annual A/E Contract	\$21,226
Tree Trimming	\$30,000
Dwelling Equipment	\$31,631
<b>Site Total</b>	<b>\$82,857</b>
<b>SHEPPARD SQUARE</b>	
Comprehensive Modernization	\$507,400
Annual A/E Contract	\$32,353
Tree Trimming	\$30,000
Dwelling Equipment	\$48,213
<b>Site Total</b>	<b>\$617,966</b>
<b>IROQUOIS HOMES</b>	
Annual A/E Contract	\$13,466
Tree Trimming	\$30,000
Dwelling Equipment	\$20,067
<b>Site Total</b>	<b>\$63,533</b>
<b>DOSKER MANOR</b>	
Annual A/E Contract	\$28,018
Dwelling Equipment	\$41,753
Resident Stipends	\$21,750
Site Total	\$91,521
<b>ST. CATHERINE COURT</b>	
Resident Stipends	\$8,100
<b>Site Total</b>	<b>\$8,100</b>
<b>AVENUE PLAZA</b>	
Window and Blind Replacement	\$589,000
Riser Replacement	\$734,494
Annual A/E Contract	\$10,409
Dwelling Equipment	\$15,512
Resident Stipends	\$19,950
<b>Site Total</b>	<b>\$1,369,365</b>
<b>SCATTERED SITES – 017 AND 034</b>	
Friary Comprehensive Modernization	\$1,000,000
Staircases – 25th Street, Bonaire, Saint Catherine	\$77,900
Annual A/E Contract – Project 017	\$5,541
Annual A/E Contract – Project 034	\$9,547
Tree Trimming – Project 017	\$30,000
Dwelling Equipment – Project 017	\$8,258

Site	Amount Proposed
Dwelling Equipment – Project 034	\$14,226
<b>Site Total</b>	<b>\$1,145,472</b>
<b>LOURDES HALL</b>	
Dwelling Equipment	\$13,534
Resident Stipends	\$17,300
<b>Site Total</b>	<b>\$30,834</b>
<b>BISHOP LANE</b>	
Roof Replacement	\$190,000
Annual A/E Contract	\$9,082
Environmental Consultant – Remediation Monitoring	\$300,000
Annual Asbestos and Lead Removal Contract	\$300,000
<b>Site Total</b>	<b>\$799,082</b>
Subtotal Capital Projects	\$5,363,736
Contingency	\$92,875
<b>GRAND TOTAL</b>	<b>\$5,455,611</b>

## **B. Leasing Information**

As shown in Table II-B.1, LMHA's average lease-up rate for its managed public housing developments is anticipated to be 90% or 3,581 families on July 1, 2010. This level is expected to increase to 95% by the end of FY 2011 primarily through the relocation of Iroquois residents into scattered site units and units at the Agency's family sites that are currently being reserved for them. 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 must have units available for those residents who choose to continue to live in public housing. LMHA anticipates occupancy increases at the elderly sites. The Authority continues to experience improved occupancy rates at St. Catherine Court (up from 73% to nearly 99%) since HUD's approval of the locally defined definition of elderly.

Due to ongoing issues with occupancy rates 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 2011. 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. In addition, LMHA will submit an application for an elderly-only designation at Stephen Foster, a privately owned and managed senior-living facility containing 18 public housing units.

### **Housing Choice Vouchers**

Also shown in Table II-B.1 are the anticipated leasing numbers for LMHA's Housing Choice Voucher program. While the program was over leased in FY 2009, the number of leased vouchers has been brought down to 9,369 or a 96% utilization rate. With normal turnover and the new relocation vouchers LMHA anticipates receiving for Iroquois residents, the projected leased HCVs at the close of FY2012 are 9,413 or a 95% utilization rate. As noted in previous MTW Plans, the Annual Contribution Contract (ACC) number of HCVs is now simply an informational number that reflects the number of units that have been awarded to an agency. It is no longer practical for housing authorities to use ACC unit's numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. An additional factor affecting LMHA's leasing is our strategy to limit HCV costs to 95% of the actual funding. The remaining 5% has been used to supplement revitalization efforts in the HOPE VI programs and will be used to acquire replacement housing for Iroquois Homes.

### **Households Served**

As of July 1, 2010, LMHA anticipates serving a total of 13,724 households in the combined public housing and Housing Choice Voucher (HCV) programs. This includes 4,239 in the public housing program and 9,495 in the HCV program. Overall occupancy numbers are expected to increase during FY 2011 to 13,831 by the end of the fiscal year.

A snapshot of households currently being served, as of the time this report was written, are presented by housing type and unit size, by family type, by income levels as compared to median income levels for Louisville and by race and ethnicity in Tables II-B.2 – B.5 at the end of this section.



**Table II-B.1 Leasing Information**

	Projected as of 7/1/10			Anticipated as of 6/31/11		
	Total Units Available	Total Units Leased	Occupancy Rate	Total Units Available	Total Units Leased	Occupancy Rate
<b>PUBLIC HOUSING</b>						
<b>LMHA Managed</b>						
Family Developments	2,014	1,790	91%**	1,888	1,831	97%**
Elderly/Disabled Developments	1,295	1,209	93%	1,295	1,212	94%
Scattered Sites	685	582	85%	750	705	94%
<b>Subtotal</b>	<b>3,994</b>	<b>3,581</b>	<b>90%*</b>	<b>3,933</b>	<b>3,748</b>	<b>95%*</b>
<b>HOPE VI/Mixed-Income (Privately Managed)</b>						
The Oaks of Park DuValle	59	55	93%	59	56	95%
Park DuValle	304	256	84%	304	270	89%
St. Francis	10	10	100%	10	10	100%
Steven Foster	16	16	100%	16	16	100%
Village Manor	10	10	100%	10	10	100%
Liberty Green	311	311	100%	311	311	100%
<b>Subtotal</b>	<b>710</b>	<b>658</b>	<b>93%*</b>	<b>710</b>	<b>673</b>	<b>95%*</b>
<b>Total Public Housing</b>	<b>4,704</b>	<b>4,239</b>	<b>90%*</b>	<b>4,613</b>	<b>4,418</b>	<b>96%</b>
<b>LEASED HOUSING</b>						
Housing Choice Vouchers	9,723	9,369	96%	9,776	9,287	95%
S8 Certificates	130	114	88%	130	126	97%
<b>Total Leased Housing</b>	<b>9,853</b>	<b>9,495</b>	<b>96%</b>	<b>9,906</b>	<b>9,413</b>	<b>95%</b>

\*Average occupancy rate is not weighted by the number of units at each development.

\*\*Adjusted for ongoing phased demolition of the Iroquois Homes site through FY 2012.

**Table II-B.2 Current Households Served by Unit Size**

<b>PUBLIC HOUSING</b>	<b>0 Bed</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed +</b>	<b>Total</b>
<b>Family Developments</b>						
KY 1-002 Beecher Terrace	0	313	218	143	0	674
KY 1-003 Parkway Place	1	198	238	115	45	597
KY 1-004 Sheppard Square	0	0	148	122	24	294
KY 1-005 Iroquois Homes	0	65	48	91	33	237
<b>Total</b>	<b>1</b>	<b>576</b>	<b>652</b>	<b>471</b>	<b>102</b>	<b>1,802</b>
<b>Elderly/Disabled Developments</b>						
KY-012 Dosker Manor A, B & C	4	610	17	0	0	631
KY-013 St. Catherine Court	73	84	0	1	0	158
KY-014 Avenue Plaza	121	82	36	33	0	272
KY 1-018 Lourdes Hall, Bishop Lane Plaza	7	141	0	0	0	148
<b>Total</b>	<b>205</b>	<b>917</b>	<b>53</b>	<b>34</b>	<b>0</b>	<b>1,209</b>
<b>Scattered Sites</b>						
KY 1-017 Scattered Sites I-V, Newburg	0	19	51	166	9	245
KY 1-034 Other Scattered Sites	2	41	156	89	15	303
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	64	0	64
<b>Total</b>	<b>2</b>	<b>60</b>	<b>207</b>	<b>319</b>	<b>24</b>	<b>612</b>
<b>Mixed Income Sites</b>						
KY 1-027 Park DuValle I	0	5	23	21	6	55
KY 1-030 Park DuValle II	0	7	38	37	0	82
KY 1-031 Park DuValle III	0	37	14	5	0	56
KY 1-032 Park DuValle IV	1	5	62	46	4	118
KY 1-036 St. Francis	-	10	-	-	-	10
KY 1-043 Steven Foster	-	16	-	-	-	16
KY 1-046 Village Manor	-	-	10	-	-	10
KY 1-049 Liberty Green Rental I	1	35	52	6	0	94
KY 1-050 Liberty Green Rental II	0	8	26	7	1	42
KY 1-051 Liberty Green Rental III	4	24	78	18	3	127
KY 1-052 Liberty Green Rental IV	4	18	24	2	0	48
<b>Total</b>	<b>10</b>	<b>165</b>	<b>327</b>	<b>142</b>	<b>14</b>	<b>658</b>
<b>Total Public Housing Units</b>	<b>218</b>	<b>1,718</b>	<b>1,239</b>	<b>966</b>	<b>140</b>	<b>4,281</b>
<b>LEASED HOUSING</b>						
MTW Vouchers	6	991	3073	3804	1346	9220
Non-MTW Vouchers						
HUD-VASH	0	51	72	21	5	149
<b>Total</b>	<b>6</b>	<b>1,042</b>	<b>3,145</b>	<b>3,825</b>	<b>1,351</b>	<b>9,369</b>
HUD Special Programs						
Willow Place Mod-Rehab	0	1	56	0	0	57
St. Vincent Du Paul/Roberts Hall	4	16	1	0	0	21
YMCA SRO Program	15	21	0	0	0	36
<b>Total</b>	<b>19</b>	<b>38</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>114</b>
<b>Total Leased Housing</b>	<b>25</b>	<b>1,080</b>	<b>3,202</b>	<b>3,825</b>	<b>1,351</b>	<b>9,483</b>
<b>Grand Total LMHA Units</b>	<b>243</b>	<b>2,798</b>	<b>4,441</b>	<b>4,791</b>	<b>1,491</b>	<b>13,764</b>

**Table II-B.3 Households Served by Income Level**

<b>PUBLIC HOUSING</b>	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>&gt;80%</b>	<b>Totals</b>
<b>Family Developments</b>					
KY 1-002 Beecher Terrace	568	79	23	4	674
KY 1-003 Parkway Place	500	83	13	1	597
KY 1-004 Sheppard Square	216	64	14	0	294
KY 1-005 Iroquois Homes	190	40	6	1	237
<b>Total</b>	<b>1,474</b>	<b>266</b>	<b>56</b>	<b>6</b>	<b>1,802</b>
<b>Elderly/Disabled Developments</b>					
KY-012 Dosker Manor A, B & C	581	39	9	2	631
KY-013 St. Catherine Court	127	28	2	1	158
KY-014 Avenue Plaza	223	32	14	3	272
KY 1-018 Lourdes Hall, Bishop Lane Plaza	110	30	7	1	148
<b>Total</b>					<b>1,209</b>
<b>Scattered Sites</b>					
KY 1-017 Scattered Sites I-V, Newburg	154	60	23	8	245
KY 1-034 Other Scattered Sites	193	56	40	14	303
KY 1-047 HPI/NDHC Scattered and LTO	27	31	6	0	64
<b>Total</b>					<b>612</b>
<b>Mixed Income Sites</b>					
KY 1-027 Park DuValle I	18	16	14	7	55
KY 1-030 Park DuValle II	52	16	14	0	82
KY 1-031 Park DuValle III	32	17	6	1	56
KY 1-032 Park DuValle IV	68	34	15	1	118
KY 1-036 St. Francis	6	2	2	0	10
KY 1-043 Steven Foster	13	2	1	0	16
KY 1-046 Village Manor	8	2	0	0	10
KY 1-049 Liberty Green Rental I	26	48	20	0	94
KY 1-050 Liberty Green Rental II	11	25	6	0	42
KY 1-051 Liberty Green Rental III	19	37	71	0	127
KY 1-052 Liberty Green Rental IV	8	16	24	0	48
<b>Total</b>	<b>261</b>	<b>215</b>	<b>173</b>	<b>9</b>	<b>658</b>
<b>Total Public Housing</b>					<b>4,281</b>
<b>LEASED HOUSING</b>					
MTW Vouchers	N/A	N/A	N/A	N/A	N/A
Non-MTW Vouchers					
HUD-VASH	N/A	N/A	N/A	N/A	N/A
<b>Total Vouchers</b>	<b>6,346</b>	<b>2,473</b>	<b>506</b>	<b>44</b>	<b>9,369</b>
HUD Special Programs					
Willow Place Mod-Rehab	49	7	1	0	57
St. Vincent Du Paul/Roberts Hall	18	13	0	0	21
YMCA SRO Program	31	5	0	0	36
<b>Total Certificates</b>	<b>98</b>	<b>15</b>	<b>1</b>	<b>0</b>	<b>114</b>
<b>Total Leased Units</b>					<b>9,483</b>
<b>Grand Total LMHA Units</b>					<b>13,764</b>

**Table II-B.4 Current Households Served by Family Type**

<b>PUBLIC HOUSING</b>	<b>Family</b>	<b>Elderly</b>	<b>Disabled</b>	<b>Totals</b>
<b>Family Developments</b>				
KY 1-002 Beecher Terrace	437	100	137	674
KY 1-003 Parkway Place	470	38	89	597
KY 1-004 Sheppard Square	255	10	29	294
KY 1-005 Iroquois Homes	175	6	56	237
<b>Total</b>	<b>1337</b>	<b>154</b>	<b>311</b>	<b>1802</b>
<b>Elderly/Disabled Developments</b>				
KY-012 Dosker Manor A, B & C	111	161	359	631
KY-013 St. Catherine Court	18	108	32	158
KY-014 Avenue Plaza	86	69	117	272
KY 1-018 Lourdes Hall, Bishop Lane Plaza	21	61	66	148
<b>Total</b>	<b>236</b>	<b>399</b>	<b>574</b>	<b>1209</b>
<b>Scattered Sites</b>				
KY 1-017 Scattered Sites I-V, Newburg	162	30	53	245
KY 1-034 Other Scattered Sites	221	24	58	303
KY 1-047 HPI/NDHC Scattered and LTO	51	0	13	64
<b>Total</b>	<b>434</b>	<b>54</b>	<b>124</b>	<b>612</b>
<b>Mixed Income Sites</b>				
KY 1-027 Park DuValle I	40	9	6	55
KY 1-030 Park DuValle II	57	10	15	82
KY 1-031 Park DuValle III	10	45	1	56
KY 1-032 Park DuValle IV	87	18	13	118
KY 1-036 St. Francis	8	2	0	10
KY 1-043 Steven Foster	0	16	0	16
KY 1-046 Village Manor	10	0	0	10
KY 1-049 Liberty Green Rental I	77	14	3	94
KY 1-050 Liberty Green Rental II	36	4	2	42
KY 1-051 Liberty Green Rental III	109	13	5	127
KY 1-052 Liberty Green Rental IV	38	6	4	48
<b>Total</b>	<b>472</b>	<b>137</b>	<b>49</b>	<b>658</b>
<b>Total Public Housing Units</b>	<b>2,479</b>	<b>744</b>	<b>1,058</b>	<b>4,281</b>
<b>LEASED HOUSING</b>				
MTW Vouchers	5047	729	3444	9220
Non-MTW Vouchers				
HUD-VASH	52	24	73	149
<b>Total Vouchers</b>	<b>5,099</b>	<b>753</b>	<b>3,517</b>	<b>9,369</b>
HUD Special Programs				
Willow Place Mod-Rehab	47	0	10	57
St. Vincent Du Paul/Roberts Hall	11	3	7	21
YMCA SRO Program	32	0	4	36
<b>Total Certificates</b>	<b>90</b>	<b>3</b>	<b>21</b>	<b>114</b>
<b>Total Leased Units</b>	<b>5,189</b>	<b>756</b>	<b>3,538</b>	<b>9,483</b>
<b>Grand Total LMHA Units</b>	<b>7,668</b>	<b>1,500</b>	<b>4,596</b>	<b>13,764</b>

**Table II-B.5 Current Households Served by Race and Ethnicity**

<b>PUBLIC HOUSING</b>	<b>Black</b>	<b>Other</b>	<b>White</b>	<b>Total</b>
<b>Family Developments</b>				
KY 1-002 Beecher Terrace	656	4	14	674
KY 1-003 Parkway Place	570	11	16	597
KY 1-004 Sheppard Square	286	1	7	294
KY 1-005 Iroquois Homes	206	3	28	237
<b>Total</b>	<b>1,718</b>	<b>19</b>	<b>65</b>	<b>1,802</b>
<b>Elderly/Disabled Developments</b>				
KY-012 Dosker Manor A, B & C	491	15	125	631
KY-013 St. Catherine Court	119	3	36	158
KY-014 Avenue Plaza	233	2	37	272
KY 1-018 Lourdes Hall, Bishop Lane Plaza	96	4	48	148
<b>Total</b>	<b>939</b>	<b>24</b>	<b>246</b>	<b>1,209</b>
<b>Scattered Sites</b>				
KY 1-017 Scattered Sites I-V, Newburg	210	2	33	245
KY 1-034 Other Scattered Sites	257	5	41	303
KY 1-047 HPI/NDHC Scattered and LTO	61	0	3	64
<b>Total</b>	<b>528</b>	<b>7</b>	<b>77</b>	<b>612</b>
<b>Mixed Income Sites</b>				
KY 1-027 Park DuValle I	52	1	2	55
KY 1-030 Park DuValle II	52	16	14	82
KY 1-031 Park DuValle III	32	18	6	56
KY 1-032 Park DuValle IV	69	34	15	118
KY 1-036 St. Francis	7	3	0	10
KY 1-043 Steven Foster	16	0	0	16
KY 1-046 Village Manor	9	1	0	10
KY 1-049 Liberty Green Rental I	90	3	1	94
KY 1-050 Liberty Green Rental II	40	1	1	42
KY 1-051 Liberty Green Rental III	123	3	1	127
KY 1-052 Liberty Green Rental IV	46	2	0	48
<b>Total</b>	<b>536</b>	<b>82</b>	<b>40</b>	<b>658</b>
<b>Total Public Housing Units</b>	<b>3721</b>	<b>132</b>	<b>428</b>	<b>4,281</b>
<b>LEASED HOUSING</b>				
MTW Vouchers	6,373	203	2,644	9,220
Non-MTW Vouchers				
HUD-VASH	66	11	72	149
<b>Total Vouchers</b>	<b>6,439</b>	<b>214</b>	<b>2,716</b>	<b>9,369</b>
HUD Special Programs				
Willow Place Mod-Rehab	46	1	10	57
St. Vincent Du Paul/Roberts Hall	6	1	14	21
YMCA SRO Program	28	0	8	36
<b>Total Certificates</b>	<b>80</b>	<b>2</b>	<b>32</b>	<b>114</b>
<b>Total Leased Units</b>	<b>6,519</b>	<b>216</b>	<b>2,748</b>	<b>9,483</b>
<b>Grand Total LMHA Units</b>	<b>10,240</b>	<b>348</b>	<b>3,176</b>	<b>13,764</b>

## C. Waiting List Information

LMHA streamlined its waitlist and referral list structure when it modified its ACOP and Administration Plan in 2005. The Authority currently maintains a single, centralized waitlist for its owned and managed public housing sites. 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. The FY 2010 MTW Annual Plan included an initiative to revise criteria for New Scattered Sites to 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.

LMHA maintains a separate waitlist for its HCV program.

Since 2005, LMHA staff continually updates its central-based waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 3 scheduled interviews. Occupancy staff may conduct a formal purge of the public housing waitlist in 2011. Although the Housing Choice Voucher waitlist has been turned over a number of times by bringing families on the program, there has never been a formal purge of HCV applications.

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.

The waitlist currently reflects 5,610 applicants for LMHA's public housing programs and 13,386 applicants for the HCV program. The public housing waitlist is not expected to change appreciably during the coming year. The waiting list for the HCV program is expected to increase by approximately 2,500 applicants in the coming year. While the HCV waitlist will remain open during the FY 2011 because of the current over utilization situation, few, if any families will be brought on the HCV program from the waiting list until the next fiscal year or until utilization decreases significantly. A snapshot of the number and characteristics of applicants on LMHA's waitlists is presented in Tables II-C.1, C.2 and C.3 within the FY 2011 Annual Plan.

Former Clarksdale residents continue to receive preference for Clarksdale off-site replacement units and Liberty Green units. Iroquois residents that will be relocated for the next phase of demolition will have preferences for both Housing Choice Vouchers and public housing units. If the Agency is funded for the Sheppard HOPE VI revitalization, residents that will be relocated for the demolition of the site will also have preferences for both Housing Choice Vouchers and public housing units.

**Table II-C.1 Waitlist by Unit Size**

<b>PUBLIC HOUSING</b>	<b>0 Bed</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed+</b>	<b>Total</b>
<b>Central Based Wait Lists</b>						
Family	0	1,520	991	487	122	3,120
Elderly	0	52	6	2	4	64
Disabled	0	243	35	26	10	314
<b>Subtotal Central Based</b>	<b>0</b>	<b>1,815</b>	<b>1,032</b>	<b>515</b>	<b>136</b>	<b>3,498</b>
<b>Site Based Wait Lists</b>						
KY 1-027 Park DuValle I	N/A	N/A	N/A	N/A	N/A	1,632
KY 1-030,31 &32 Park DuValle II, III & IV**	N/A	N/A	N/A	N/A	N/A	N/A
KY 1-049, 50, 51 & 52 Liberty Green*	27	178	125	130	20	480
<b>Subtotal Site Based</b>						<b>2,112</b>
<b>Total Public Housing Wait Lists</b>						<b>5,610</b>
<b>HCV PROGRAM</b>						
Vouchers	0	6,501	4,510	2,009	366	13,386
<b>Total HCV Program</b>	<b>0</b>	<b>6,501</b>	<b>4,510</b>	<b>2,009</b>	<b>366</b>	<b>13,386</b>
<b>Grand Total Wait Lists</b>						<b>18,996</b>

\*Characteristics by family type are not currently available. Wait list contains total number of applicants by desired unit size.

\*\*The combined wait list for Park DuValle Phases II, III & VI has been closed since 2002.

**Table II-C.2 Waitlist by Race and Ethnicity**

<b>PUBLIC HOUSING</b>	<b>African American</b>	<b>White</b>	<b>Other</b>	<b>Total</b>
<b>Central Based Wait Lists</b>				
Family	2,641	416	63	3,120
Elderly	39	20	5	64
Disabled	237	71	6	314
<b>Subtotal Central Based</b>	<b>2,917</b>	<b>507</b>	<b>74</b>	<b>3,498</b>
<b>Site Based Wait Lists</b>				
KY 1-027 Park DuValle I*	N/A	N/A	N/A	1,632
KY 1-030,31 &32 Park DuValle II, III & IV**	N/A	N/A	N/A	N/A
KY 1-049, 50, 51 & 52 Liberty Green	N/A	N/A	N/A	480
<b>Subtotal Site Based</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2,112</b>
<b>Total Public Housing Wait Lists</b>				<b>5,610</b>
<b>HCV PROGRAM</b>				
Vouchers	8,420	4,645	321	13386
<b>Total HCV Program</b>	<b>8,420</b>	<b>4,645</b>	<b>321</b>	<b>13,386</b>
<b>Grand Total Wait Lists</b>				<b>18,996</b>

\*Characteristics by race/ethnicity are not currently available. Wait list contains total number of applicants by desired unit size.

\*\*The combined wait list for Park DuValle Phases II, III & VI has been closed since 2002.



**Table II-C.3 Waitlist by Income Level**

<b>PUBLIC HOUSING</b>	<b>&lt;30%</b>	<b>30-50%</b>	<b>50-80%</b>	<b>&gt;80%</b>	<b>Totals</b>
<b>Central Based Wait Lists*</b>					
Family	N/A	N/A	N/A	N/A	3,120
Elderly	N/A	N/A	N/A	N/A	64
Disabled	N/A	N/A	N/A	N/A	314
<b>Total Central Based</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>3,498</b>
<b>Site Based Wait Lists</b>					
KY 1-027 Park DuValle I*	N/A	N/A	N/A	N/A	1,632
KY 1-030,31 &32 Park DuValle II, III & IV**	N/A	N/A	N/A	N/A	N/A
KY 1-049, 50, 51 & 52 Liberty Green *	N/A	N/A	N/A	N/A	480
<b>Total Site Based</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2,112</b>
<b>Total Public Housing Wait Lists</b>					<b>5,610</b>
<b>HCV PROGRAM</b>					
Vouchers	12007	1355	19	5	13386
<b>Total HCV Program</b>	<b>12007</b>	<b>1355</b>	<b>19</b>	<b>5</b>	<b>13,386</b>
<b>Grand Total Wait Lists</b>					<b>18,996</b>

\*Characteristics by income level are not currently available. Wait list contains total number of applicants by desired unit size. Applicant's income is verified during occupancy interviews.

\*\*The combined wait list for Park DuValle Phases II, III & VI has been closed since 2002.

### **III. Non-MTW Related Housing Authority Information**

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#### **A. Sources and Uses of HUD or other Federal Funds**

##### **American Recovery and Reinvestments (ARRA) Funds**

In recognition of the need to provide rapid relief to many who are affected by the current economic crisis facing the country, HUD is awarding an estimated total of \$2,985,000,000 in special Capital Funds to Public Housing Authorities throughout the nation. This funding is expected to result in employment for thousands of construction workers while substantially modernizing tens of thousands of public housing units. PHAs have been directed to give priority to projects that: are ready to begin construction rapidly or are “shovel ready”; increase energy efficiency and lower the long-term costs of operating public housing; improve safety; and/or employ persons or preserve jobs. Projects that modernize or rehabilitate vacant rental units will also be given priority.

LMHA received \$14,151,218 in ARRA funds. Though many Capital Fund requirements apply to the use of ARRA funding, LMHA focused on capital projects that could be started by June 17, 2009 as ARRA funds must be 100% obligated by March 18, 2010, 60% expended by March 18, 2011 and 100% expended by March 18, 2012. LMHA achieved the 100% obligation deadline and had expended 60% of the funds by March 31, 2010, well in advance of the 2011 deadline. Table III-A.1 summarizes LMHA's projects being implemented with ARRA funding.

##### **Neighborhood Stabilization Program**

The Neighborhood Stabilization Program (NSP) was established under the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities across America hardest hit by foreclosures. The goal of the program is being realized through the purchase and redevelopment of foreclosed, abandoned, and vacant homes and residential properties. NSP grants, authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, were given to all states and selected local governments to implement local programs that target areas of greatest need.

Because NSP is a component of the Community Development Block Grant (CDBG), NSP grantees develop their own programs and funding priorities. While all activities funded by NSP must benefit low- to moderate-income families, NSP grantees must also use at least 25 percent of the funds to create housing opportunities for low-income families. According to the NSP, a low income household is a household whose gross annual income does not exceed 50 percent of area median income (AMI); a moderate income household is defined as one who's gross annual income does not exceed 120 percent of AMI.

Louisville Metro received \$6,973,721 from US HUD for the Neighborhood Stabilization Program. In order to achieve the goals of the low-income set-aside, Metro has allocated \$2.1 million to the Louisville Metro Housing Authority Development Corporation (LMHA-DC) to develop approximately 10 units of public housing. LMHA's NSP program will focus on targeted acquisition and rehabilitation of approximately 15 foreclosed homes within and surrounding the Smoketown neighborhood. When development activities have been completed, the newly renovated homes will be added to the LMHA's Annual Contributions Contract with HUD.

The new public housing ACC units will be occupied by families from LMHA's public housing waitlist. NSP requires that these units be reserved for families with incomes at 50% AMI or below, therefore a regulatory MTW waiver may be needed in order to implement this policy as LMHA's public housing income limit is 80% AMI. LMHA anticipates the units will be ready for occupancy by summer of 2012.

**Table III-A.1 ARRA Funded Capital Improvements\***

<b>PROJECTS</b>	<b>% Complete</b>	<b>Budgeted</b>	<b>Actual Spent</b>
<b>Beecher Terrace</b>			
Pipe replacement	100%	\$2,755,131	\$2,755,131
<b>Parkway Place</b>			
Drainage pipe replacement	100%	\$27,500	\$27,500
Gas line and electrical feeder replacement	Awarded 3/2/10	\$3,091,434	\$0
<b>Iroquois Homes</b>			
Demolition of 16 bdls.	70%	\$1,461,300	\$832,174
<b>Dosker Manor</b>			
Elevator upgrade	95%	\$1,606,028	\$1,226,718
Parapet replacement	100%	\$245,713	\$245,713
Interior painting	100%	\$138,165	\$138,165
Building systems integration	15%	\$413,000	\$0
Floor tile	Awarded 3/4/10	\$156,000	\$0
<b>Avenue Plaza</b>			
Energy assessment	100%	\$7,000	\$7,000
Lighting	99%	\$280,615	\$266,586
Elevators	Awarded 3/2/10	\$583,500	\$0
<b>550 Apartments</b>			
Roof replacement	100%	\$490,933	\$490,333
Stairs	5%	\$377,000	\$0
<b>Scattered Sites</b>			
Three (3) Lease-To-Purchase Single Family Homes	100%	\$451,686	\$419,702
Sites A roofs	0%	\$58,600	\$0
Sites B roofs	0%	\$39,515	\$0
Sites C roofs	0%	\$17,959	\$0
Sites C roofs	0%	\$49,600	\$0
537 E Breckinridge unit conversion	75%	\$157,500	113,743
Stairs at 4 units	5%	\$77,900	\$0
<b>Lourdes Hall</b>			
Intercom system	90%	\$213,000	\$104,969
Generator	45%	\$203,700	\$141,327
Generator – A/E	90%	\$18,500	\$15,170
<b>Bishop Lane</b>			
Generator	45%	\$177,000	\$133,342
Roof	5%	\$215,171	\$0
Generator – A/E	90%	\$19,750	\$16,195
A/E Mechanical – CMTA	63%	\$200,000	\$138,815
A/E Roofing – Joseph & Joseph	34%	\$100,000	\$32,320
A/E Construction – Sherman Carter Barnhardt	24%	\$300,000	\$0
<b>Administrative Costs</b>		<b>\$263,018</b>	<b>N/A</b>
<b>Grand Total</b>		<b>\$14,151,218</b>	<b>\$6,787,844</b>

\*Amounts budgeted and expended as of March 7, 2010.

## **B. Activities Outside of Moving To Work**

In addition to LMHA's MTW activities, the annual Moving to Work plan includes initiatives that do not require MTW regulatory waivers. These activities are described in this section of the plan. To achieve even greater cost effectiveness, expanded housing choices and enhancement delivery of social services, LMHA staff coordinate both types of initiatives. Therefore, activities that fall under MTW may be cited in this section. Detailed updates on LMHA's MTW activities are presented in Sections V and VI of the plan.

### **Community Revitalization**

Together with our partner organizations and Metro Louisville, LMHA has undertaken two large-scale revitalization projects since the mid-1990s. Park DuValle/Cotter-Lang was one of the first LMHA public housing complexes redeveloped under the federal HUD HOPE VI program. Both Park DuValle and Louisville's subsequent HOPE VI Revitalization which transformed Clarksdale Homes into Liberty Green are nationally recognized HOPE VI communities. In the fall of 2009, LMHA submitted an application for a third HOPE VI Revitalization grant to redevelop Sheppard Square. If awarded of the HOPE VI, redevelopment activities will commence immediately and continue through 2015.

### **Clarksdale Homes HOPE VI Revitalization**

Efforts to redevelop the severely distressed Clarksdale development with assistance from HUD's HOPE VI program began when the Authority first submitted a grant application in June 2001. Although the initial grant was not awarded, the Authority has since submitted two more successful HOPE VI applications to replace all 713 Clarksdale public housing units in a wide variety of building types and locations, both on-site and off-site.

LMHA has to date received a total of \$40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over \$200 million in physical development leverage and partnered with several for-profit and non-profit developers committed to create 1900+ public housing, low-income tax credit, market rate rental and homeownership units. Both the on and off-site components of the Clarksdale HOPE VI project are moving forward steadily. On-site the first rental units were occupied in June 2006. As of June 2009, the build out of the remaining mixed income on-site rental units had been completed. The on-site units are a combination of public housing units, low-income housing tax credit apartments and market rate rental.

### **The EDGE at Liberty Green**

The EDGE at Liberty Green, the on-site home-ownership component of the Liberty Green-Clarksdale HOPE VI project, will be comprised of at least 275 affordable and market rate homeownership units as well as space for offices and retailers. Housing types in the development will include garden apartments, flats, and brownstone-like townhomes featuring amenities such as roof-top gardens and tuck-under parking. The sharp economic downtown and mortgage foreclosure crisis slowed pre-development activities at The EDGE in 2009; however the developer is gaining confidence that the market has now stabilized for units within their projected price points (approximately \$110,000 to \$300,000). Currently, construction of homes is anticipated to begin in fiscal year 2011 and to be completed in phases over the course of the next 8 to 10 years.

### **Liberty Green Community Building**

The Liberty Green Community Center will be the first LMHA owned and managed LEED certified building. The community center contains a community room, kitchen, classrooms, offices and eight (8) public housing units. Design features that will help the building achieve LEED status include geo-thermal heating and cooling; light colored, high-albedo roofing to reduce solar heat gain; double glazed windows; Energy Star rated high efficiency appliances; and compact fluorescent lighting. In addition, a parking lot has been surfaced with pervious

pavers to maximize storm water absorption on-site. Construction of the center is nearly complete and the anticipated occupancy date is sometime in July 2010.

### **801 East Broadway**

LMHA utilized its funding flexibility granted by MTW to design and construct this mixed-use building which stands prominently at the corner of Broadway and Shelby Street in downtown Louisville. The building contains 22 public housing units and roughly 3,000 square feet of commercial/retail space at the street level. LMHA broke ground on the project in 2007, and hosted a press conference on March 17, 2009 with the Louisville Mayor celebrate its completion. While LMHA will operate the housing units, the Authority has contracted a separate property manager for the commercial space. LMHA is still pursuing a tenant to lease the commercial space.

### **Scattered Sites**

By the end of fiscal year 2009, LMHA had fulfilled its Clarksdale one-for-one replacement commitment of 713 units. The replacement units are comprised of scattered site public housing units and on-site public housing units. The scattered site replacement units consist of mixed finance/private managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area. In 2011, LMHA will continue to aggressively acquire public housing sites in order to replace general occupancy units being demolished at Iroquois Homes.

### **Sheppard Square HOPE VI Revitalization**

LMHA submitted an application for HOPE VI funding for the Sheppard Square public housing development on November 13, 2009. The 67-year old development built in 1942 suffers from inherent design deficiencies, as well as numerous operations failures and unhealthy environmental conditions, all of which contribute to the overall distress of the site. Sheppard Square contains 326 apartments. 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 single-family homes, units enriched with supportive services, and apartments in mixed-income communities. Both the on- and off-site components of the revitalization plan will meet Energy Star standards for new construction and 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 existing Sheppard Square units with "hard" ACC units.**

### **Greening Initiatives**

While LMHA has maintained a long-standing commitment to energy efficiency, our efforts went to the next level when Louisville was chosen by the Environmental Protection Agency (EPA) in November 2007 as one of five US cities to become a model partner for its Energy Star program. Mayor Jerry Abramson accepted the EPA's Energy Star Challenge and rolled out his Go Green Louisville! Campaign. LMHA quickly jumped on board for this initiative to adopt sustainable practices, including the goal to reduce energy use in the city by 10% or more by the year 2010.

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA's operating budget. The Authority also incurs utility costs for units that are privately managed such as Park DuValle and Liberty Green and for those under lease in our Section 8 program. Once these factors are added in, our targeted 10% reduction in energy use could easily add up to over one million dollars in annual savings.

During 2009, LMHA competed with other local building owners in the "Kilowatt Crackdown", a contest initiated by Mayor Abramson to show businesses how "going green can save green." The Authority selected Avenue Plaza, a 17-floor high-rise that is home to 225 elderly and disabled households, as its

first entry into the context. Avenue Plaza also houses LMHA's Central Office facilities, including 66 staff members and 57 computer stations.

Avenue Plaza underwent an extensive energy overhaul during 2009 based on recommendations from a recent energy audit. Over 500 light fixtures were replaced with energy efficient models. New chillers were installed, as well as weather-stripping and door sweeps on all exterior stairwell doors. HVAC units in all apartments were also cleaned and repaired, in addition to several other energy saving projects. These efforts resulted in an annual utility cost savings equivalent to \$16,606 (based on December 2009 gas and electric rates), as well as recognition of Avenue Plaza as one of five finalists among 102 buildings for the Kilowatt Cup award. LMHA may participate in the "Kilowatt Cup" competition sponsored by Metro government again during 2011.

Beyond the monetary impacts to LMHA's budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who will assist the Agency in becoming a leader in the nation among affordable housing providers. The Green Team's goals are to:

- Develop, renovate and maintain housing stock and communities with green materials and energy efficient technologies;
- Conserve energy and other natural resources; and
- Increase the awareness of environmentally responsible business and development practices.

To achieve these goals, LMHA is tackling several large- and small-scale environmentally beneficial projects in 2011. LMHA plans to undertake activities from the Green Action Plan including, but not limited to:

- Installing Energy Star appliances and HVAC systems in all public housing units as existing appliances are replaced;
- Redeveloping Sheppard Square to be an Enterprise Green Communities certified site;
- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;
- Continue a weatherization and energy efficiency pilot program with Section 8 homeowners;
- Testing a low-flow showerhead in a public housing unit; and
- Continue to expand green and Energy Star purchasing practices and policies.

Greening strategies that are planned or under consideration include:

- Requiring contractors to use Energy Star labeled equipment and other environmentally friendly products;
- Furthering contractors to use Energy Star guidelines and practices by allotting points in contract award process;
- Revising design specifications and pattern books to reflect sustainable principles; and
- Including Energy Star, energy conservation and greening information in public housing and Section 8 contracts/leases.
- Exploring programs that give incentive to Section 8 landlords to make energy efficiency improvements and/or weatherize units, including those occupied by low-income families.

Implementation of additional greening activities still under consideration may require HUD approval of a regulatory waiver as authorized in the Agency's MTW agreement. In 2011, LMHA will take a closer look at the potential for MTW authorizations to facilitate additional greening activities.

### **Local Leased Housing Program**

Merger continues to offer LMHA a new opportunity to disperse programs and housing stock throughout the area. Prior to merger, limitations precluded HAL from offering viable housing options in areas outside the City, while regulatory and funding limitations prevented HJAC from large-scale scattered site development. Changes to administrative policies (rent and occupancy policies, inspections, payment standards and program participation and reporting requirements) will be made in accordance with the MTW Agreement to meet the Agency's locally defined MTW goals. The Housing Choice Voucher program will continue to target specific areas of payment standards and utilization, reworking preference and other terms of assistance to make the program more successful and more appropriate to the local housing markets and local policy objectives. LMHA will continue to implement previously approved activities.

### **Special Referral HCV Programs**

Under MTW, LMHA has established several Special Referral Housing Choice Voucher Programs with local social service organizations who provide housing to program participants. LMHA presently has special referral programs with the Center for Women and Families (CWF), Family Scholar House (formerly Project Women) and the YMCA.

LMHA's MTW special referral programs require participants to meet criteria established by both the partnering organization and LMHA's HCV program to receive a HCV voucher that is initially tied to the "project". However, once a participant completes the program, they can again utilize the portability of their voucher to move to a location of their choice, or to enter into the HCV Homeownership program. LMHA will also "replace" the partnering organization's voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organization's facility while they are in the program, participants at CWF and Family Scholar House must meet initial occupancy criteria (single parent with children, enrolled in school), establish and meet the program's goals and graduate from school before they can move their voucher to another location.

### **Direct Access HCV Programs**

LMHA may admit an applicant for participation in the Housing Choice Voucher program either as a special admission/direct access or as a waiting list admission. If HUD awards funding that is targeted for families with specific characteristics or families living in specific rental units, LMHA provides the voucher assistance for those families. When a family who has been issued one of these targeted vouchers exits the HCV program, the voucher is re-issued to an applicant with the same specific characteristic as the targeted program describes.

Direct Access programs receive priority for admission over applicants on the waiting list. These programs include the Homeless Families Assistance Program (HFAP), Single Room Occupancy with the YMCA and Saint Vincent DuPaul, Mainstream Program, Family Unification Program (FUP), Housing Opportunities for People with Aids (HOPWA), Olmstead Program and Shelter Plus Care. The referrals from Day Spring and Wellspring will be considered as part of the Olmstead Program.

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 FY 2008, 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 began for that participant. Due to the success of this protocol at the YMCA, has been replicated at the FSH sites and may also be replicated with the Center for Women and Families at their transitional housing facility. In addition, LMHA authorized the YMCA caseworker to conduct reexaminations of residents onsite. Initial occupancy inspections of the SRO units are also waived upon move-in and inspections are held concurrently once a year.

## **Operating Procedures - Mail-In Recertifications**

In the past, LMHA experienced a great deal of difficulty getting clients to attend recertification appointments. New operating procedures allow families who are remaining in the same residence to submit information for their annual recertification by mail. Since 2008 when the procedures were implemented, HCV staff have been able to reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments. In FY 2009, the activity obtained a \$78,000 cost savings from the reduction of missed appointments and the use of mail-in recertifications. Families who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process.

Prior to 2008, clients were only assigned to caseworkers for their annual recertification or when additional processing was required, as in cases where there were changes in income or household composition. Clients were randomly assigned to caseworkers based on availability of staff. Clients were often confused about who to call with follow up questions or issues during the ensuing year. The newly implemented procedure assigns a client to the same caseworker for a three year period, providing clients with a specific contact if they have any questions about their participation in the HCV program.

Evidence from staff suggests that clients appreciate the convenience of the mail-in packet, and are generally pleased with the new case management style services. No changes to the HCV program operating procedures are anticipated in 2011.

## **Affordable Homeownership**

Given the local market, homeownership continues to be a secure way for working families to exit the Housing Choice Voucher or Public Housing programs. LMHA offers two affordable homeownership opportunities.

### **Housing Choice Voucher Homeownership Program**

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that over 150 families have purchased homes using the program. HCV staff provide case management-related activities including post-purchase counseling. HCV homeowners also participate in a post-purchase Individual Development Account (IDA) program. In total, 135 HCV households and 21 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will increase in 2011 despite the weakened economy.

HUD regulations allow housing authorities nationwide to establish their own policies provided they remain compliant with regulatory and statutory requirements. MTW authority allows LMHA to further refine the traditional Section 8 homeownership program; MTW has increased participant buying power and expanded housing choices into Exception Payment areas where residents previously could not afford housing. HCV homebuyers live in 22 of the 26 council districts in Louisville. With the MTW policies in place, staff anticipate that HCV homebuyers will live in all Metro council districts by 2014. Additional MTW initiatives of the Section 8 Homeownership program are described in Section VI: Ongoing MTW Activities.

### **Public Housing Lease-To-Purchase Program**

LMHA's Lease-To Purchase program began in 2007 as an initiative proposed in the Liberty Green HOPE VI application. The program is designed to offer Housing Choice Voucher clients and public housing residents an affordable and secure process by which to purchase a single family home. Program participants would have the opportunity to select a home from the affordable offerings in the Authority's Lease-To-Purchase housing stock and receive ongoing support from an LMHA case manager. Section 32 was attempted through 2008-2009, but due to lack of interest and eligible



candidates the program was eliminated. However, special considerations are in place to offer the program at a later date at LMHA's determination.

### **Resident Programs**

The LMHA will continue to offer residents a wide array of educational and job-training services designed to prepare individuals for success in school and the workplace, and to help families along an incremental path to self-sufficiency. LMHA continues to collaborate and partner with other local service providers in the community in order to deliver high quality programs that touch as many residents as possible.

### **Family Self-Sufficiency (FSS) Program**

Through the Family Self-Sufficiency program, LMHA public housing residents and HCV participants receive extensive supportive services through long-term case management to achieve program and personal goals. Program emphasis is on the importance of employment and building financial skills as a means to become self-reliant. As an added incentive, the rent increases that would occur as family earned income rises are diverted into an escrow account to be used at the participant's discretion upon completion of the Program. Increasing homeownership is a key goal of LMHA. FSS participants are encouraged to utilize the HCV Homeownership program as a safe and secure way to purchase a house of their own. As of June 30, 2009, 149 public housing residents and 466 HCV residents were participating in the Agency's FSS program. Together 62% of the participants were employed, and FSS families held escrow accounts totaling well over \$1.3 million.

### **Common Wealth Individual Development Accounts (IDA) Program**

The Common Wealth program was designed to help LMHA clients save money to buy a house, attend a post-secondary education institution, save for their children's education, invest in their own small business, and/or repair or remodel their home. Each participant has a dedicated savings account (called an IDA) where their savings is matched \$2 by LMHA for every \$1 they save. Participants also complete Financial Skill Building workshops and regularly meet with an LMHA assigned Case Manager. At present, 36 LMHA residents participate in the Common Wealth IDA program including seven (7) that formerly lived at Clarksdale Homes or current HOPE VI families. These participants had saved a total of \$15,445 and had \$31,553 set aside as match. LMHA will continue to offer the IDA program in 2011 as an assist to a growing number of families working to achieve economic self-sufficiency.

### **Special Access Programs**

The former Housing Authority of Jefferson County offered a variety of Housing Choice Voucher special access programs in partnership with community organizations targeting families with specific needs. LMHA has continued these programs which combine an LMHA housing choice voucher with case management services delivered by the partner agency or agencies. Because the combined voucher program was over-leased after merger in 2003 and major relocation activities were underway at Clarksdale, the special access programs were only able to serve a small number of participants for a portion of FY2004 and FY2005. However, the majority of these programs are now able to serve at capacity. The following briefly summarizes activities within these programs planned for FY2011.

#### **Mainstream Program**

The Mainstream Program combines an LMHA housing choice voucher and case management services delivered by the Center for Accessible Living to serve families or individuals whose head of household or spouse is disabled. The program is intended to help disabled individuals lead more independent lives. LMHA anticipates that Mainstream will remain at capacity during 2011.

### **Partnership for Families (PforF)**

Even though LMHA's obligation to operate the Family Unification Program (FUP) had expired, both the Agency and the Kentucky Cabinet for Health and Family Services agreed that the need for services and housing opportunities previously offered through the FUP Program still existed. Hence, the Partnership for Families Program was developed. Like the former FUP, the PforF Program combines LMHA HCV voucher or public housing assistance and case management services delivered by Child Protective Services. This new program, built upon lessons learned from the former FUP Program, preserves the integrity of the original mission: to preserve and maintain the family unit. PforF serves families for whom housing is the only remaining issue with regard to reunification of children with parents or the prevention of children being removed from the household.

### **Homeless Families Assistance Program (HFAP)**

This unique program assists families and individuals who are homeless by combining an LMHA HCV voucher and case management services delivered by day and overnight shelters, transitional housing facilities, the Neighborhood Place, Louisville Metro Human Services, and the Family and Children Counseling Center's Homeless Families Prevention Program. The program helped stabilize homeless families and individuals, so they could continue to make positive changes in their lives. Unfortunately, this program has remained dormant since the HCV over-leasing issue after merger. LMHA expects this program will remain dormant in 2011 due to current over-leasing issues.

### **Olmstead Program**

The Olmstead Program is a partnership between LMHA and the State of Kentucky's Division of Mental Health. It combines an LMHA voucher and case management services delivered by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services, and Central State Hospital, to serve families or individuals impacted by the Olmstead decision.

### **Single Room Occupancy (SRO) Program**

Section 8 eligible single women and men who are homeless or at risk of becoming homeless can self-refer or be referred by other agencies and service providers directly to the SRO Program. Participants receive on site HCV rental assistance at the participating SRO and case management via SRO staff. Robert's Hall can serve up to 24 women and the YMCA can accommodate up to 41 men. LMHA expects that both sites will remain at program capacity during 2011.

### **ROSS-Funded Programs**

Public housing residents have benefited from a variety of programs and services over the past years made available through ROSS funds. Staff have applied for and received a number of ROSS Resident Service Delivery and ROSS Neighborhood Network grants to continue a variety of activities and services including:

- CHOICE – teen intervention for middle school students at Meyzeek and Noe Middle Schools;
- Resource Centers and after school tutoring programs at Beecher Terrace, Sheppard Square, Parkway Place, and Iroquois Homes family developments;
- GED programs;
- A 16-station Neighborhood Network computer lab at the Mabel Wiggins Family Investment Center and a satellite lab at Sheppard Square;
- Other youth and resident programs including Metro Parks' day camps and field trips; and
- Special "HALO" officers with the Louisville Metro Police Department hired to provide security at LMHA's family and high-rise sites.

## **Computer Training and Neighborhood Networks**

LMHA has partnered with Jefferson County Public Schools to continue its basic computer classes at the Neighborhood Networks centers at the Family Investment Center and at Sheppard Square. Two labs opened for use in FY2006 at Iroquois Homes and the Villages at Park DuValle. Under LMHA's original Neighborhood Networks grant, residents received a refurbished computer upon completion of the program supplied through New Life, a business that trains persons with visual impairments to rebuild computers. Initial HUD Neighborhood Networks funding ended FY 2006. LMHA resumed basic computer training without providing free, refurbished computers under its 2007 HUD Neighborhood Networks grant. No changes to this program are anticipated in FY 2011.

## **HOPE VI Grant Community Supportive Services**

LMHA collaborated extensively with residents, community members, and service providers to develop a comprehensive community supportive service (CSS) component of its HOPE VI programs. The Authority and its partners have provided extensive CSS services through all of its HOPE VI programs (Clarksdale and Park DuValle), including case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, and mobility counseling and assistance during relocation. Targeted CSS services will be offered to families impacted by the Sheppard Square Revitalization if LMHA receives HOPE VI funding in 2011.

## **Elderly/Disabled Supportive Services**

A limited program of case management, counseling, home care, and recreational services is provided for Dosker Manor residents. In 2007, ElderServe received a \$250,000 three-year ROSS grant to continue supportive services to the non-elderly population at the site. LMHA staff will continue their discussions with Dosker Manor residents, management and maintenance, and potential supportive service providers regarding the possibility of expanded supportive services in the future.

## **Homeownership Supportive Services**

The Authority applied for and was awarded a \$60,700 grant to expand the supportive services it provides through its Homeownership Program in December 2004, which was used to fund a new Homeownership Specialist position. Current administrative tasks in the HCV Homeownership Program were bifurcated into real estate and counseling-related duties. The Homeownership Specialist is responsible for all aspects of the latter including recruitment, working with counseling agencies, and providing case management-related activities including post-purchase counseling and related IDA accounts.

LMHA continues to provide additional homeownership and other resident services through a variety of funding sources. Agency staff:

- conduct orientations at public housing developments to promote financial skills training, credit counseling and homeownership;
- provide financial skills training and Homeownership IDA match money through partnership with the Center for Women and Families;
- partnerships with local homeownership counseling agencies to provide services to public housing residents who meet the income requirements of LMHA's HCV Homeownership program;
- provide life-skills and employment training to youth through the C.H.O.I.C.E. after-school program and Y.O.U., a program that provides educational and career counseling to youth who have dropped out of school; and
- provide adult employment services through three distinct tracks of work-readiness training:
  - Basic job-seeking skills to help residents find employment and soft-skills training including communication, problem-solving, and interpersonal skills to help residents maintain employment;
  - Industry-specific job training in the medical field.

**Earned Income Tax Credit**

In conjunction with the Metro Government's Beyond Merger blueprint, LMHA will continue its efforts to encourage and assist residents and program participants to take advantage of the Earned Income Tax Credit. LMHA will also continue to partner with the Louisville Asset Building Coalition to provide free tax preparation services, which not only provide an alternative to paid tax preparation services, but connect residents with other financial services as well.

## IV. Long Term MTW Plan

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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. 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.

## **V. Proposed MTW Activities: HUD Approval Requested**

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LMHA continues to rethink HUD's existing policies and look for ways MTW regulatory relief can be utilized to create innovative new policies and programs designed to achieve the Agency's locally defined goals. The following are newly proposed Moving to Work Activities for 2011.

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

#### **A. Description**

The proposed activity is to acquire or develop properties for public housing without prior HUD authorization, unless HUD denies LMHA's request for authorization within 10 days of the submittal date. All acquired properties must meet HUD's site selection requirements. Approval from the local HUD office will be sought when a pending real estate acquisition deviates from the selection requirements and at the discretion of the Executive Director. Copies of all required forms and appraisals shall be maintained in the project file.

#### **B. Relation to Statutory Objectives**

The proposed activity would increase housing choices for low-income families.

#### **C. Impact on Statutory Objective**

One of the Agency's long-term goals is to reposition and redevelop its conventional public housing stock. The physical stock of the family developments owned and managed by the Housing Authority of Louisville needs to be completely redeveloped. Towards this end, LMHA has undertaken two HOPE VI revitalization projects (including Park DuValle in the mid 1990's) and recently applied for a third HOPE VI Revitalization grant to redevelop Sheppard Square, a severely distressed, barracks-style general occupancy site. Due to their obsolete function, LMHA is also in the process of demolishing Iroquois Homes. 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 Sheppard Square and Iroquois Homes.

Relief from HUD approvals prior to acquisition of a property will expedite Agency's efforts to replace those units and achieve the MTW statutory objective of increased housing choices. Regulatory relief is critical as LMHA narrows its focus on non-impacted areas of low-minority concentration for future public housing development. Acquisition of properties without prior HUD approval will enhance the Agency's ability to respond quickly to unique market conditions, making LMHA more competitive with other investors and homebuyers; LMHA will be a more competitive buyer in tight real estate markets typical of low poverty areas of Louisville Metro.

#### **D. Baseline and Benchmarks--Increase Housing Choice**

- The length of time from when the purchase agreement is signed to the closing before the activity was implemented. Currently, 4-8 weeks is required to acquire a property.
- The length of time from when the purchase agreement is signed to the closing after implementing the activity. LMHA anticipates staff will be able to acquire a property in 4 weeks by implementing this activity
- The number of sites acquired during the fiscal year. The benchmark number of acquisitions during 2011 is 40 units.
- The number of scattered sites in non-impacted census districts. The benchmark number of scattered sites in non-impacted areas is 20.

- The spatial distribution of LMHA's scattered sites will be used to monitor the concentrations of LMHA public housing.

### **E. Data Collection and Metrics**

LMHA's development team frequently acquires scattered sites in mixed-income communities. The current acquisition process requires staff to prepare submittals to the local HUD field office containing a description of the site including address, bedroom size and accessibility features. The submittal also contains the appraisals, site comparables and certification that the site meets HUD site selection criteria. Under the activity, staff will continue to prepare these submittals and use the information contained therein to maintain a database of the Agency's scattered site properties. Also, staff will document the number of days from the initial purchase agreement to the closing. LMHA will use geographic information mapping to monitor the spatial distribution of the Agency's scattered-site units and the number of public housing units in non-impacted census tracts.

### **F. Authorizations Cited**

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C Statement of Authorizations, Section C.13.

The authorization is needed to waive 24 C.F.R. 941.401 which requires LMHA to obtain HUD approval of the site or property acquisition contract before taking title. The authorization is needed to waive this regulation so that LMHA can acquire sites without prior HUD approval and achieve the objective of increasing housing choice and greater cost effectiveness of Federal funds.

### **G. Information for Rent Reform**

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.

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

## **A. Description**

LMHA will amend its Housing Choice Voucher Program and Public Housing Program admissions policies 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.

## **B. Relation to Statutory Objectives**

The proposed activity will increase housing choice for working families with children who may be struggling to make ends meet. In addition, Section 8 and Public Housing assistance will give incentive to families on the upper edge of eligibility to continue working and will help stabilize their household budgets. Also the admission of working families to the HCV and Public Housing programs will reduce housing assistance costs and achieve greater cost effectiveness in federal expenditures.

## **C. Impact on Statutory Objective**

Family structure and the role of women within the family have changed significantly in the last two decades. Today, over one-half of the mothers who have preschool children are employed outside the home, and nearly an equal number are single parents. More and more parents are turning to non-family members to help care for their children while they are at work. However, child care (provided by a third party such as a commercial day care center) that is safe, reliable and convenient is also costly. Child care expenses can easily account for up to a third of a household's monthly budget and consequently put the family's housing status in jeopardy.

This activity will increase housing choice for these families who would not qualify for the HCV program under normal eligibility requirements. Current regulations require that eligibility for admission to the Housing Choice Voucher Program and Public Housing Program be based on a family's gross income. Simply stated, if the household gross income is above the income limits then the family is not eligible for housing assistance. Families with an employed parent or parents often have to rely on child care to enable them to work. Consequently, a family with a working parent or parents whose gross income is above the limit may have substantial child care expenses and financially the family may be in a far direr situation than a family whose gross income meets the eligibility requirement.

For example, the current income limit for a family of three is \$26,750. Therefore, a working mother of two with an income of \$28,000 per year and child care expenses of \$150 a week is not eligible for the HCV program using current admission requirements. However, the family's "adjusted gross" income is only \$20,200 after deduction of child care expenses, well below the income threshold to be considered eligible for admission to the HCV program.

## **D. Baseline and Benchmarks**

Given that LMHA monthly program costs substantially exceed our funding at the present time, this initiative will have no impact until we reach the point that we are able to again move applicants from the waiting list to the program. This may not occur until the end of FY 2011.

- Baseline is zero as no families with gross incomes in excess of the income limits are admitted to the program.
- The metric will be the number of families admitted to the HCV Program through this activity. LMHA anticipates that that this initiative will apply to approximately one out of every 25 admissions (4%) so we could expect 15 per year; however, LMHA will not be in a position to admit from the waiting list for at least another year. For the Public Housing Program, LMHA anticipates that only a handful



of applicants will benefit from the initiative. This is because the income limit of eligibility of participation in the Public Housing Program is 80% of AML. The benchmark for Public Housing is 3 families.

#### **E. Data Collection and Metrics**

LMHA staff will record the number of families admitted to the HCV Program and the Public Housing Program through this activity.

#### **F. Authorization Cited**

Attachment C, Section D.3.a. Eligibility of Participants – Sections 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.201. Attachment C, Section C.5 Use of Public Housing as an Incentive for Economic Progress.

The authorization is needed to waive 24 CFR 982.201(b)(3) which states that the annual income (gross income) of a participant family is used to determine income eligibility for admission to the Housing Choice Voucher program. For the Public Housing Program the authorization is needed to waive 24 CFR 960.201(a) and (b)(2) The waiver allows LMHA to deduct verified ongoing child care expenses from the gross income for a family with a parent or parents with a demonstrated work history for a period of 12 months or longer and use the “adjusted gross” income to determine eligibility for the program and achieve the goal of increasing housing choice for working families with children.

#### **G. Information for Rent Reform**

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.

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

## **A. Description**

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 establish reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. All units subject to these guidelines will meet HUD housing quality standards.

In creating the new guidelines, LMHA will focus on strategies for developing sustainable and affordable housing in mixed-income communities. Strategies may include environmentally conscious rehabilitation techniques that reduce energy consumption, and architectural guidelines designed to minimize life-cycle costs of new public housing developments. LMHA will also explore maintenance protocol of interior environments that increases comfort and reduce health risks to residents. The guidelines will also incorporate local building code requirements, as well as mandatory design criteria for housing developed with low-income tax credits administered by the Kentucky Housing Corporation. Finally, the guidelines will incorporate environmentally friendly best management practices (BMPs) for commissioning new building systems and maintaining the Authority's housing portfolio. LMHA's locally defined guidelines will apply to new construction and existing public housing units scheduled for modernization.

## **B. Relation to Statutory Objectives**

The proposed activity would achieve greater cost effectiveness in Federal expenditures and increase housing choices for low-income families.

## **C. Impact on Statutory Objective**

One of the Agency's foremost goals is to transform the original family developments owned by the Housing Authority of Louisville (HAL). LMHA's conventional housing stock is aging and by contemporary design standards, including energy conservation, obsolete. Consequently, LMHA has undertaken the systematic redevelopment of HAL's public housing during the last 20 years, replacing existing developments with mixed-income communities, while at the same time increasing housing choices by providing replacement units in mixed-income areas. LMHA has incorporated myriad green and energy saving measures into the new housing. LMHA continues to improve and maintain over 4,000 units of low-income public housing in the portfolio. For example, LMHA is testing non-toxic maintenance products at several developments and indoor climate controls systems have been updated at Avenue Plaza, a high rise for senior and disabled families.

Agency-wide, for the fiscal year ending June 30, 2009, LMHA-paid utilities totaled \$7.8 million. By implementing environmentally conscious design protocol LMHA will significantly reduce energy consumption, minimizing the overall environmental impact of the project. Most importantly, green building will increase residents' comfort and health. LMHA will be able to demonstrate an aptitude for "green" design and construction. When green design and low-income tax credit design requirements are implemented together, LMHA will have a "green" advantage for competitive funds. The use of LMHA funds as financial leverage to develop additional low-income housing, will achieve greater effectiveness of Federal funds for low-income housing development. Finally, locally defined guidelines will ensure that unit sizes and amenities are culturally relevant. For example, units subject to the new guidelines may specify contemporary technologies such as broadband internet.

#### **D. Baseline and Benchmarks**

- Baselines and benchmarks will be established after the locally defined guidelines have been drafted, discussed at a public hearing and approved by HUD.

#### **E. Data Collection and Metrics**

The LMHA development team staff keep detailed records of every public housing unit acquired, developed or constructed, including location, square footage, bedroom size, construction type, amenities, accessibility features and the total development cost. For units developed by the Authority, architectural drawings showing building systems are also kept on file. The files are maintained and can easily be accessed at the Authority's central offices.

In addition, LMHA finance staff keep track of utility consumption levels by incremental unit (i.e., kilowatt hour of electricity, 1,000 gallons of water, and 100 cubic feet of gas) for each AMP. The savings before and after improvements are made can easily be monitored using the reports prepared monthly and annually. Cost efficiencies will be calculated using local average utility rates for the year adjusted for extraordinary conditions including unusually high/low temperatures, increased demand for resources such as coal, and/or severe drought.

#### **F. Authorizations Cited**

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C Statement of Authorizations, Section C.12. This authorization waives certain provisions of Sections 4, 5, and 9 of the 937 Act and 24 C.F.R. 941.202, 941.401, and 941.403.

#### **G. Information for Rent Reform**

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.

## **VI. Ongoing MTW Activities: HUD Approval Previously Granted**

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This section provides information detailing LMHA's ongoing MTW activities, including evaluation criteria and specific waivers to be used. LMHA is not using, or have plans to use, a consultant to conduct evaluations of ongoing MTW activities in FY 2011.

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.

### **Occupancy at Elderly/Disabled High Rise Developments**

LMHA has 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

- **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 2011.

- **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. LMHA anticipates the incentives will increase occupancy rates and defray fixed operating expenses at the site. No change to this activity is anticipated.

### **MTW Rent Policy**

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.

- **Standard Medical Deduction**

Proposed and implemented in the FY2009 Plan, disabled and elderly families are eligible to receive a \$1,600 standard medical deduction. 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 \$34,688 in FY 2010. The activity achieved greater cost effectiveness in federal expenditures. No changes are expected to be made in FY 2011.

- **Alternate Year Reexamination Schedule**

LMHA proposed and implemented a biennial 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) families are required to complete a mini-recertification packet and mail it to the Authority.

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.

- **Earned Income Disregard**

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 2011.

### **Occupancy Criteria and Rent Changes for New Scattered Sites**

Many of LMHA's Scattered Sites, in particular the newly acquired or constructed off-site HOPE VI Clarksdale Replacement Scattered Site units, are highly desirable properties. 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 New Scattered Site single-family, detached homes. Term limits apply to public housing units created off-site under the Clarksdale HOPE VI Revitalization program and additional scattered site single-family homes that have been acquired or developed since LMHA fulfilled its Clarksdale one-for-one replacement commitment.

- **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 2011.

- **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.

- **Increased Flat Rents**

LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. LMHA proposed to raise and adjust the flat rents for the Agency's scattered sites based on the unit's square footage, location, age and amenities. The new flat rents will be implemented as rent

comparables for the site are completed, however, the activity has not been implemented due to the national recession and high unemployment in the Metro area. LMHA did not want to increase the potential for undue rent burden on households whose budgets have been stretched thin by the weak economy.

### **Public Housing Development**

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Housing Authority of Louisville 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 public housing development and acquisition in order to achieve this goal.

- **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 2011.

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

LMHA proposed and implemented the activity in FY 2009. The activity is a simplified proposal for acquiring or developing public housing. In addition, LMHA 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 the average length of time before the Agency move to close on a property. Consequently, the Agency has been able to purchase more properties in tight housing markets typical of mixed-income neighborhoods. No changes to this activity are expected to be made in FY 2011.

### **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 2012.

- **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 2012.

- **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 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 2012.

### **Local Leased Housing Program**

For the many other families for whom homeownership isn't a viable option, LMHA will look at its public housing communities and 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**

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.

MTW Special Referral voucher programs are intended to address those families' needs 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. This activity has increased housing choice and cost effectiveness therefore no change to the activity in FY 2012 is proposed.

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

Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 17 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 at 100% since the previous year. Also, 6 portable vouchers were issued to program graduates in 2010. Also, unit inspections of facilities at the Villager are waived upon initial occupancy and held once per year concurrently.

- **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 families at their Louisville Scholar House facility. While voucher recipients are initially required to reside at Scholar House and meet all Family

Scholar House requirements (single parent, attending school) and Section 8 eligibility criteria, their vouchers resume portability after they successfully graduate from the program. 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. No change to the activity is expected to be made in FY 2011.

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

This activity was proposed in the FY 2010 Plan but has not been implemented. The proposed activity is to allocate Housing Choice Vouchers on an annual basis to a special referral program with Family Scholar House and Spalding University at the Downtown Scholar House campus. The number of vouchers set aside for program participants in FY 2011 is 43. No changes to this activity are expected in FY 2011.

Because of improved occupancy rates and more expedient application processing with the YMCA, LMHA has authorized a Family Scholar House-hired caseworker to properly determine eligibility and to provide supportive services to applicants and residents on-site. Eligible applicants are housed as soon as a unit becomes available upon completion of processing by the caseworker. The applicant's packet is then sent to LMHA for additional processing, so payments can begin for that participant. In addition, the caseworker is also authorized to conduct client reexaminations on-site. This protocol may be replicated with the Center For Women and Families at their long term transitional housing facility.

• **Modify Inspection Protocol**

This activity was proposed under the YMCA SRO activity that was included in the FY 2008 and approved that year. 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 Saint Vincent DuPaul, and Willow Place. This activity has significantly reduced costs to inspect the units "tied" to these programs.

**MTW Public Housing Programs - Uses of Funds**

The Uses of Funds Amendment of LMHA's MTW Standard Agreement with HUD, authorizes the Agency to use federal funds for activities that fall outside of Sections 8 and 9 of the Housing Act of 1937. LMHA is using this authority to sublet public housing units to non-profit organizations as emergency temporary housing for low-income program participants.

• **Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing**

This activity was proposed and implemented in FY 2010. LMHA has agreed to sublease up to 30 public housing units to Catholic Charities as emergency temporary housing for victims of human trafficking. In many cases, victims either lack identification and other documentation or are unable to obtain it without great difficulty; therefore all verification requirements and age-related occupancy criteria are waived for the initial six-month occupancy period. Victims also receive preference for the public housing program at the expiration of the six-month period. In FY 2010, the initial grace period was extended from 6 to 9 months. No change to this activity is expected to be made in FY 2011.



## **VII. Sources and Uses of Funds**

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This section describes LMHA's projected revenues and expenditures for all of LMHA's programs and use of MTW fungibility. This statement is for the fiscal year ending June 30, 2011.

The LMHA's 2010 - 2011 operating plan provides for an overall, consolidated deficit of \$2,508,000. This deficit originates in the Section 8 Voucher Program, and is offset by an anticipated surplus in the COCC.

### **Housing Choice Voucher Program**

The Housing Choice Voucher program will operate at a deficit due to a high utilization rate. The Agency has leased more total vouchers in the current fiscal year than current funding levels will support and anticipates that will continue through the coming fiscal year.

The number of applicants on the waitlist for the Housing Choice Voucher program had been growing at an alarming rate for several years. In an effort to provide relief to these low-income families, LMHA increased the number of housing choice vouchers under lease. This was possible because of the freedoms offered by the MTW program and because HUD funded the Section 8 Voucher Program at more than 100% of eligibility for two consecutive years.

LMHA expects the voucher utilization rate to reach more reasonable levels during the fiscal year 2011. This will be accomplished primarily through attrition. As voucher holders leave the program, new vouchers will not be issued until the annual costs of those vouchers is more commensurate with the annual income received by the Section 8 Program. Additionally, utility allowances to participants will be reduced, and rental increases to landlords will be limited. Also, new vouchers issued in 2011 will not be funded at more than 105% fair market rate.

### **Low Income Public Housing**

The Public Housing Program (AMPs) is budgeted as a "break-even budget". However, the break-even budget includes transfers from the Capital Program (\$2,429,000), and transfers between AMPs (\$1,944,000). These transfers are necessary for the following reasons:

- a) Extremely low interest rates. Current interest rates are approximately 0.2% to 0.3%. LMHA can invest in only the most conservative investments, which reduces interest income. Before the current economic climate, LMHA received rates of 5% or greater.
- b) To operate and manage AMPs at a high level and maintain a balanced operating budget at each. The HUD approved project expense levels (PEL) for some AMPs do not adequately provide for management services at the level deemed necessary by LMHA.

LMHA's Board of Commissioners has approved the use of the funding fungibility authority within the MTW program to augment the Public Housing Program with Capital Fund dollars. Public housing operating reserves could also have been used to absorb expected shortfalls. However, the Board of Commissioners has established a policy of maintaining 4 months of operating expenses in reserves. These reserves provide adequate cash flow in case of delays in HUD funding (which has occurred over the years), fund emergencies or disasters that may occur, and keep the Authority on sound financial ground.

### **Uses of Single-Fund Flexibility**

LMHA continues to use single-fund flexibility under Attachment C of the MTW Agreement. LMHA exercises its authority to move funds and project cash flow among projects and programs as the

Agency deems necessary to further its mission and cost objectives. In 2011, LMHA anticipates using MTW single budget flexibility to use Federal funding across traditional program lines as follows:

- The transfer of \$2,429,000 from the Capital Fund Program to the Public Housing Program.

In addition, LMHA has identified four MTW activities which may require fungibility to address local issues:

- **Multi-Cultural Family Assistance Program (Estimated cost is \$50,000-\$60,000.)**  
This activity was proposed in the LMHA FY 2008 Plan and will be implemented this calendar year. 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 proposed to hire a staff person who is knowledgeable about African-immigrant cultures and languages. The staff will be able to address both the needs of the families and the Agency while assisting in property management, operations and lease enforcement. LMHA plans to implement this activity in FY 2011.
- **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 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). LMHA is evaluating internal staff capacity to perform these duties and determining whether the position will require a part-time or full-time schedule. LMHA may hire an HMS in FY 2011. The position will be funded using Section 8 reserves.
- **Compact Fluorescent Lights Trade-in Pilot Program for Avenue Plaza Residents**  
Proposed in the FY 2010 Annual Plan and will be implemented in FY 2010, the activity is a pilot program to exchange existing incandescent light bulbs with fluorescent lights (CFLs) in the light fixtures and lamps in residents' apartments at Avenue Plaza. The program waives the normal \$4 per bulb maintenance fee that was previously charged to replace incandescent bulbs within residents' apartments. The waived maintenance fee and low purchase price will be quickly offset by the average estimated energy cost savings of \$20-\$60 per bulb over the life of the CFL.
- **Weatherization and Energy Efficiency Pilot with HCV Homeownership Properties (E-Homes)(Estimated cost is \$25,000)**  
This activity was proposed in the LMHA 2010 Plan and was implemented in January, 2010. E-HOMES grants 25 HCV homeowners up to \$2,000 for an energy audit, and weatherization services and energy efficiency upgrades to their home. LMHA expects that these improvements will help reduce homeowners' utility consumption and stabilize their household budgets. No changes to this activity are anticipated to be made in FY 2011.

## LOUISVILLE METRO HOUSING AUTHORITY

## CONSOLIDATED BUDGET FYE 6/30/11

(1000s)

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SOURCES OF FUNDING	2010 - 2011 PUBLIC HOUSING	2010 - 2011 CENTRAL OFFICE COST CENTER (COCC)	2010 - 2011 CAPITAL & REPLCT HOUSING FUNDS	2010 - 2011 HOUSING CHOICE VOUCHERS (SEC 8)	2010 - 2011 STATE & LOCAL FUNDS	2010 - 2011 CONSOLIDATED BUDGET
FEDERAL SUBSIDY	\$18,711		\$11,630	\$68,968		\$99,309
DWELLING RENTAL	5,882					\$5,882
EXCESS UTILITIES	133					\$133
NON-DWELLING RENTAL	117					\$117
FEE INCOME		10,520				\$10,520
INTEREST INCOME	46	22		\$20		\$88
OTHER INCOME	295	43				\$338
TRANSFERS (from other funds or AMP to AMP)	4,372					\$4,372
<b>TOTAL SOURCES</b>	\$29,556	\$10,585	\$11,630	\$68,988	\$0	\$120,759
<b>USES OF FUNDING</b>						
ADMINISTRATION	2,395	4,177		\$3,110		\$9,682
FEE EXPENSE	2,859		1,019	\$2,137		\$6,015
RESIDENT SERVICES	423	38	67	722		\$1,250
UTILITIES	6,535	6				\$6,541
MAINTENANCE	10,910	2,237		3		\$13,150
PROTECTIVE SERVICES	1,105	3		7		\$1,115
GENERAL	3,300	2,354		753		\$6,407
CAPITAL EXPENSE			8,115			\$8,115
RENTAL ASSISTANCE PAYMENTS	85			66,426		\$66,511
TRANSFERS (to other funds or AMP to AMP)	1,944	108	2,429			\$4,481
<b>TOTAL USES</b>	\$29,556	\$8,923	\$11,630	\$73,158	\$0	\$123,267
<b>SURPLUS (DEFICIT)</b>	\$0	\$1,662	\$0	(\$4,170)	\$0	(\$2,508)

**OPERATING  
BUDGET  
Detailed  
2011**

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Line Item	Acct #	Beecher 002	PUM	Parkway 003	PUM	Sheppard 004	PUM	Iroquois 005	PUM	Dosker 012	PUM
Gross Rent Potential		\$984,960	\$108.00	\$835,560	\$110.00	\$430,320	#####	\$471,420	\$81.00	\$1,181,952	\$144.00
Vacancy Loss		(41,960)	(4.60)	(54,560)	(7.18)	(11,320)	(2.89)	(71,420)	(12.27)	(184,952)	(22.53)
Net Dwelling Rent	3110	\$943,000	103.40	\$781,000	102.82	\$419,000	107.11	\$400,000	68.73	\$997,000	121.47
Excess Utilities	3120	14,000	1.54	50,000	6.58	29,000	7.41	10,000	1.72		0.00
Non-Dwelling Rent	3190		0.00	6,000	0.79		0.00	6,000	1.03		0.00
<b>Total Rental Income</b>		957,000	104.93	837,000	110.19	448,000	114.52	416,000	71.48	997,000	121.47
Interest Income	3610	7,000	0.77	7,000	0.92	3,000	0.77	8,000	1.37	7,000	0.85
Other Income	3690	63,000	6.91	56,000	7.37	22,000	5.62	38,000	6.53	40,000	4.87
<b>Total Other Income</b>		70,000	7.68	63,000	8.29	25,000	6.39	46,000	7.90	47,000	5.73
Asset Mgmt Fee - Sites	3693		0.00		0.00		0.00		0.00		0.00
Management Fees	3694		0.00		0.00		0.00		0.00		0.00
Bookkeeping Fee	3695		0.00		0.00		0.00		0.00		0.00
Central Services Fees	3696		0.00		0.00		0.00		0.00		0.00
Adm Fee - Mixed Finance	3697		0.00		0.00		0.00		0.00		0.00
Other Fees	3698		0.00		0.00		0.00		0.00		0.00
<b>Total Fee Revenue</b>		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Operating Subsidy	3691	3,538,706	388.02	3,169,468	417.25	2,071,191	529.45	3,846,321	660.88	2,148,058	261.70
Interfund Transfers - Sec 8	3692		0.00		0.00		0.00		0.00		0.00
Interfund Transfers - CF	3692.50		0.00		0.00		0.00		0.00		0.00
Interfund Transfers - COCC or AMPS	3692.60		0.00	337,986	44.50		0.00		0.00	1,386,665	168.94
<b>Total Income</b>		\$4,565,706	500.63	\$4,407,454	580.23	\$2,544,191	650.36	\$4,308,321	740.26	\$4,578,723	557.84
Administrative Salaries	4110	\$286,000	31.36	\$241,000	31.73	\$190,000	48.57	\$250,000	42.96	\$221,000	26.92
Legal	4130	12,000	1.32	9,000	1.18	5,000	1.28	7,000	1.20	6,000	0.73
Training	4140	1,000	0.11	1,000	0.13	1,000	0.26	1,000	0.17	1,000	0.12
Travel	4150.10		0.00		0.00		0.00	100	0.02		0.00
Accounting / Auditing	4171	3,000	0.33	2,000	0.26	1,000	0.26	2,000	0.34	3,000	0.37
Sundry . . .	4190 . . .	83,600	9.17	77,100	10.15	45,800	11.71	63,900	10.98	73,700	8.98
<b>Total Administrative Expense</b>		385,600	42.28	330,100	43.46	242,800	62.07	324,000	55.67	304,700	37.12
Asset Mgmt Fee - Sites	4185	91,200	10.00	75,960	10.00	39,120	10.00	58,200	10.00	82,080	10.00
Management Fee	4186	398,634	43.71	342,808	45.13	175,993	44.99	155,934	26.79	343,376	41.83
Bookkeeping Fee	4187	63,195	6.93	54,345	7.15	27,900	7.13	24,720	4.25	54,435	6.63
Adm Fee - Mixed Finance	4189		0.00		0.00		0.00		0.00		0.00
<b>Total Fee Expense</b>		553,029	60.64	473,113	62.28	243,013	62.12	238,854	41.04	479,891	58.47
Tenant Services Salaries	4210	30,000	3.29	25,000	3.29	13,000	3.32	19,000	3.26	27,000	3.29
Recreation, Publications, etc.	4220	17,950	1.97	15,300	2.01	7,925	2.03	9,375	1.61	14,450	1.76
Tenant Serv-FSS Case Mgmt	4230.05	25,000	2.74	22,000	2.90	8,000	2.04	11,000	1.89	2,000	0.24
Tenant Serv-Eviction Prev Pgm	4230.17	21,000	2.30	14,000	1.84	8,000	2.04	12,000	2.06	10,000	1.22
<b>Total Tenants Services Expense</b>		93,950	10.30	76,300	10.04	36,925	9.44	51,375	8.83	53,450	6.51
Water	4310	219,018	24.02	198,005	26.07	125,852	32.17	119,363	20.51	128,168	15.62
Electricity	4320	413,244	45.31	338,695	44.59	205,460	52.52	128,055	22.00	443,705	54.06
Gas	4330	228,216	25.02	300,559	39.57	202,934	51.87	380,874	65.44	157,248	19.16
Sewer	439010	231,463	25.38	218,772	28.80	121,740	31.12	128,807	22.13	171,424	20.88
<b>Total Utilities Expense</b>		1,091,941	119.73	1,056,031	139.02	655,986	167.69	757,099	130.09	900,545	109.72
Maintenance Labor	4410	543,000	59.54	697,000	91.76	339,000	86.66	432,000	74.23	696,000	84.80
Maintenance Materials	4420	44,000	4.82	115,000	15.14	36,000	9.20	28,000	4.81	73,000	8.89
Maintenance Contracts . . .	4430 . . .	864,400	94.78	1,063,000	139.94	489,600	125.15	588,900	101.19	1,067,300	130.03
<b>Total Maintenance Expense</b>		1,451,400	159.14	1,875,000	246.84	864,600	221.01	1,048,900	180.22	1,836,300	223.72
Security Labor	4460	16,000	1.75	13,000	1.71	7,000	1.79	10,000	1.72	14,000	1.71
Security Materials	4470	600	0.07	500	0.07	300	0.08	400	0.07	500	0.06
Security Contracts	4480	53,000	5.81	57,000	7.50	55,000	14.06	52,000	8.93	485,000	59.09
<b>Total Security Expense</b>		69,600	7.63	70,500	9.28	62,300	15.93	62,400	10.72	499,500	60.86
Insurance	4510	104,500	11.46	93,000	12.24	65,000	16.62	114,500	19.67	69,500	8.47
Terminal Leave	4530	6,168	0.68	6,880	0.91	3,872	0.99	5,008	0.86	6,752	0.82
Employee Benefits	4540 . . .	360,940	39.58	402,600	53.00	226,464	57.89	293,287	50.39	395,175	48.15
Collection Losses	4570	28,290	3.10	23,430	3.08	12,570	3.21	12,000	2.06	29,910	3.64
Other General Expense	4590	5,000	0.55	500	0.07	2,500	0.64	500	0.09	3,000	0.37
<b>Total General Expense</b>		504,898	55.36	526,410	69.30	310,406	79.35	425,295	73.07	504,337	61.44
Rental Assistance Payments	4710		0.00		0.00		0.00		0.00		0.00
Transfers to Other Funds	4711		0.00		0.00		0.00		0.00		0.00
Transfers to AMPs or COCC	4711.15	415,288	45.54		0.00	128,161	32.76	1,400,398	240.62		0.00
			0.00		0.00		0.00		0.00		0.00
<b>Total Expense</b>		\$4,565,706	500.63	\$4,407,454	580.23	\$2,544,191	650.36	\$4,308,321	740.26	\$4,578,723	557.84
<b>Surplus / (Deficit)</b>		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

St Catherine 013	PUM	Ave & 550 Apts 14	PUM	SS I-V, Newburg 017	PUM	Lourdes & Bishop 018	PUM	HOPE VI Replcts 034	PUM	Total Sites	PUM
\$360,612 (35,612) \$325,000	\$189.00 (18.66) 170.34 0.00 0.00	\$609,444 (78,444) \$531,000	\$171.00 (22.01) 148.99 0.00 0.00	\$579,852 (49,852) \$530,000 15,000 0.00	\$177.00 (15.22) 161.78 4.58 0.00	\$331,968 (7,968) \$324,000	\$182.00 (4.37) 177.63 0.00 0.00	\$1,003,104 (371,104) \$632,000 15,000 105,000	\$216.00 (79.91) 136.09 3.23 22.61	\$6,682,848 (800,848) \$5,882,000 \$133,000 \$117,000	\$134.00 (16.06) 117.94 2.67 2.35
325,000	170.34	531,000	148.99	545,000	166.36	324,000	177.63	752,000	161.93	6,132,000	122.95
2,000	1.05	3,000	0.84	3,000	0.92	2,000	1.10	4,000	0.86	\$46,000	0.92
2,000	1.05	8,000	2.24	24,000	7.33	10,000	5.48	32,000	6.89	\$295,000	5.92
4,000	2.10	11,000	3.09	27,000	8.24	12,000	6.58	36,000	7.75	341,000	6.84
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
395,338	207.20	862,247	241.93	1,205,292	367.92	385,226	211.20	1,088,681	234.43	\$18,710,528	375.17
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00	559,326	156.94	635,033	193.84	702,324	385.05	532,006	114.56	\$2,428,689	48.70
140,091	73.42	79,105	22.20		0.00		0.00		0.00	\$1,943,847	38.98
\$864,429	453.06	\$2,042,678	573.14	\$2,412,325	736.36	\$1,423,550	780.46	\$2,408,687	518.67	\$29,556,064	592.64
\$67,000	35.12	\$127,000	35.63	\$167,000	50.98	\$139,000	76.21	\$145,000	31.22	\$1,833,000	36.75
1,000	0.52	2,000	0.56	6,000	1.83	1,000	0.55	6,000	1.29	\$55,000	1.10
1,000	0.52	1,000	0.28	1,000	0.31	1,000	0.55	1,000	0.22	\$10,000	0.20
	0.00		0.00		0.00		0.00		0.00	\$100	0.00
1,000	0.52	1,000	0.28	1,000	0.31	1,000	0.55	1,000	0.22	\$16,000	0.32
12,800	6.71	22,100	6.20	28,300	8.64	47,400	25.99	26,200	5.64	\$480,900	9.64
82,800	43.40	153,100	42.96	203,300	62.06	189,400	103.84	179,200	38.59	2,395,000	48.02
19,080	10.00	35,640	10.00	32,760	10.00	18,240	10.00	46,440	10.00	\$498,720	10.00
85,631	44.88	147,418	41.36	138,334	42.23	84,496	46.32	164,450	35.41	\$2,037,074	40.85
13,575	7.11	23,370	6.56	21,930	6.69	13,395	7.34	26,070	5.61	\$322,935	6.48
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
118,286	61.99	206,428	57.92	193,024	58.92	116,131	63.67	236,960	51.02	2,858,729	57.32
6,000	3.14	12,000	3.37	11,000	3.36	6,000	3.29	13,000	2.80	\$162,000	3.25
3,625	1.90	6,450	1.81	5,975	1.82	3,700	2.03	6,550	1.41	\$91,300	1.83
1,000	0.52	2,000	0.56	7,000	2.14		0.00	12,000	2.58	\$90,000	1.80
1,000	0.52	1,000	0.28	1,000	0.31	12,000	6.58		0.00	\$80,000	1.60
11,625	6.09	21,450	6.02	24,975	7.62	21,700	11.90	31,550	6.79	423,300	8.49
40,087	21.01	44,507	12.49	97,471	29.75	11,961	6.56	66,645	14.35	\$1,051,077	21.08
137,262	71.94	233,148	65.42	207,574	63.36	126,783	69.51	352,620	75.93	\$2,586,546	51.86
11,150	5.84	48,871	13.71	195,873	59.79	29,990	16.44	150,905	32.49	\$1,706,620	34.22
39,130	20.51	49,863	13.99	119,483	36.47	15,668	8.59	94,773	20.41	\$1,191,123	23.88
227,629	119.30	376,389	105.61	620,401	189.38	184,402	101.10	664,943	143.18	6,535,366	131.04
69,000	36.16	289,000	81.09	339,000	103.48	251,000	137.61	248,000	53.40	\$3,903,000	78.26
8,000	4.19	160,000	44.89	101,000	30.83	51,000	27.96	79,000	17.01	\$695,000	13.94
152,900	80.14	504,100	141.44	650,600	198.60	296,200	162.39	634,500	136.83	\$6,311,500	126.55
229,900	120.49	953,100	267.42	1,090,600	332.91	598,200	327.96	961,500	207.04	10,909,500	218.75
3,000	1.57	6,000	1.68	6,000	1.83	3,000	1.64	7,000	1.51	\$85,000	1.70
100	0.05	200	0.06	200	0.06	100	0.05	300	0.06	\$3,200	0.06
96,000	50.31	96,000	26.94	2,000	0.61	115,000	63.05	6,000	1.29	\$1,017,000	20.39
99,100	51.94	102,200	28.68	8,200	2.50	118,100	64.75	13,300	2.86	1,105,200	22.16
24,000	12.58	30,000	8.42	36,000	10.99	18,000	9.87	40,000	8.61	\$594,500	11.92
1,024	0.54	3,056	0.86	3,688	1.13	2,808	1.54	2,912	0.63	\$42,168	0.85
59,815	31.35	179,025	50.23	215,737	65.85	164,589	90.24	170,362	36.68	\$2,467,994	49.49
9,750	5.11	15,930	4.47	15,900	4.85	9,720	5.33	18,960	4.08	\$176,460	3.54
500	0.26	2,000	0.56	500	0.15	500	0.27	4,000	0.86	\$19,000	0.38
95,089	49.84	230,011	64.54	271,825	82.97	195,617	107.25	236,234	50.87	3,300,122	66.17
	0.00		0.00		0.00		0.00	85,000	18.30	\$85,000	1.70
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
	0.00		0.00		0.00		0.00		0.00	\$1,943,847	38.98
	0.00		0.00		0.00		0.00		0.00	\$0	0.00
\$864,429	453.06	\$2,042,678	573.14	\$2,412,325	736.36	\$1,423,550	780.46	\$2,408,687	518.67	\$29,556,064	592.64
\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

## **VII. Administrative**

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### **A. Board Resolution**

The Board of Commissioners of the Louisville Metro Housing Authority passed resolution No. 23-2010 on March 16, 2010 approving the 2011 Moving to Work Annual Plan and adopting the Annual Moving to Work Plan Certifications of Compliance.

### **B. 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.

## **Appendix A. Resolutions**

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- 1. Board of Commissioners Resolution to Approve the FY 2011 MTW Annual Plan**
- 2. Board of Commissioners Resolution to Approve the Amended FY 2011 MTW Annual Plan**

RESOLUTION NO. 23-2010 (3/16/10)

RESOLUTION APPROVING LMHA'S MOVING TO WORK  
PROGRAM FY2011 ANNUAL PLAN

Item No. 5g

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 2011 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 will distribute the Annual Plan to the Board of Commissioners and will conduct a Public Hearing on April 12, 2010 to discuss the proposed FY 2011 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 2011 MTW Annual Plan is approved pending the outcome of the public hearing, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to submit this Annual Plan to the U.S. Department of Housing and Urban Development.

cc: Tim Barry  
Wavid Wray  
Will Seay  
Sarah Laster ✓



RESOLUTION BACKGROUND STATEMENT

RESOLUTION APPROVING LMHA'S MOVING TO WORK  
PROGRAM FY2011 ANNUAL PLAN

Item No. 59

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 FY2011 Annual Plan will be effective from July 1<sup>st</sup>, 2010 to June 30<sup>th</sup>, 2011.

Copies of the proposed FY 2011 MTW Annual Plan will be distributed to the Board of Commissioners and will be discussed at a Public Hearing on April 12, 2010 prior to submission of the FY 2011 Annual Plan to HUD.

As part of the FY 2011 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 FY2011 ANNUAL PLAN

Item No. 59

II. ALTERNATIVES

- A. Approve the resolution authorizing the submission of the proposed FY 2011 Moving to Work Annual Plan pending the outcome of the public hearing.
- B. Do not approve the resolution authorizing submission of the proposed FY 2011 Moving to Work Plan.

III. RECOMMENDATION

Staff recommends Alternative "A".

IV. JUSTIFICATION

- LMHA, in consultation with residents, has developed the proposed FY 2011 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  
March 16, 2010

RESOLUTION NO. 14-2011 (4/5/11)

RESOLUTION APPROVING AN AMENDMENT TO LMHA'S MOVING TO WORK  
PROGRAM FY 2011 ANNUAL PLAN TO INCLUDE DISPOSITION OF LMHA PROPERTY  
AND SPECIAL REFERRAL PROGRAM WITH FAMILY SCHOLAR HOUSE

ITEM NO. 5a

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 2011 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, the LMHA Board passed Resolution 23-2010 on March 16, 2010 approving the proposed MTW Annual Plan and required Certification for FY 2011; and

WHEREAS, LMHA has subsequently decided to dispose of an undeveloped part of a Public Housing property located at 1529 West Saint Catherine Street and develop a Special Referral Housing Choice Voucher program with Family Scholar House at the Stoddard Johnston location and this action necessitates an amendment to the Authority's FY 2011 MTW Annual Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that an amendment to the FY 2011 MTW Annual Plan for disposition of a Public Housing property and a Special Referral HCV program with Family Scholar House is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute and submit this amended plan to the U.S. Department of Housing and Urban Development.

## RESOLUTION BACKGROUND STATEMENT

### RESOLUTION APPROVING AN AMENDMENT TO LMHA'S MOVING TO WORK PROGRAM FY 2011 ANNUAL PLAN TO INCLUDE DISPOSITION OF LMHA PROPERTY AND SPECIAL REFERRAL PROGRAM WITH FAMILY SCHOLAR HOUSE

ITEM NO. 5a

#### 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 LMHA Board approved the FY 2011 Annual Plan on March 16, 2010 and it will be effective from July 1<sup>st</sup>, 2010 to June 30<sup>th</sup>, 2011.

Recently, the LMHA Board and staff determined that it would be appropriate to sell an undeveloped portion of a Public Housing property to the African Methodist church whose property adjoins the LMHA property. The Church, which is planning an expansion, had until recently thought the lot was theirs and they have been maintaining the property. In addition, LMHA Board and staff determined it would be

## RESOLUTION BACKGROUND STATEMENT

### RESOLUTION APPROVING AN AMENDMENT TO LMHA'S MOVING TO WORK PROGRAM FY 2011 ANNUAL PLAN TO INCLUDE DISPOSITION OF LMHA PROPERTY AND SPECIAL REFERRAL PROGRAM WITH FAMILY SCHOLAR HOUSE

ITEM NO. 5a

#### I. STATEMENT OF FACTS (CONT.)

House at their new Stoddard Johnston location. Implementing the activities necessitates an amendment to the Authority's FY 2011 MTW Annual Plan and authorization for the Executive Director, Tim Barry, to submit the appropriate documents to HUD.

#### II. ALTERNATIVES

- A. Approve an amendment to LMHA's FY 2011 MTW Annual Plan to include disposition of part of a LMHA property and a Special Referral HCV program.
- B. Do not approve an amendment to LMHA'S FY 2011 MTW Annual Plan to include disposition of part of a LMHA property and a Special Referral HCV program.

#### III. RECOMMENDATION

Staff recommends Alternative "A".

#### IV. JUSTIFICATION

- LMHA owns a Public Housing property located at 1529 West Saint Catherine Street that adjoins property owned by the African Methodist Episcopal Church. The Church, which is planning an expansion, had until recently thought an undeveloped portion of LMHA's lot was theirs and they have been maintaining the property. In conjunction with the church expansion, AME Church would like to purchase the vacant land.
- LMHA, in consultation with the Board, is planning a venture with Family Scholar House on the campus of the Stoddard Johnston elementary school. Voucher assistance for families enrolled in the program will help them achieve their higher education goals.

RESOLUTION BACKGROUND STATEMENT

RESOLUTION APPROVING AN AMENDMENT TO LMHA'S MOVING TO WORK  
PROGRAM FY 2011 ANNUAL PLAN TO INCLUDE DISPOSITION OF LMHA PROPERTY  
AND SPECIAL REFERRAL PROGRAM WITH FAMILY SCHOLAR HOUSE

ITEM NO. 5a

IV. JUSTIFICATION (CONT.)

- LMHA approved and submitted its FY 2011 MTW Annual Plan to HUD in April, 2010. The decision to dispose of part of a Public Housing property and develop a Special Referral HCV program with Family Scholar House was made after the Annual Plan was submitted to HUD; therefore, an amendment to the Annual Plan is necessary to include the activities.

Submitted by: Tim Barry  
Executive Director  
April 5, 2011

## **Appendix B. Documentation of Public Hearing**

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# **2011 MOVING TO WORK (MTW) ANNUAL PLAN PUBLIC HEARING**

**MONDAY, APRIL 12, 2010**

**6:00 PM**

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

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## **Louisville Metro Housing Authority Public Hearing to discuss the 2011 MTW Annual Plan**

LMHA will conduct a public hearing to discuss the Agency's DRAFT 2011 Moving to Work (MTW) Demonstration Program Annual Plan, amendment of the 2009 Moving to Work (MTW) Annual Plan with the Definition of Substantial Deviation and Significant Amendment as an attachment, and modification of an ongoing rent reform activity. The Definition of Substantial Deviation/Significant Amendment attachment is part of the 2011 Annual Plan which will be available for review on March 11th to April 11th, 2010 on the LMHA website ([www.lmha1.org](http://www.lmha1.org)) and at LMHA's Central Offices, located at 420 S. 8th Street, or by mail as requested.



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

**For Further Information  
Or to Arrange Transportation  
Call (502) 569-4471**



## **2011 MOVING TO WORK (MTW) ANNUAL PLAN**

# **PUBLIC HEARING**

**APRIL 12, 2010**

**6:00 PM, DOSKER MANOR**

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### **AGENDA**

- **New Moving To Work Activities**
  - Acquisition of sites for public housing without prior HUD approval.
  - Amend Housing Choice Voucher program admissions policy to allow for deduction of child-care expenses in determination of eligibility.
  - Local design guidelines for public housing development, modernization and maintenance.
- **Capital Fund Activities**
  - Capital Projects in 2011.
  - Federal stimulus funds - American Recovery and Reinvestment Act (ARRA).
- **Greening Initiatives**
- **Changes in the Housing Stock**
- **Leasing**
- **Revitalization Activities**
  - Liberty Green.
  - Neighborhood Stabilization Program.
  - Sheppard Square HOPE VI application.
  - Housing for veterans.
- **Substantial Deviation and Significant Amendment to the Annual Plan**

## MOVING TO WORK PUBLIC HEARING

April 12, 2010

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	Colleen Kaleb	LMHA			
2	Danar Aban	Avenue Paza			
3	WYD Wersu	LMHA			
4	Lee Harper	LMHA			
5	Q. T. Winters	LMHA			
6	Shella Pennington	LMHA			
7	Cathy Hines	MITC	40206	MHC	584-6858
8	Bill Salengood	701 Hancock	40203	PC (MNR)	887-7343
9	Willie Ann	LMHA	40209		
10	Deborah Giber	415 E. Muhammad Ali	C-1504	Dosker	297-7676
11	Donna Bell	413 E. M.	A810		
12	Emma Bush	413 E. M. v. h	618A		690-4008
13	Doug Gardner	413 E. M. v. h	1209A		712-9459
14	JAMES BLACK	413 E. M.	521A		712-2196
15	HABIBA HUIF				
16					
17					
18					
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22					
23					
24					
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## MOVING TO WORK PUBLIC HEARING

April 12, 2010

6:00p.m.

Example:	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	Betty Thompson	415 E. Muhammad	40202	Dosker Manor	585-9741
2	L. F. S. BELL	413 E. H. A.	40202	Dosker Manor	716-1983
3	David A. Jackson	413 E. Muhammad	40202	Dosker Manor	581-9563
4	Angel Morgan	413 E. Muhammad	40202	Dosker Manor	682-1301
5	Chachila Wase	413 E. Muhammad	40202	Dosker Manor	773-4222
6	Marvin Calvin	1219			
7	KAREN BROWN	1312 Muhammad	40202		
8	Rev. Bernard St. J. S.	413 E. Muhammad	40202	Dosker Manor	384-3033
9	Maynard H. Brown	303 So 10 St	40202	LMHA	775-5453
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**FY 2011 MOVING TO WORK DEMONSTRATION PROGRAM ANNUAL PLAN  
PUBLIC HEARING AT DOSKER MANOR  
APRIL 12, 2010**

Tim Barry: We are here to talk about...and we make this annual pilgrimage to Dosker Manor...to talk about the Housing Authority's annual plan. And as I say every year, we call it the Moving to Work Annual Plan but it really has nothing to do with moving or working necessarily. It is what we plan to do, hope to do, at the Authority over the next year. We like to have the opportunity to share our suggestions and ideas, first and foremost, with the people who reside in public housing because you're the ones most directly impacted by what we are proposing to do. I'm going to very quickly go through some of the initiatives that you should also have a copy of those, I think. You do. Things that we are proposing to do next year that's different from the stuff we've done in the past and a lot of what we have done in the past we are, of course, continuing. You will have ample opportunity to comment. My comments and summary discussion will be very brief so you will have ample opportunity to say what you want, either about Moving to Work, although I would prefer that you keep your comments confined to what's in the annual plan, but if you have other issues having to do with the Housing Authority or Dosker Manor or whatever, I would ask that you save those until after the meeting and we'll hang around and try to help you as best we can. I would like to recognize some LMHA, Louisville Housing Authority staff, but also, first and foremost the Chairman of our Board, Mr. Manfred Reid, who many of you know. He is here with us every year...very active in what the Housing Authority is doing. I'm going to ask Manfred to say a couple of words here in a minute. Mr. Will Seay, Deputy Executive Director of Operations. Wavid Wray, he has all the money, chief financial officer. Art Wasson, head of our Section 8 program. Lee Harper, head of our construction division. And I think we ought to say "thank you Lee" because he is the one who oversaw the new floor here and out there and some other work that is going on. Lee has been overseeing that. He has done a good job trying to marshal all the resources and get the contractors to stay out of people's way but get the job done. In fact, they worked Friday evenings and Saturday mornings so they could stay out of people's way as much as possible. I also want to recognize Nate Northington. He's our Regional Manager and Jeff Ralph who is the second person in charge of money. Between Wavid and Jeff they've got all dough.

Alright, let me go through the initiatives we are proposing for 2011. The first thing we are proposing to do is acquire sites for replacement public housing. We're always in the process of buying replacement housing, new scattered site units, because as you know, we have torn down and removed a lot of public housing in the last few years, not the least of which is the facility next door, Clarksdale and Park DuValle many years ago. We have not replaced all of those units, but we have at least at Clarksdale. But other facilities that we've been tearing down include Iroquois. We've been tearing that down little by little. But we are committed to doing one-for-one replacements. For every public housing unit that comes down, it will be replaced. We are in the hole right now because we have taken more down than we've bought or produced new but we are working against that and trying to buy scattered site properties as soon as we can so we have sufficient replacement housing because the need remains unchanged. It is still very, very great. And what we are asking in this plan so we can move more quickly when we buy this property that we be allowed to buy this property without local HUD's approval. HUD is the Department of Housing and Urban Development and they are the agency to whom we report in terms of our spending of federal monies and for normal acquisitions, not anything extraordinary or something that is an odd purchase, but normal acquisitions, we're asking that we be free from getting local HUD approval so we can move a lot faster. This is no bad reflection on HUD in terms of how quickly they can review our acquisitions but they have a process they have to go through and I think they'd probably be relieved if we didn't bring each and every acquisition or probable purchase to them. So, we are asking that we be free from that so we can buy properties faster.

We are also going to deduct the family's child care expenses when determining applicant eligibility for Housing Choice Vouchers. That is another word for Section 8. 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 will extend Housing Choice benefits to working families who may be struggling to maintain a job and make ends meet due to child care. So, we think that is a very positive thing.

We are also going to implement local design guidelines for the development, modernization and maintenance of public housing so that whatever we buy or build is an asset to a neighborhood, so that it looks like it belongs in that neighborhood because all neighborhoods in this community have certain consistent design standards and we want to maintain those whenever we build or buy or rehab a property. We are also going to encourage the use of anything that serves energy like Energy Star appliances, use of environmentally friendly cleaning products. The

Housing Authority for the last year has been on a mission to make this whole agency much greener. We have begun to implement recycling at Avenue Plaza so expect to see that at Dosker within the next year or so to recycle goods. That will eventually end up at all the sites, so we'll do recycling. Avenue Plaza has been the guinea pig for a lot of stuff that we're doing that's "green" which will not only help reduce the amount of stuff we put in our landfill but also reduce our energy costs. We are replacing windows, which we're about to do at Avenue Plaza. Again, I use Avenue Plaza as an example because that's the one where we're trying all this stuff first to make sure it works. So you can expect some of that stuff to appear here at Dosker Manor and all the other facilities we have.

Continuous Capital improvements: we mentioned the windows at Avenue Plaza and blind replacement. We are doing a whole bunch of underground piping at Beecher Terrace because the underground piping that services the boilers and heat is beginning to fail and needs to be replaced. We are also going to do a modernization at The Friary which you know where that is, it's very close. So, we're doing that. I also need to mention that we have been on the receiving end of some stimulus money from the Obama Administration. I think a lot of you have read about what this President has done in terms of trying to stimulate the economy and bring us out of the downturn that we experienced the last eight years and I'll leave it at that. And I think he has been successful at that and it certainly has helped the Housing Authority. We received \$14 million and we have spent it all on Capital improvements for public housing units. We have spent it at a very rapid pace. We have spent 62% of the money we've been awarded already and it doesn't have to be spent until March, 2012. So we're, I think if not leading the pack, close to leading the pack, in this country in terms of spending the money the President gave us which is the point of the exercise. That's what he wanted us to do, put people to work. We've been able to create some jobs and keep people in jobs that may have been out of jobs by now. And hopefully that will put us in a position to get money that's going to be recaptured. When housing authorities haven't spent money like the President asked them to, he's going to take it back and they have been threatening to do that for a long time. And I think that finally we have a fellow that's going to do it. For those housing authorities, some of whom are my colleagues, haven't done right by the money they were given by all of us, from all of us. They are going to take it back and give it to somebody else who is going to spend it right and I hope that we are one of those recipients because that means we can end up doing more jobs like this and other stuff that we've got planned everywhere. I've talked about the green initiatives. They are all in here.

Changes in housing stock...you are obviously well aware of what has occurred in Clarksdale in terms of replacing that and also, what occurred quite a while ago at Park DuValle. We've also been gradually tearing down Iroquois and with all of our demolition of units, again let me emphasize that we are committed, completely and thoroughly committed to doing one-for-one replacements so eventually, it may take some time and will take some time, all those units will be replaced. We have also applied for a HOPE VI grant for Sheppard Square over in Smoketown to do a HOPE VI mixed-income site there like we have done at Liberty Green and Park DuValle and we are still awaiting word on that. We are hopeful we can get the grant but we haven't heard if we're successful or not. It should come any time. We were told that we would hear by February 1 but they got behind. They have a lot on their plates, so I expect any day we will know about Sheppard Square.

I've talked about Liberty Green. We are also participating in the program called Neighborhood Stabilization which is actually a program that the City is doing to take some of these properties that have been foreclosed upon, that have been abandoned, people have walked away, we're trying to help the City get those back into use, rehab them which is a good program. The City is under a deadline just like all the rest of us in terms of getting this money spent so we are going to help them spend that money. The majority of what we do in terms of Neighborhood Stabilization activity will likely occur in Smoketown. That's a neighborhood...and it doesn't mean to say there aren't other neighborhoods in need...but that's a neighborhood that is in great need and will help us complement what we do at Sheppard Square if we are able to do some rehabbing in Smoketown.

I think that covers it. If you would allow me, I'm going to let Mr. Reid say a few words and then we'll open it up for comments and questions and we'll stay here as long as you like to try to address any issues you may have. Thank you.

Reid: Thank you Mr. Barry. First, I want to thank Mr. Barry for his tenure. This is his tenth year as Executive Director of the Louisville Metro Housing Authority. (applause)

(Tim – Yeah, and I'm only 35 years old!)

Reid: And during those ten years, we have made more progress as it relates to providing quality services to our residents than in any other period in history prior to that time.

(Somali interpreter makes a comment.)

Reid: I will repeat this so that you can interpret it, okay. (He repeats his previous comments so they can be interpreted.) All of our residents have the opportunity toward education and the opportunity to increase their employment and to reach self-sufficiency according to their needs and the size of their family. For those who are not aware we have an educational program established where our residents by participating in the Family Self-Sufficiency Program they can receive scholarships to pay for their education. And we want you to know that if you have children or grandchildren or if any of you would like to participate in our program of Family Self-Sufficiency as it relates to education you can contact our Special Programs Director, Ms. Diane Foster and Mr. Dan Farrell and they will assign you to the program and you'll get all the benefits as it relates to money. To date, we have invested \$1,053,000 in education and other opportunities for our residents. These opportunities also include homeownership. We have a plan by which we can provide you with training as it relates to personal financial banking, home management, parental care and we also have other programs to include care for the elderly. The Housing Authority in the year 2011, we have projected that we will be managing 58,168 units. When you multiply that into a family of four, we will be housing a large portion of our community population. We all welcome the opportunity to speak to you about these programs and we welcome your participation and the participation of your children and your grandchildren. And if you can, please spread the word to all of our residents. It is so important that they come to these meetings. I want to thank each one of you for being here. It means a lot because the effort that our staff puts forth every day is a continuous and ongoing toil and struggle to make sure that every resident has the full opportunity to participate. Also, I would like to say to our immigrant community, we are so thankful that you decided to join us and the Executive Director has proposed a multi-cultural program to extend our services to our immigrant community. And we need all the immigrant residents to participate in that program and help us in our understanding of your customs and your culture so we can properly disperse that information to the general population and help you in your adjustment in the United States of America. And in closing I want to offer a special thanks to our executive staff and to our overall staff because the quality of our services is based on the work and commitment they give to us every day. We also have a Board of Commissioners which governs and determines policy for the Housing Authority and their commitments are strong and each one of us as Board members are a part of you. We are you. I want to thank you so much for coming and I'll return the mike back to Mr. Barry.

Barry: Thank you Mr. Reid. Since I mentioned I'm only 35 years old, I need to recognize someone else who's only 35, Ms. Charlene. I will now turn it open for comments and questions. Cathy, you want to go first?

Cathy Hinko: My name is Cathy Hinko and I am with an advocacy organization for fair and affordable housing. The name of the organization is Metropolitan Housing Coalition. And I want to comment on several parts of the plan. The first thing I would like to say is I think the deduction for child care is fabulous. Thank you very much. It's a great way to use your power. But since we are talking about child care, I want to talk about the 15,000 Jefferson County Public School students who will be homeless this year. The fact that the plans that the Housing Authority have will only contribute to an increase in that number and that past plans have already been a factor in causing homeless children in our community. Mr. Reid talked about 58,000 units there. I think he missed a comma there. Maybe you meant 5,800, but I don't even see that. Fifteen years ago the Housing Authority had over 6,000 public housing units. Currently, they have far less than that and well under 5,000 public housing units. And, they only have an occupancy rate of 99.0% because they are deliberately not renting units. At the point of the worst economic crisis and worst unemployment rate in decades, the Housing Authority is going to tear down over 300 family units and to do that they must give every family currently living at Sheppard Square...they must give the family three choices which means they have to have unoccupied, unused units waiting for people who are forced to move from their neighborhood. The timing could not be worse. This is no time to have 1,000 units of needed, rent-assisted housing unavailable to our community and they are all family units. When you look at the use of Section 8 vouchers, you see that the predominate use is in two and three-bedroom vouchers. That is because that's what people need, family units. But over the years, the Housing Authority has torn down family units and when they do replacement, they replace with, partially with, one-bedroom units. To the point where, although these units are supposed to be for elderly people, they have to define elderly as, well almost Mr. Barry's age. So they are walking away from families in need. Further, when you look at the goal that they say they have is to have mixed-income, but what we have really seen is the goal is to get rid of poor families. Even replacement units that are family sized, a majority of them have higher income standards than regular public housing for

families. And when they do mixed-income developments, less than 5% of the families that were living there get to come back. While some of that is the choice of families that have resettled, a track record of 5% over and over shows that what they really want is to get rid of the families that live there. Because they have to use private money to do a public service they have to turn their back on the families that are most in need because sometimes those families have other problems. So, doing Sheppard Square at this moment in time is not a good idea. Also, \$12.5 million from our other money from the federal government for housing...\$12.5 million that could be spent throughout Jefferson County to improve housing conditions for low-income people, the Housing Authority is grabbing that money away from other areas just to support mixed-income housing at Sheppard Square. This could not come at a worst moment in our economic history. Even in the capital expenditures, and by that I mean, you know how you have the big expenditures on a piece of property like a roof or a boiler, not the regular day-to-day repairs, about \$2.5 million is being taken out of that money which should keep up the other family public housing and it's being put in just day-to-day operations. Now, that is not a sustainable way to operate a business. That's robbing your kid's college education fund when they're 17 because you can't control your daily expenses. And even out of the remaining capital money, another \$617,000 is going to Sheppard Square. So, every low-income family who is homeless is paying through their children being homeless to do Sheppard Square. Now, we have to look at why the Housing Authority...well, as I said, the Housing Authority doesn't have a grudge against low-income families, it's the fact that they have to use private money from investors and investors are the ones who have a grudge against low-income families. The Housing Authority can wait for better programs that the Obama Administration will have to redo public housing.

Hinko: Another totally different area I want to comment on is about the rules on when the Housing Authority has to go back to the public if they're changing this plan. They define substantial deviation from the plan when they take a full 20% of the funds they have said they were going to spend one way and spend it another way. It should be 5% because 20%, one-fifth, they can move around without any chance for the public to comment. That's just plain wrong. That means they can take another 20% of their funds and dump it into this mixed-income instead of serving low-income people. And they've done things like this before, like taking Section 8 money to put into support Liberty Green which houses people of mixed-income. As we look at the human misery in our community we just need to put the brakes on Sheppard Square. The other thing is that the Housing Authority paid a bunch of money to a University of Louisville researcher to find out what happened to people who were at Clarksdale. Now, intellectual integrity would say if you're going to do a study on this you would want the results of this study before you do a new program. But we don't have that study out yet new programs for Sheppard Square and displacing and blowing out a whole neighborhood are still going ahead. Also, when people who lived at Sheppard Square asked about work programs, there were no new or innovative ideas about how to get people involved in work although there is not a very good track record from Clarksdale or from a prior HOPE VI. Now, the Housing Authority does a very job on Section 8 and a very good job on administering day-to-day operations of public housing. My comments are about the plans and how we spend our money in the future. I noticed that Parkway Place only has \$82,000 set aside for capital investment. I saw that \$3 million was spent on Parkway Place through stimulus money. Parkway Place is one of our larger family complexes and we need to do everything to preserve it, for the short term at least. And, Beecher Terrace should be able to go on for a long time. Please do not shortchange Beecher Terrace because you don't have capital funds because they are all going to operations and to Sheppard Square. And I will submit comments in writing as well. Sorry it took so long.

Reid: I want us to give thanks and appreciation to Ms. Hinko. I tell you something, we don't operate in a vacuum. Our operations and our relationship with our community includes every member of this community. And it is by comments like Ms. Hinko brings to us that gives us a thorough universal look at housing and it provides an opportunity to educate our residents. As to the negative aspects of what we are doing and how we can make those improvements based on your recommendations due to the information she's given you. Ms. Hinko has a publication that gives specific details as to her perspective as to our management and operations. She will make that information available to you and as I have asked other residents, take that information, read it but lay it up on the shelf and go back and go over it from time to time. It will help you in your understanding of what we are doing positively. Ms. Hinko, thank you as a housing professional and as a friend to Louisville Metro Housing. Thank you very much.

Barry: Thank you Mr. Reid. Thank you, Cathy. You know we will respond to your comments. I want to mention a couple of things real quick. Beecher Terrace – no plans to do anything with that. We will leave it alone and keep maintaining it. Parkway – if something happens to Parkway, it's way down the list. Thank you. Any other comments? Yes, Ma'am.

Lady: What about Dosker Manor? We hear rumors about Dosker Manor.

Barry: No, Dosker Manor stays.

Bill Gatewood: I would like to make some public comments.

Barry: Yes, by all means.

Bill Gatewood: Thank you. My name is Bill Gatewood and I see some of my old classmates here and some of my old friends. I am the Executive Director of the Presbyterian Community Center. But more importantly, I spent the first 18 years of my life in Beecher Terrace. I'm a Beecher Terrace rat. And I work now in an organization that is joined at the hip with Sheppard Square. In that regard I want to thank the Housing Authority for its insightfulness on behalf of the residents of Sheppard Square which is one of the oldest and most in need of repair and historically significant development which has over approximately 70 Somali families now living there. And so, I really am pleased with the plans that respects the history and integrates the multiculturalism of the present community and your efforts there in this vision. And understand, PCC operates and has operated for over 30 years a quality, affordable child care center that understands the importance of making it affordable to provide child care for residents. I am especially excited that there is a planned revision to address the issue of veterans' housing even though we certainly recognize the critical need for housing for young people in this community. On behalf of the Presbyterian Community Center, we pledge all of our support to help you in this endeavor because we think it is important to the total community. We are delighted that senior housing as well as young people housing is interjected back into the neighborhood because it takes a village to raise a family and often the village comprises of many of its seniors. And finally I want to personally congratulate Tim Barry and his staff for his ten years of service and their open door. They don't always agree but they always listen. And so we look forward to working with you. And let me close and also live by Manfred Reid. He's such a fixture; I almost forgot to say that. We do have some additional written comments about our child care and the ESL classes we are running and some of the other programs we are working on with the Somali community.

Barry: Thank you, Bill. I appreciate that. And for those who don't know Mr. Gatewood...everybody knows Mr. Gatewood cause he and I have been around for a long time. He's 35 too. We're all 35. Bill, if you're not familiar with the Presbyterian Community Center, but I suspect you probably are, that's been an institution in Smoketown for decades. And one of the reasons I believe Smoketown, despite the downturn in the economy continues to keep its head above water is largely due to the presence of PCC. So, I want to thank my friend and colleague, Mr. Gatewood, for running the show so admirably. Are there any other comments or questions that anyone might have? I want to thank you for coming. We're around. We are not going to hustle off so if something comes to mind, we'll stay around and answer any questions you have.

Will Seay: Tim, I just wanted to comment to everyone that we found out that Ms. Hinko has recently become engaged. (applause) There are a number of us at the Housing Authority who are going to find out who the groom is and get to him first.

Barry: I don't know how Will finds these things out but he does. He was in the CIA in another life. Cathy, Congratulations. I'm happy for you. I won't pry but I'll pry a little. A local person?

Hinko: Pardon.

Barry: A local person?

Hinko: Yes. As I said, retired from Special Education which was all practice for being involved with me.

Barry: I wouldn't say that. No.

Hinko: I can.

Barry: You can. If he says that then you have problems. Well, I want to thank you. We're going to hang around for awhile. I hope you like the improvements here at Dosker Manor. Have a good evening.



(Muhammad Ali Blvd; Amt to be rsd-\$47,491.44; Dep \$3,000)  
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(July 1, 2010 - June 30, 2013).

The Pennyrile Area Development District announces the availability of Request for Proposals for Competitive Negotiations for the procurement of aging services provided under Title III of the Older Americans Act of 1965. Home Care Program, Personal Care Attendant Program, and Adult Day Program. Proposal packets will be available at the Pennyrile Area Development District, 300 Hammond Drive, Hopkinsville, KY 42240 on March 10, 2010. Packets are available on the website at [www.peadd.org](http://www.peadd.org). or applicants may pick up packets or request a packet be mailed to them.

The Pennyrile Area Development District reserves the right to reject any or all bids or to waive any formalities in the bidding and the right to award the contract(s) on any combination of proposals received and make such changes as may be necessary to benefit the aging program. All proposals shall be addressed to: Chris Sutton, Executive Director, and sealed and delivered to the office of the Pennyrile Area Development District on or before 10:00 a.m. CDT, Wednesday, March 31, 2010.

All qualified applicants will receive consideration without regard to race, religion, color, national origin, sex, disability or age. Pennyrile Area Development District is an equal opportunity employer.

Pursuant to KRS 359.230, Arrow Moving & Storage Inc. will hold a public sale Saturday, March 13, 2010 at 10 a.m. The contents of David Zickell will be sold at White's Auction, 607 Memory Ln., Louisville, KY 40258.

Based Services, Division of Protection and Permanency, 275 East Main Street, 3E-A, Frankfort, Kentucky 40621, ATTN: SSBG.

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River City Auto Mart, 180 Brownsboro Rd., Louisville, KY 40206 (502) 893-6800 has intention to obtain title to these vehicles unless the owner objects in writing within 14 days of this legal notice.

1997 Jaguar, VIN#SAJHX6249V, C788768, owner John Alvarado

2002 Kawasaki, VIN#JK47ZE152, owner Victor Flowers/Tony Hughes

Louisville Metro Housing Authority (LMHA)'s Public Hearing MTW Annual Plan Amendment

There will be a public hearing on April 12, 2010 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 2011 Moving to Work (MTW) Annual Plan, amendment of the FY 2009 Plan with the Definition of Substantial Deviation/Significant attachment and the revised Five-Year Capital Plan, and modification of a rent reform initiative. The Definition of Substantial Deviation/Significant attachment and the revised Five-Year Capital Plan are part of the FY 2011 Annual Plan which will be available for review on March 11, 2010 to April 11, 2010 on the LMHA website ([www.LMHA.org](http://www.LMHA.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.

Director/TARC  
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DiFabio's Casapela Louisville LLC, mailing address 395 Carroll Gentry Road, Madisonville, KY 42431, hereby declares its intention to apply for a restaurant, wine, beer licenses, no later than March 6, 2010. The business to be licensed will be located at 2311 Frankfort Avenue, Louisville, KY 40206 doing business as A-2 Frankfort, KY DiFabio's Casapela. The members are as follows: Members, Peter B. DiFabio and Laura L. DiFabio, both of 395 Carroll Gentry Road, Madisonville, KY 42431. Any person, corporation, or body politic may protest the granting of the license(s) by writing the Department of Alcoholic Beverage Control, 1003 Twilight Tr. Ste. A-2 Frankfort, KY 40601, within 30 days of the date of this legal publication.

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REQUEST FOR PROPOSALS  
 "Workforce Analysis and Emerging Sector Strategic Analysis & Action Plan"  
 Pennyrile Region of Kentucky

This planning initiative hopes to develop a fresh approach to jobs creation and economic growth opportunities by combining workforce outreach projects in conjunction with innovative business development to build a sustainable economy for the future. This project will involve visioning, research, communication and collaboration skills. Experience with strategic assessment; planning; forecasting and development are required. Experience with U.S. Department of Labor and U.S. Department of Commerce program requirements is desirable. The Request for Proposal document can be obtained electronically at [www.peadd.org/employ/rfp2.aspx](http://www.peadd.org/employ/rfp2.aspx) or [www.wkwib.org](http://www.wkwib.org), or by contacting the PADD or WKWIB at: 300 Hammond Drive Hopkinsville, Kentucky 42240 270.886.9484 Email: [rpf2@peadd.info](mailto:rpf2@peadd.info)

lucky 402.0110 or before April 2, 2010 at 3:00 p.m. EST. Bid proposals to be marked "Bids for Auditing Services". Bids will be opened at the next scheduled meeting on April 5, 2010 at 7:30 p.m. ENTERED THIS 1ST DAY OF MARCH, 2010. Introduced by: Ms. Renn, Council: All ayes.

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 http://louisville.edu/purchasing/bids  
 IB-51-10 Founders Union Renovations Phase II Pre-Bid: 03/18/10 @ 3:00 PM Founders Union Building Room 15 (UofL) Show by Campus) Bid due: 04/06/10 @ 100 P.M UofL Department of Purchasing PLANS AVAILABLE AT 2010 REPROGRAPHIC SERVICES 648 18th STREET LOUISVILLE KY 40203 (502) 587-1951

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Proposals will be received through the close of business (4:30 p.m. CDT) on March 17, 2010. Funding for this project is 100% federally funded as provided, in part by a \$250,000 Regional Innovation Grant from the U.S. Department of Labor and \$150,000 (matching) grant from the U.S. Department of Commerce, Economic Development Administration.

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 Please submit resun to es-hr@ourpeoplew or FAX (910) 485-43 EOE/AA

Any questions from the prospective Bidders will be accepted in writing until four (4) days prior to the bid opening date. After this date no questions will be answered. These questions must be faxed to Robert Slattery. His fax number is (502) 368-5895. All questions must be put on the Bid Question Form (See Attachment #7).

Robert Slattery.

Noise/Environmental Programs Coordinator

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**NOTICE TO BIDDERS**

Requesting bids from qualified MBE, WBE and SBE suppliers & subcontractors for the Rehabilitation of Mixing and Clarifier Basins No. 1-4 at Crescent Hill WTP in Louisville, KY. Bids are due 4/14/10 @ 11:00 AM. Please respond to: Shook Construction, 4977 Norcutt Place, Dayton, OH 45414 - Phone: 937-276-6666 / Fax: 937-276-6675, Attn. Jeremy Hines. Plan information may be obtained by calling Shook's office. An Equal Opportunity Employer.

to waive any informality or technicality in the bidding. J. Barry Barker Executive Director/TARC

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Sealed Requests for Proposals (RFP) will be accepted at the Louisville Metro Housing Purchasing Department, 3223 South Seventh Street Rd., Louisville, KY. 40216 on Wednesday, March 17, 2010 at 10:00 a.m. for Proposal Number 1216, Contract #FC-2113-CA Developer for Downtown Scholar House Development. For information on obtaining Proposal packets contact Bernard Pincus, (502) 569-3457

**Louisville Metro Housing Authority (LMHA's) Public Hearing MTW Annual Plan**

There will be a public hearing on April 12, 2010 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 2011 Moving to Work (MTW) Annual Plan, amendment of the FY 2009 Plan with the Definition of Substantial Deviation/Significant attachment and the revised Five-Year Capital Plan, and modification of a rent reform initiative. The Definition of Substantial Deviation/Significant attachment and the revised Five-Year Capital Plan are part of the FY 2011 Annual Plan which will be available for review on March 11, 2010 to April 11, 2010 on the LMHA website ([www.LMHA1.org](http://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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Photos by George

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Metropolitan Housing Coalition  
P.O. Box 4533  
Louisville, Kentucky 40204  
Phone: (502) 584-6858  
Fax: (502) 452-6718

Louisville Metro Housing Authority  
FY2010 Moving to Work Annual Plan  
Comments by Cathy Hinko  
15 April 2010

**The Metropolitan Housing Coalition is submitting comments as a follow-up to our comments at the public meeting on April 12, 2010.**

**IFISCAL RESPONSIBILITY OF LMHA IS IN QUESTION**

**A. OBJECTION TO TAKING CAPITAL INVESTMENT MONIES MEANT TO KEEP PUBLIC HOUSING DECENT AND USING FOR OPERATIONS**

The Housing Authority has capital investment money for public housing. This money is used for major improvements to public housing, beyond just responding to work orders of tenants. It is the indicator of what and who the Housing Authority values. LMHA is removing \$2.5 million from capital investment monies into daily operations. LMHA is not able to function on its operations. This is not sustainable. In the past, LMHA has used Section 8 monies for operations, robbing the low-income people of Louisville by taking money that could support rents for families and using it for operations.

This is not acceptable and LMHA needs to assess its management, which has remained unchanged even as the number of units under LMHA management has diminished. LMHA needs to exercise fiscal restraint instead of taking money from low-income people.

**B. OBJECTION TO PROPOSAL THAT TWENTY PERCENT- ONE OUT OF EVERY FIVE DOLLARS CAN BE SPENT DIFFERENTLY FROM THE PLAN WITHOUT HAVING TO PRESENT THE PLAN FOR PUBLIC COMMENT**

In a further attempt to obfuscate fiscal irresponsibility, instead of providing transparency in both the plan and the allocation of dollars, LMHA is attempting to hide how money will be spent and to avoid public comment on how money is to be allocated. LMHA is doing this by defining a “substantial deviation” from the plan that is presented for public comment as spending over 20% of funds out of category.

This is not acceptable. This must not be allowed to stand as written. The fiscal situation at LMHA must be remedied instead of obfuscated.

## **II.SUPPORT FOR CHILD CARE DEDUCTIONS IN ELIGIBILITY DETERMINATIONS**

The LMHA has rarely used its Moving to Work powers to help residents. LMHA has almost exclusively used MTW to move money out of helping the lowest income households and into supporting operations or to support housing for higher income households. The proposal to deduct child care expenses for working households when considering eligibility is a good use of the MTW flexibility. This will allow more working families into the program. While this will have the effect of allowing higher income households into the program, the truth is that child care expenses for working families should be deducted when considering eligibility.

## **III.LMHA'S PLAN SHOWS THAT HOUSING WHICH IS THE SUBJECT OF A FAIR HOUSING COMPLAINT IS PART OF THEIR STOCK**

LMHA has denied that public housing in their stock is housing that they are responsible for in the context of fair housing. This is unacceptable. LMHA lists the housing in the MTW report and must be involved with fair housing issues in public housing.

## **IV.SUGGESTION THAT LMHA INCLUDE AN EMPHASIS ON GETTING VOUCHER LANDLORDS TO DO ENERGY EFFICIENT REHABILITATION**

While LMHA has limited monies, several state and local policies include rental housing as eligible for energy efficient rehabilitation programs. LMHA is supportive of having Voucher landlords participate and should list this as an area that they will work towards creatively. One reason that public housing residents are afraid of using Vouchers is the unpredictability of utility costs- LMHA has repeatedly talked about this. With a proposed HOPE VI project which will displace current public housing residents and replace public housing that includes utilities in rent with individually metered public housing, this should be a priority and given a place in the HOPE VI work, should this project move forward.

## **V.OBJECTION TO HOPE VI DESTRUCTION OF SHEPPARD SQUARE AT THIS TIME**

### **A.LMHA IS DELBERTELY LEAVING PUBLIC HOUSING VACANT DURING THE WORST RECESSION AND HIGHEST RATE OF CHILDREN BEING HOMELESS: ONLY AT 90% OCCUPANCY NOW AND WILL DECREASE EVEN FURTHER**

As of December 31, 2009 the Jefferson County Public Schools had over 9% of all students be homeless during this school year; we can predict that this percentage will increase. This means that over 11,000 children in school will be homeless. Yet LMHA is deliberately keeping public housing units empty because they want to tear down 323 family units during the worst economic crisis this country has seen in decades.

Exacerbating this cold hearted folly, LMHA must give each family being displaced from their home three choices of where they can go to, including other public housing sites and Vouchers. So LMHA must deliberately keep another 700 units unused during the worst homelessness our city has experienced.

This is not the only time a program to address Sheppard Square will be available. It is sheer folly and indifference to human suffering that propels this project forward.

**B.HOPE VI HAS NOT BEEN SHOWN TO BE BENEFICIAL TO THE AFFECTED FAMILIES.**

While LMHA talks about the conditions of Sheppard Square, the same conditions existed in Beecher Terrace 25 years ago and were so successfully remedied that Beecher is the best of the family public housing stock that still uses traditional economic and social entry criteria.

LMHA paid to have a study done about the households displaced by the Clarksdale HOPE VI and does not have any proof that HOPE VI causes an improvement in their lives. While the use of case management may help people, that case management is available through the many programs of LMHA. It is not HOPE VI displacement that helps people. This evaluation is supported by many studies.

**C.LMHA HAS CONDUCTED A DECADES LONG CAMPAIGN TO DISINVEST IN LOWEST INCOME FAMILIES WHICH VIOLATES FAIR HOUSING LAWS**

LMHA has blasted families out of their homes time and again. College Court, LaSalle Place, Cotter and Lang Homes, Clarksdale, Iroquois Homes and now targeting Sheppard Square. The number of units serving families has diminished substantially. The replacement family units most often have higher economic and social entry criteria. Two thirds of the replacement units for Sheppard Square will have these higher criteria.

This targeting affects households with female heads of household, households with children and African American households. The number of units for the elderly have increased so substantially, that LMHA has to use a waiver to lower the age in the definition of elderly. Families are the target and familial status protections are violated by this sustained campaign. LMHA's waiting lists reflect the need for family housing units, including a growing demand for larger units, including four bedroom units.

Only by changing the proposal for Sheppard Square work, can this violation of fair housing be addressed. The proposal must guarantee that the replacement units are all family units with the number of bedrooms and size of the units being equivalent or larger. All additional entry and occupancy criteria must be removed. Utilities must be included in the monthly rental amount instead of individually metered.



April 16, 2010

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

Dear Ms. Hinko,

RE: Comments on the FY 2011 Moving to Work (MTW) Annual Plan

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

1. You noted that you believe that LMHA lacks fiscal responsibility and is not using funds appropriately because the Agency plans to augment the Public Housing Program with Capital Fund dollars. LMHA maintains the transfer of funds between programs is not an exercise of robbing one fund/program to the unjustified benefit of another; but rather an overall balancing of the funding appropriations as provided within the HUD funding mechanisms and regulations. The history of Section 8 and the Capital Fund program appropriations from Congress not only indicates bi-partisan support for appropriations, but also documents that traditionally operations is funded at below the full funding eligibility level. Therefore, even without the Moving to Work designation or the "definition of substantial deviation", HUD allows LMHA to transfer up to 10% of the Capital Fund appropriation to the operating budget to support ongoing operations. Also, with regard to the definition of substantial deviation, the ability to modify the Agency's budgets up to 20% of the total funding appropriations is consistent with other public housing authorities in the nation and locally appropriate given the age of the housing stock. Under the definition, LMHA will be able to add new substantial improvement projects, as well as large emergency items such as a failed boiler, to the Capital budget as needed to maintain safe and decent housing.
2. We appreciate your positive feedback on the proposed activity to revise the Housing Choice Voucher program admissions policy to allow for deduction of child care expenses in determination of eligibility. As you noted, this change to the admissions policy will increase housing choices for working families who may be paying a large portion of their income towards child care. LMHA recognizes that child care expenses can strain a family's household budget, and consequently put their housing status in jeopardy. The voucher will help stabilize their household budgets and give incentive to these families to continue working.
3. You mention that LMHA's Plan shows that housing which is the subject of a fair housing complaint is part of the Authority's housing stock. We respectfully request that you provide more detail including the specific site and a description of the fair housing complaint referenced, so we can address your concern.



420 South Eighth Street | Louisville, KY 40203 | 502.569.3400 | fax 502.569.3459





Cathy Hinko  
April 6, 2010  
Page 2

4. LMHA shares your concern about reducing the cost burden of utilities for Section 8 residents, especially those living in older apartments that may benefit from energy efficiency improvements. LMHA's Green Team and Section 8 staff have included several initiatives in the Agency's Green Action Plan that promote responsible housing choice and energy conservation by the client, and encouraging landlords to improve their housing stock. For example, LMHA is planning to include Energy Star, energy efficiency/weatherization and greening information in public housing and Section 8 contracts/leases. However, your point is well-taken and to this list LMHA has added:

- Explore programs that give incentive to Section 8 landlords to make energy efficiency improvements and/or weatherize their units.

Liberty Green, the Sheppard Square Revitalization Plan, and the 69 scattered site single family homes developed by HPI for LMHA attest to the Agency's commitment to create additional energy efficient homes for low-income families. Indeed, LMHA stands at the forefront of sustainable, affordable housing development in Louisville. LMHA will continue to lead responsible, energy efficient housing efforts as upcoming redevelopment and replacement unit acquisition activities move forward.

5. You also voice your objection to the Sheppard Square HOPE VI Revitalization Plan that is currently pending approval from HUD. LMHA as well as many other PHA's across the nation are firmly committed to eradicating our problem-plagued large family public housing sites. Although these sites served a much needed purpose for many years, policy changes and shifting demographics have resulted in a drastically different living environment for lower-income households than what was envisioned when these sites were originally constructed.

While the physical condition of Sheppard continues to deteriorate, Federal funds for capital improvements and operations are dwindling at an alarming rate. The absence of financial support from Washington - most notable in the early 2000s - is further contributing to the backlog of improvements that need to be made in order to maintain decent and safe housing for low income families in our community. Simply stated, it is not within LMHA's means to perform a comprehensive renovation of Sheppard Square on a scale similar to the modernization of Beecher Terrace conducted in the early 90's. LMHA feels obligated to our partners and residents to pursue every opportunity for additional revitalization funds that presents itself which included HOPE VI in 2009, so despite these tough economic conditions we affirm that applying for the Revitalization grant was an appropriate course of action.

Your concern regarding the outcomes of previous revitalization efforts, specifically Liberty Green, is dually noted. Researchers at the University of Louisville have assured LMHA that the report on the Liberty Green HOPE VI is forthcoming. Preliminary results show that of the relocation offerings, most families chose the HCV relocation voucher and are generally pleased with their new housing and many who took advantage of the case management services have successfully increased their income, if not become self-sufficient. We anticipate similar outcomes with Sheppard Square residents. Access to case management through the HOPE VI will also give incentive to Sheppard Square residents to enroll and complete the FSS program as staff and program capacity is limited.

Furthermore, the Revitalization Plan calls for Sheppard Square to be demolished in a series of phases in order to mitigate the loss of existing units during and after the revitalization. As you noted, LMHA is



420 South Eighth Street | Louisville, KY 40203 | 502.569.3400 | fax 502.569.3459





Cathy Hinko  
April 6, 2010  
Page 3

required by Federal statute to give each displaced family 3 housing choices which, entails reserving a number of units for these families who are entitled under the Uniform Relocation Act. And while this means that the overall number of public housing units will temporarily decrease, the Sheppard Square Revitalization Plan will ultimately sustain the number of housing choices for low-income families in Louisville. LMHA is firmly committed to one-for-one replacement of the 326 units at Sheppard Square.

Finally, LMHA serves over 4,000 families living in the Agency's owned and managed public housing stock. Of those 4,281 families, a large portion (approximately 3,205 families or 75%) are very-low income households, including 2,625 families who are extremely low-income households. In fact, LMHA falls within a narrow range of compliance with HUD income mixing requirements because we serve such a large percentage of very-low and extremely low-income families. And by family type, family households continue to constitute the vast majority of households served by the Agency. Only 744 families are elderly families, constituting less than 20% of the resident population. Because only 10 of the Sheppard Square replacement units located at the newly rehabilitated old PCC will be designated for disabled veterans and their families, it is highly likely that this will continue to be the case. LMHA makes every effort to provide housing choices for everyone.

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 2011 MTW Annual Plan.

Sincerely,

Tim Barry  
Executive Director

TB:SL/mc



420 South Eighth Street | Louisville, KY 40203 | 502 569.3400 | fax 502 569.3459





# **2012 MOVING TO WORK (MTW) ANNUAL PLAN PUBLIC HEARING**

**TUESDAY, MARCH 15, 2011**

**6:00 PM**

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

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## **Louisville Metro Housing Authority Public Hearing to discuss the Proposed 2012 MTW Annual Plan**

LMHA will conduct a public hearing to discuss LMHA's proposed 2012 Moving to Work (MTW) Program Annual Plan, including Rent Reform and Broader Uses of Funds initiatives that would allow LMHA to spend funds on non-traditional activities, and to also discuss revisions to the 2011 MTW Annual Plan that would allow the Agency to establish a Voucher Referral Program with Family Scholar House and sell vacant property. The FY 2011 and 2012 MTW Annual Plans will be available for review on February 18th to March 18th, 2011 at LMHA's Central Offices, located at 420 S. 8th Street or by mail as requested, and on the LMHA website ([www.lmha1.org](http://www.lmha1.org)) as of February 21st.



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

**For Further Information  
Or to Arrange Transportation  
Call (502) 569-3420**

**INVITATION  
TO BID**

The Jefferson County Public School System will receive sealed bids and award contract(s) for:

**RENOVATION - PHASE 1 AT BLUE LICK ELEMENTARY SCHOOL,**  
Louisville, KY.

Bids will be received until 2:00 p.m., March 1, 2011, at the Facility Planning Unit, C. B. Young, Jr. Service Ctr., 3001 Crittenden Dr., Louisville, KY 40209, at which time and place bids will be opened and read aloud. Bidders must be present at the bid opening. Bid documents are prepared by K. Norman Berry Assoc. Arch., and available from Don Meredith, 2434A Crittenden Dr., Louisville, KY 40217, 636-0155.

The Owner reserves the right to accept any bid, to reject any or all bids, to waive any informalities in bids received where such acceptance, rejection, or waiver is considered to be in the best interest of the Owner.

**PUBLIC NOTICES**

Britts United Collision Center, PO Box 72665, Louisville, KY 40272 (502) 933-1995 has intention to obtain title to the 2003 Chevrolet Cavalier, VIN#1G1JC12F437252910, owners, Donna Worthington and or JP Chase Bank unless the owners object in writing within 14 days of this legal notice.

Midwest Petroleum II LLC, mailing address 314 Buckman St., Shepherdsville, KY 40165 hereby declares its intention to apply for a retail beer by the package license(s), no later than Feb. 2, 2011. The business to be licensed will be located at 314 Buckman St., Shepherdsville, KY 40165 doing business as

OCI Enterprises, Inc., mailing address, 2380 New Cut Circle, Spartanburg, SC 29303 hereby declares its intention to apply for a restaurant liquor and wine by the drink and retail beer licenses, no later than 2/28/2011. The business to be licensed will be located at 10601 Fischer Park Drive, Louisville, KY 40241 doing business as Old Chicago Pasta & Pizzeria. The officers is as follows:

President, Paul Friedberg of 5 Dunecrest Lane, Isle of Palms, SC 29451. Treasurer, Larry Kagley of 105 Windjammer, Greenwood, SC 29649. Secretary, David Stephens of 485 Rocky Top Road East, Lenoir City, TN 37771. V. of Operations, Harold Wallace of 8169 Autumn Dr., Georgetown, TN 47122. Any person, association, corporation, or body politic may protest the granting of the license(s) by writing the Department of Alcoholic Beverage Control, 1003 Twilight Station A - 2, Frankfort, KY 40601, within 30 days of the date of this legal publication.

**LEGAL NOTICE**

PAPER - Louisville Courier Journal, SYSTEMS: Lebanon, New Haven KY  
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Time Warner Cable's agreements with programmers to carry their services routinely expire from time to time. We are usually able to obtain renewals or extensions of such agreements and carriage of programming services is discontinued only in rare circumstances. The following agreements with programmers are due to expire soon, and we may be required to cease

**PUBLIC  
THOROUGHbred  
HORSE SALE**

Date & Time: February 16, 2011 at 1:00 p.m.  
Location: Lacroix Training Center, 1000 Bluegrass Parkway, La Grange, KY 40031-8012  
Horse: 2008 filly Limehouse ex. Cruise  
Sale held by: Ryan VanTilburg (502) 802-0884  
Cash or check only. No out of state checks will be accepted. Valid ID required. As-is with no warranties. Conducted in accordance with KRS § 376.400

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**Louisville Metro  
Housing Authority  
(LMHA's)  
Public Hearing  
FY 2012 MTW  
Annual Plan**

There will be a public hearing on March 15, 2011 at 6:00 PM at Dossier Manor, Building A, 413 E. Muhammad Ali Blvd. in the Nutrition Room. The subject of the meeting will be the Agency's FY2012 Moving to Work (MTW) Annual Plan, rent reform and Uses of Funds initiatives, and revisions to the FY2011 MTW Annual Plan. The FY2012 and FY2011 Annual Plans will be available for review on February 15, 2011 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.

**REQUEST FOR  
PROPOSALS**

Kentucky Housing Corporation is currently soliciting proposals for a security assessment of its computer system. A copy of the RFP can be obtained at [www.kyhousing.org](http://www.kyhousing.org) or by contacting Kevin Field at (502) 564-7630 (x 237). Proposals due

**Notice of Public  
Hearing**

The Louisville Metro Air Pollution Control Board will hold a public hearing on February 16, 2011, on a proposed Agreed Board Order with American Synthetic Rubber Company (ASRC). ASRC is alleged to have violated District Regulation 2.16 (Title V Operating Permits) at the facility located in Jefferson County, Kentucky.

Written comments from the public will be accepted by the Board, Rachael Hamilton, Secretary-Treasurer, 850 Barret Ave., Louisville, KY 40204-1745, until 5:00 p.m. February 15, 2011. Written comments will also be accepted electronically until the same deadline via the Internet at the e-mail address "airorders@louisvilleky.gov". Oral comments will be accepted at the public hearing on February 16, 2011, at 10:00 a.m. in the Board Room, 850 Barret Ave., Louisville.

Information may be obtained from Terri Phelps, (502) 574-6047, between 8:30 a.m. and 5:00 p.m., Monday through Friday.

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**FORECLOSURES**

The office of the Jefferson Circuit Court Commissioner has been ordered to sell the following properties at public auction on Tuesday, March 1, 2011 at 10:00 a.m. to the highest bidder pursuant to judgments entered in the following actions at the Old Jail Bldg. located at 514 W. Liberty St., Louisville, KY. All property shall be sold according to the legal description & on terms of deposit due at sale, 1/4 cash down due in 30 days & the balance due in 6 months bearing interest at the rate of 12% per annum from the date of sale, including bond compliance per KRS 428.700 within 30 days. Bidders are responsible for reviewing the Court Clerk reports & the actual judgment & order of sale entered in each court record to determine if there are other encumbrances associated with each property. The Commissioners Office, Circuit Court and Counsel do not warrant title. Detailed information regarding the manner in which each property shall be sold is available for public viewing at [WWW.JCCLERK.ORG](http://WWW.JCCLERK.ORG) <<http://www.jcclerk.org>>. The handbills & appraisal book may be viewed at the Commissioners Office & the official court record may be viewed at the Circuit Court Clerks Office.

**NOTICE OF  
BOND SALE**

Sealed bids will be received by the Hyden-Leslie County Water District at the District's office in Hyden, Kentucky, until 5:30 P.M., E.S.T., on February 17, 2011, for the purchase of \$3,050,000 of Hyden-Leslie County Water District Waterworks Revenue Bonds, Series 2011, consisting of \$1,094,000 of Series A Bonds and \$1,956,000 of Series B Bonds, to be dated as of the date of delivery and bearing interest from that date, payable semiannually, maturing on January 1, 2033 through 2050. Minimum bid, par value. USDA, Rural Development will submit a bid for the purchase of the Bonds. In the event that a bid(s) from non-governmental bidder(s) shall be received, the rate and terms of which are determined by RD to be reasonable, then such RD bid will be withdrawn. Good faith check 2%. Approving legal opinion by Rubin & Hays, Louisville, Kentucky. The Bonds will be issued on a tax-exempt basis, subject to certain qualifications set out in detail in the Official Notice of Sale of Bonds. Bid Forms, Official Notice and other information may be obtained from the undersigned, (Signed) Dwight Lewis, Secretary, Hyden-Leslie County Water District.

Don't want it? Sell it! 582-2622

**FORECLOSURES**

COMMISSIONERS SALE  
MASTER COMMISSIONER

Tony's Brake & Alignment Service, 4800 Poplar Level Rd., Louisville, KY 40213 (502) 969-3853 has intention to obtain title to these vehicles unless the owner/lienholder objects in writing within (14) days after the last publication - 1969 Buick Electra, VIN#48457 9H324358, owner, William Rose - 1991 Olds Ninety-Eight, VIN#1G3CW5318 M4326142, owner, Carleen Williams - 1996 Isuzu Roadster, VIN#452CM58VX T430817

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580 Healthcare  
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620 Job Information  
622 Employment Wanted  
624 Private Care  
636 Domestic Care

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REMEMBER - If someone offers you a deal that sounds too good to be true, it probably is. For free information about avoiding employment scams, contact the Federal Trade Commission, Washington, D.C., 20580 or the National Fraud Information Center, 800-876-7060.

Good jobs attract good employees. Advertise yours today in CareerBuilder in The Courier-Journal Classifieds. 582-4381.

**FORECLOSURES**

The office of the Jefferson Circuit Court Commissioner has been ordered to sell the following properties at public auction on Tuesday, March 1, 2011 at 10:00 a.m. to the highest bidder pursuant to judgments entered in the following actions at the Old Jail Bldg. located at 514 W. Liberty St., Louisville, KY. All property shall be sold according to the legal description & on terms of deposit due at sale, 1/4 cash down due in 30 days & the balance due in 6 months bearing interest at the rate of 12% per annum from the date of sale, including bond compliance per KRS 428.700 within 30 days. Bidders are responsible for reviewing the Court Clerk reports & the actual judgment & order of sale entered in each court record to determine if there are other encumbrances associated with each property. The Commissioners Office, Circuit Court and Counsel do not warrant title. Detailed information regarding the manner in which each property shall be sold is available for public viewing at [WWW.JCCLERK.ORG](http://WWW.JCCLERK.ORG) <<http://www.jcclerk.org>>. The handbills & appraisal book may be viewed at the Commissioners Office & the official court record may be viewed at the Circuit Court Clerks Office.



ers will be entertained at this time, and if requested, a walk-through of the Landside Building of the Airport will be conducted.

All prospective Proposers are requested to contact Darrell D. Watson, Director of Properties, with all questions and/or requests, telephone (502) 363-8509. The Authority has a No Contact Policy which prohibits contact by Proposer(s) or its representative(s) directed at the Authority, its Board, members, employees, consultants, or its other representatives except as permitted by the Proposal Docu-

**ADVERTISEMENT FOR BID** Sealed bids will be received at the Transit Authority of River City (TARC), 1000 W. Broadway, Louisville, KY 40203, until 3:00 p.m. BID No. P-2393 BID SUBJECT Cooling Components DATE March 3, 2011 BID No. P-2394 BID SUBJECT Air Conditioning Components DATE March 3, 2011 BID No. 2401 BID SUBJECT Pest Eradication/Pest Control Program DATE February 24, 2011 BID No. P-2419 BID SUBJECT Drive Shaft & Rear System Components DATE March 3, 2011. Small, disadvantaged and female owned business enterprises will be afforded full opportunity and are encouraged to submit in response to this Invitation For Bid, and will not be discriminated against on the grounds of race, color, creed, sex, or national origin in consideration of an award. Copies of the Invitation For Bid may be obtained by contacting Leo Wilbert, Buyer at the above address or by calling (502) 231-3204 or by e-mail lwilbert@ridetarc.org. TARC reserves the right to accept or reject any and/or all bids and to waive any informality or technicality in the bidding. J. Barry Barker Executive Director/TARC

PIKEVILLE, KY  
JOE ANDERSON, INDIRECT COLLECTIONS  
MANAGER

GROVER TACKETT, AUCTIONEER

**Louisville Metro Housing Authority (LMHA's)  
Public Hearing FY 2012 MTW Annual Plan**

There will be a public hearing on March 15, 2011 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 FY2012 Moving to Work (MTW) Annual Plan, Rent and Uses of Funds initiatives, and the Revised FY2011 MTW Annual Plan. The proposed Rent and Broader Uses of Funds initiatives are part of the FY2012 Annual Plan. Revisions to the FY2011 Annual Plan include a proposal to demolish and dispose of LMHA property. Both Plans will be available for review on February 15, 2011 to March 15, 2011 on the LMHA website ([www.LMHA1.org](http://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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SIGN-IN SHEET  
MTW PUBLIC HEARING  
MARCH 10, 2011  
6:00 PM

NAME	ORGANIZATION	CONTACT INFO.
SARAH WAGNER	LMHA	—
GORDON STODOLSKY	ST MARTIN AVE	583-5308
Cathy Hines	MHC	584-6858
Joe Hammer	LMHA	569-3419
Neil E. Lee	LMHA	549-3400
Rev. David	Dorska M.	
W. M. New	LMHA	777-6453
Shelma Marten	LMHA	584-1419
Q. T. Wesson	LMHA	569-6459
Mary Bryan	Citizen	636-0707
Gemma Boush	Dosker Manor	468-3696
John Cooper	Dosker Manor	656-7449
Bambana	Bell	356-8434
JACALYN	BURKS	835-1703
Aletha L. Jordan	Dosker Manor	290-7737
Doraine M. Hight	Dosker Manor	583-3894
Oliver Pearson		690-5633
Diane Foster	LMHA	
William Tilford	Doska Man.	416-8006
David A. Jackson	Dosker Man.	581-9563
CURTIS STODOLSKY	MHC	584-6858
Betty Gandy		
William M. Gandy		931-1029
Dave Gardner	Dosker Manor	P. 1



MTW PUBLIC HEARING  
MARCH 19, 2011  
6:00 PM

Gary O'Randorff 1122A  
MS STEPHANIE CIVILS 613-A

7.2

MOVING TO WORK PUBLIC HEARING  
HELD AT DOSKER MANOR  
MARCH 15, 2011

Tim Barry: Good evening. This is the Moving to Work Annual Plan Hearing conducted by the Louisville Metro Housing Authority for fiscal year 2012 annual plan. First, I'll introduce our Chairman, Mr. Reid, who wants to say a few words of introduction and welcome. Also, I would like to recognize another board member, Thelma Martin.  
Mr. Reid, you're on.

Manfred Reid: Yes sir. Good evening everybody. I wanted to welcome each one of you and thank you for your presence. This is a requirement that we have to commit ourselves to in terms of providing full disclosure and information to our residents for all the programs that we provide in servicing our population and your presence means much and your questions. We have a responsibility to answer your questions and we want you to feel free to ask any question that comes to your mind about what we are doing, why we are doing it, when we're going to do it and how we do it. So, Mr. Barry will begin to lay out what is our open door plan. This has nothing to do with moving to work as far as residents are concerned. It's about the Housing Authority moving to work and we've done a lot but there is a lot we have to do. A great deal of what we would like to do in terms of services, we would like to hear from you, so if you would fully participate with us this evening and raise the questions that you want, we greatly appreciate your participation. And with that I would like to go back to the Executive Director for his comments.  
Mr. Barry.

Tim Barry: Thanks Mr. Reid. Everybody has a copy of the agenda. Is that correct? As you know, I am required and should go through some things and items I need to touch upon before we enter into the public comment period. I do need to recognize some staff members who are here, LMHA staff members Will Seay -- Deputy Director of Operations, Diane Foster, Lee Harper, Art Wasson, Sarah Laster, Wavid Wray and, of course our good friend, Gordon Stoudemire. Let me go through the list of things I need to touch upon and then we'll open it up for public comment.

We start with Housing Authority operations:

- LMHA will continue to manage over 14,000 units of leased housing in the combined public housing and Section 8 programs.
- We have a \$22 million HOPE VI Sheppard Square revitalization application that is pending before the Dept. of Housing and Urban Development. We're not quite sure what is to come of that. We have reason to believe that HUD has scored, or is in the process of scoring, applications. As you recall, we were not funded last year but there is some question as to whether or not the money has been set aside in the federal budget for fiscal year 2010 and will actually be able to be appropriated. Excuse me...it's been appropriated, the question is whether or not HUD will be allowed to obligate it. The 2010 federal budget is covered by a Congressionally approved bill and so that means the federal departments that got money for fiscal year 2010 have been spending that money and I'm sure most of them have been spending it down. But, in terms of HOPE VI, there

is \$135 million in unspent funds and that is what has been called in question and that is part of the money Congress is talking about recapturing. We are not quite sure what is going to happen to that. In terms of future HOPE VIs or the subsequent program, Choice Neighborhoods, those appear to be in serious jeopardy. This could be the last hurrah for HOPE VI, Choice Neighborhoods and those kind of redevelopment programs.

- **Iroquois Demolition:** We are proceeding with Iroquois demolition and relocation of residents. There are 27 buildings left. Seventeen of them are vacant. There are only 10 buildings that are still occupied and all the families have been contacted and they are in the process or relocating. We expect that those last 10 buildings will be empty probably by summer. Most people are qualified for scattered site and Section 8 and then we will demolish the rest of those buildings. There are no plans for that site. No immediate plans. We don't have anything that we thought much about. Obviously the site could be redeveloped for housing if that is the wishes of the community, the Housing Authority, the Mayor and the Council. There is...there was a problem on that site with wet soil and it has always been a problem site for the Housing Authority in terms of issues with the buildings and water and drainage and that kind of stuff but we have discovered that since the buildings are now down, most of them, that maybe the drainage issues aren't quite as bad as we thought or suspected and they can be addressed through some remediation after the buildings are down and some minimal drainage improvements. That's a big plus, but there are no plans to do anything with Iroquois at the moment. Again, in Iroquois only 47 families remain. As of last week, 35 had vouchers. Ten of those 35 have turned in papers. Of the remaining 12, three are scheduled for briefings, 2 are waiting on units and 2 are waiting for school to be out.
- We are also working with Downtown Scholar House and we have entered into an agreement to assist Downtown Scholar House with Scholar House III which will be the old Stoddard Johnson School. Many of you may know where that is. They are going to redo that school house into another Scholar House. We are going to help them with that endeavor. We have done two previous deals with them and they have been very successful and very well received. It is an excellent program. We are happy to be a part of it.
- We are also working with HUD on their Study of the Impact of Housing and Services for Homeless Families. We set aside 60 Housing Choice Vouchers for that study. We are also assisting the City with the Neighborhood Stabilization Program and out of that will come ten new public housing units.
- Other initiatives include The EDGE at Liberty Green, which broke ground recently on some rental units that are designated for student housing in conjunction with the University of Louisville, and we've also broken ground on four for-sale homeownership units which is kind of significant because I'm not aware of any other community or HOPE VI site where homeownership has started because of the economy and other pressing issues. There aren't any other HOPE VI sites that I'm aware of in this country that have actually embarked on homeownership. That is kind of a plus that this community, and in particular the developer Bill Weyland, has seen fit to move forward with homeownership. Apparently he has some pre-sales. And the construction that you see going on here next door at Liberty Green will be homeownership. I mentioned

Liberty Green. I want to let you know also that in terms of our one-for-one replacement goal, we have met our goals with regard to Clarksdale and, in fact, have exceeded them by about 50 units. We are also committed to doing one-for-one for any other units we tear down whether they're related to HOPE VI or not and that goes for Iroquois as well. So, even though Iroquois at one time had 820 units, we will replace those. We will probably peck away at it. It will take us some time to get those replaced but we continue to be committed to one-for-one replacement. Again, Liberty Green, the community center over there, we are hopeful that we'll get a LEED Gold certification.

- We are also doing a green roof at the Vine Street building. That roof is very old and needed to be replaced. We opted to go for a green roof which will help in a lot of areas, not only utility usage and cooling and heating the facility, but more importantly it will help reduce some of the outflow of water and drainage that comes off that rooftop which aggravates the situation for our entire drainage system and creates huge problems for MSD and this community when we have these major rains and it's one of the techniques that MSD is employing to try to remediate some of the problems associated with a combined sewer system where you get sewage and water in one pipe going to the river. The community is under the Consent Decree from the federal government to begin to address that problem aggressively. One of the things we're doing in conjunction with a whole bunch of other folks is trying to reduce the amount of water we put on the streets and in the sewer system when there is a major rain event. If nothing else, try to hold it until the sewers have time to catch up and that's the beauty of a green roof is that it absorbs that water and then it dissipates a little bit later after the sewers have recovered from these major rains like we had last week.

New MTW initiatives under the rent reform include:

- Public Housing rent based on income only. LMHA will set rent 30% of adjusted income and occupancy income limit will be 80% AML, same as our admissions income eligibility.
- Eliminate the Earned Income Disregard from the calculation of rent for both public housing and Section 8. LMHA will allow those currently in the program to continue until the natural occurring expiration date. LMHA will provide case management services to existing families.
- Eliminate Asset Income from calculation of rent for both public housing and Section 8. This will reduce time staff spend verifying asset income. Very important. Policy does not create a hardship for residents. The family will be able to retain all asset income.
- Housing Assistance Program with Wellspring. Housing Choice Voucher (HCV) assistance to up to five households with members with severe mental illness. We've had a collaboration with Wellspring for quite some time and we want to continue that because that is certainly a worthwhile and marvelous program. Wellspring will provide case management. The vouchers are not portable.
- Renew Housing Assistance Agreement with Day Spring. HCV assistance to four households at Day Spring facility. Those vouchers are also not portable.
- MTW Housing Choice Voucher Special Referral Programs. LMHA is requesting approval to allocate up to 10 vouchers to service enriched affordable housing programs



without prior HUD approval. Existing programs include Scholar House, which I mentioned, and the Center for Women and Families.

- Public Housing Sub-lease Agreement with YouthBuild. This is an example of how LMHA may exercise its Moving to Work authority to use HUD funds for activities outside of Section 8 and Section 9 of the Housing Act. This is a new authority LMHA was granted this past spring.
- Extend two-year reexaminations for all elderly and disabled families in public housing and Section 8 programs. This is an amendment to the ongoing activity. This previously only applied to families age 55 or older.
- We also may need some regulatory relief under MTW to reserve NSP units for families who earn 50% AMI or below.

I think I've touched on everything. I mentioned the Vine roof, Family Scholar House. I also want to lastly mention that we enjoyed the benefits of some \$14 million from the federal government last year. Thank you Mr. President. That helped us frankly with some of our capital improvements and we spent that money quickly, and we think very effectively, and I think that may ring true with residents of Dosker Manor because we made substantial improvements to the elevators. I do hope that you all have seen the difference. (unintelligible comment from the audience) We have redone all the elevators and at Avenue Plaza. I think we can all agree that the elevators at both places were on their last legs. So, the \$14 million was well spent at this facility. We repainted as you can see and did some other improvements which we could not have done...could not have done without that stimulus money, or done as quickly. We also made some improvements at Beecher Terrace in terms of the boilers, piping and heating system which were much needed. So again, that money was well spent and we appreciate getting that money from the President and the United States government. With that, I am done. We will now open the floor for comments. If you would, state your name for the record so we know who you are when we transcribe the minutes which we have to provide to HUD when we submit the plan and I'll shut up.

Mary Bryan: Thank you for allowing me the opportunity to speak this evening. My name is Mary Bryan and I am here as a concerned citizen opposed to the Sheppard Square HOPE VI implementation plan. A critical factor for keeping families stable is subsidized housing, particularly for the lowest income households and there are more people than ever in need at this time. We have 10% unemployment and for workers, the median salary adjusted for inflation has gone down while the fair market rent adjusted for inflation has increased. Jefferson County Public Schools has identified over 10,000 children as homeless through December of this school year so we are anticipating that we're going to see a huge increase over last year. Last year they saw 10,550 for the whole school year which is not a good sign for our community. Louisville Metro Housing Authority's numbers reflect this crisis as well. Since August of last year, the waiting list for housing has increased from 19,000 to 25,000 households and LMHA's plan to implement HOPE VI at Sheppard Square is being pursued at a time when more than ever we need every slot of housing that we can provide to families in the lowest income brackets. When these developments are implemented, the number of slots of housing is reduced while households are transitioned and the total number of housing units is not fully replaced over the long term. We continue to erode the total base number of affordable housing units or slots for

families. In addition to lowering the number of slots available for families and razing the 325 family units, Louisville Metro Housing Authority plans to take Section 8 funds up to about \$3.5 million, or 5% of Section 8 voucher assistance, to support this project. Also, part of the CDBG funds that the City receives, which is also used for low-income housing, is being...part of that is being set aside for this HOPE VI plan and that again reduces housing resource assistance for other needs in this community. And also, we are being told the CDBG funds are going to be cut so we're going to have a smaller pot to begin with to be used in this community and then from that this is also carved out. The waiting list for subsidized housing continues to grow and the housing assistance continues to decline. This is not a formula that we can afford that puts more households at risk for homelessness. All of these numbers add up to a significant human cost. If the Housing Authority moves forward with this project, this year alone 2,000 families will have to remain homeless. That price is just too high for our community. Thank you.

Tim Barry: Thank you Mary. We appreciate you coming here and making comments. Cathy or Marshall? Go ahead. If you want...go ahead.

Marshall Gazaway: Good evening. My name is Marshall Gazaway. I just wanted to ask questions more on the lady that just read what she had and the situation that we're in and some of the things she was saying. I apologize for being late but I was in a meeting with Vacant Properties over at PCC and then I didn't know this was going on and I told Mr. ?????, excuse me, but I must be over here. So, some of the things that we're talking is the vacant housing, how that neighborhood at a zero point and they've been vacant up two or three years and then they just went skyrocket to the point where now they're just deteriorating. And we were talking (????????) about homeless people and the lot. But maybe we can change the paradigm of thinking and agree in how some of these things are. Self-sufficiency is coming out for public housing...increasing housing choices. Spoke about YouthBuild. Habitat for Humanity has been taking houses that were \$500 or so for families and neighbors and friends come together to put their house together like that. Maybe with some of these vacant properties can HUD muster with the City. The Mayor's been talking about vacant properties...that if we just start here at ground zero where it is affecting us rather than a handout just from Washington and places like that, which I am very appreciative of what the President has done at this point. But if we can bring in situations like HOPE, all people in public housing, be it Dosker, Beecher, healthy people can come together to start working as a team to attack some of these houses, it'll get children out of the school...I've worked with homes, trust me. People come out...homeless veterans. I'm a veteran myself and other things of this nature. But maybe we combine some of that. I don't know if that could be done with HOPE VI money. I've worked with them before with Cotter and ??????????. It was arranged down there. But maybe there could be a thing that would bring change to paradigm thinking rather than a handout for just take that hand and build up and then clear up all the vacant properties we have here. And use such things as solar energy for green that will get people off the grid so that if they get a house...like gas won't move them out because they can't pay that once they get a home. And or geothermal energy. We've got long backyards in the city...150 feet long is most of our lots. So maybe if we just change our thoughts and efforts on how we're doing things, we wouldn't have to just stand and say what are you going to do for us and how are you going to do it but we can change the whole network of

(alarm stops)

Cathy Hinko: The decrease in the number of public housing units for families of 1,000 over the last six years is no accident. The replacement of whatever housing has come back along the way with higher income demands is no accident either. The Housing Authority wants to serve fewer families because they're problematic. They want to get families that have fewer problems in. That may be great for your staff but it is not great for our city. Turning your back on homeless children at this time is really...it shows a lack of understanding of how the climate here has changed over the last few years. Yes, I understand wanting to do Sheppard. Yes, it needs to be done but this moment in time is not the time to take all these resources and leave thousands, literally, of families with children on the waiting list. So, we think that even if you get awarded that you should tell HUD that this is not the moment in time in our city to take away from what...how we can serve. Anything that MHC can do to increase utilization, we would be happy to. We think some of the utilization is deliberate and low utilization is deliberate in anticipation of Sheppard, but it is in your report these utilization amounts. And... that pretty much...well I do want to say, the Housing Authority does a lot of stuff that's great. I do want to say that. We recently worked together on an application for Section 8 funding for youth and for families who have kids in foster care. It was a wonderful process. Thank you Art. I love what you are doing with Wellspring. There...the CFL bulbs are great. There are many, many things that are in here that are excellent. What I want to suggest more is a deliberate communication with the people in the Continuum of Care because HUD is changing its priority in continuum care which is \$12 million. Is that right Mary? About \$12 million to our city each year for services for the homeless and they are placing a priority in getting people out of shelters and into permanent housing within what, 60 days...is it Mary? So that if we are not doing that, we won't be considered a high performer and it could ultimately jeopardize Continuum of Care funds. So, what I hope you do is have a deliberate conversation with the Coalition for the Homeless about a set aside so that Continuum of Care will not be in jeopardy. You know, we like to leverage our funds so that although you've worked with individual shelters, this would be targeted so that Continuum of Care could be a high performer and get the highest regard for HUD in its application. I knew there was something I was missing. So, thank you.

Tim Barry: Thank you Cathy. And thank you especially about the reminder about the Continuum of Care. That is something we need to keep certainly on the front burner with the Housing Authority and make sure that we do everything we can to assist the Homeless Coalition and Continuum with meeting the new HUD requirements and standards. Any other comments or questions? It doesn't have to be about the Moving to Work annual plan necessarily if anybody...any residents have comments or questions about anything, feel free. Yes ma'am.

Resident: Excuse me. I need more security up here because I was mugged two weeks ago and I need lighting. I live on the Preston Street side and I need more lighting around on my side at night.

Tim Barry: On the Preston Street side?

Resident: Yes. ??? I have to go all the way around here. And I don't have no lighting.

Tim Barry: Well, I will talk to Ms. Williams about the lighting.

Resident: They mugged me, kicked me and knocked me down. Drug me. Took my money and my jewelry.

Tim Barry: Well, we're making security improvements at Dosker Manor too because ....

Resident: Thank you.

Tim Barry: You're welcome. Any other comments or questions? Okay, one other thing I need to mention. Amendments to the 2011 Moving to Work Annual Plan...I think I touched on this but I need to be more specific. There is a proposal to allocate 57 vouchers to Stoddard Johnson Scholar House and a proposal to dispose of an undeveloped part of property adjacent to the African Methodist Episcopal Church. It is a vacant piece of property we own and the church is planning an expansion and they asked if they could acquire the property from us and, of course, we said yes.

Alright, seeing as there are no other comments or questions or concerns...we'll hang around for awhile if anybody has anything they want to bring to our attention but I will talk to Ms. Williams about both of those things, I promise.

Resident: I ????????

Tim Barry: Thank you. Thank you for coming.

## **Appendix C. HUD Certifications**

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## 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 Federalagency 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 Louisville Metro Housing Authority 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

4/17/10

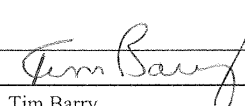
form HUD-50070 (3/98)

ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="" 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		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Louisville Metro Housing Authority 420 South Eighth Street Louisville, KY 40203  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> US Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Moving to Work Demonstration Program  CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ N/A		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> 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:  Print Name: Tim Barry Title: Executive Director Telephone No.: (502) 569-3420      Date: 4/17/10		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**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 7-1-10, 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 Agency 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 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.
4. 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.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. 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.
7. 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 87.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. 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.

Attachment B

8



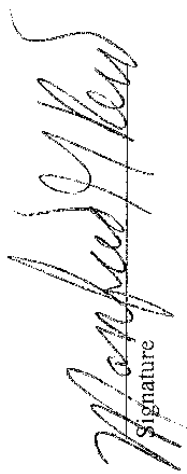
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
13. 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.
14. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
16. 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.).
17. 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.
18. 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 KY 001  
PHA Name 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 G. Reid, Sr. Chairman  
Name of Authorized Official Title

OMB Control Number: 2577-0216  
Expiration Date: 12/31/2011

  
Signature

4/2/10  
Date

## **Appendix D. Annual Statements FY 2010 and FY 2011**

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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

<b>Part I: Summary</b>				FFY of Grant: 2007	
PHA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		KY 36 P 001 501 07	
<b>Type of Grant</b>		<b>Original Annual Statement Performance and Evaluation Report for Period Ending:</b>		<b>Revised Annual Statement (revision no: ) Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost <sup>1</sup></b>
			<b>Revised <sup>2</sup></b>		<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	2,352,000	4,011,230	4,011,230	4,011,230
3	1408 Management Improvements	88,387	61,437	61,437	61,437
4	1410 Administration (may not exceed 10% of line 21)	1,131,013	1,056,573	1,056,573	1,056,573
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	705,731	472,255	472,255	472,255
8	1440 Site Acquisition				
9	1450 Site Improvement	187,135	150,355	150,355	150,355
10	1460 Dwelling Structures	4,124,616	3,337,113	3,337,113	3,337,114
11	1465.1 Dwelling Equipment-Nonexpendable	180,264	228,942	228,942	228,942
12	1470 Non-dwelling Structures	638,260	47,051	47,051	47,050
13	1475 Non-dwelling Equipment	110,806	92,686	92,686	92,686
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	58,940	126,271	126,271	126,271
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.


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

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

<sup>4</sup> 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

<b>Part I: Summary</b>							
<b>PHA Name:</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>		<b>FFY of Grant Approval:</b>	
Louisville Metro Housing Auth		Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		KY 36 P 001 501 07		2007 2007	
<b>Type of Grant</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: )</b>		<b>Final Performance and Evaluation Report</b>	
<b>Original Annual Statement</b>		<b>Performance and Evaluation Report for Period Ending:</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>		
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)	6,761	-				
20	Amount of Annual Grant: (sum of lines 2-19)	9,583,913	9,583,913	9,583,913	9,583,913		
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs	-	390	390	390		
25	Amount of line 20 Related to Energy Conservation Measures						
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	
		7/21/10					

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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

<b>Part I: Summary</b>									
<b>PHA Name:</b>				<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>	
Louisville Metro Housing Authority				Capital Fund Program Grant No: KY 36 P 001 501 07				2007	
				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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Clarksdale KY 1-1	Revitalization	1460		3,220,215	2,191,503	2,191,503	2,191,503		
Beecher Terrace KY 1-2	Annual A/E Contract	1430			32,978	32,978	32,978		
Beecher Terrace KY 1-2	Tree Trimming	1450			4,200	4,200	4,200		
Beecher Terrace KY 1-2	Dwelling Equipment	1465.1			54,506	54,506	54,506		
Beecher Terrace KY 1-2	Relocation	1495.1			22,419	22,419	22,419		
Beecher Terrace KY 1-2	Automotive Equipment	1475			27,962	27,962	27,962		
Beecher Terrace KY 1-2	Slipends	1408			825	825	825		
Beecher Terrace KY 1-2	Flood Damage repair	1460			2,850	2,850	2,850		
Parkway Place KY 1-3	Pickup Truck	1475			-	-	-		
Parkway Place KY 1-3	Annual A/E Contract	1430			34,386	34,386	34,386		
Parkway Place KY 1-3	Day Care Center Roof	1470			25,835	25,835	25,835		
Parkway Place KY 1-3	Gymnasium Roof	1470			669	669	669		
Parkway Place KY 1-3	Gymnasium Floor Repairs	1470			1,620	1,620	1,620		
Parkway Place KY 1-3	Electrical Gas Conversion Relocation	1460			26,532	26,532	26,532		
Parkway Place KY 1-3	Tree Trimming	1450			41,900	41,900	41,900		
Parkway Place KY 1-3	Dwelling Equipment	1465.1			31,408	31,408	31,408		
Parkway Place KY 1-3	Flood Damage Parkway	1460			56,714	56,714	56,714		

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

<sup>2</sup> 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

<b>Part I: Summary</b>						
<b>PHA Name:</b>		<b>Grant Type and Number</b>			<b>Federal FFY of Grant:</b>	
Louisville Metro Housing Authority		Capital Fund Program Grant No. KY 36 P 001 501 07 CFFP (Yes/No): No Replacement Housing Factor Grant No:			2007	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
					Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Sheppard Square KY 1-4	Replace Roof's	1460		-	169,438	169,438
Sheppard Square KY 1-4	Annual A/E Contract	1430		52,412	52,412	52,412
Sheppard Square KY 1-4	Tree Trimming	1450		2,500	1,675	1,675
Sheppard Square KY 1-4	Miscellaneous Planning	1430		28,000	25,876	25,876
Sheppard Square KY 1-4	Move Shingles left from roof Replacement	1460		20,000	19,232	19,232
Sheppard Square KY 1-4	Automotive Equipment	1475		13,981	13,981	13,981
Sheppard Square KY 1-4	Stipends	1408		2,350	3,400	3,400
Sheppard Square KY 1-4	Dwelling Equipment	1465.1		15,000	15,846	15,846
Iroquois Homes KY 1-5	Tree Trimming	1450		81,800	-	
Iroquois Homes KY 1-5	Dwelling Equipment	1485.1		24,178	4,717	4,717
Iroquois Homes KY 1-5	Stipends	1408		1,350	2,415	2,415
Dosker Manor KY 1-12	Stairwells & Misc Painting	1460			362,111	362,111
Dosker Manor KY 1-12	Dosker Manor A/E Elevator	1430			13,213	13,213
Dosker Manor KY 1-12	Annual A/E Contract	1430		45,390	45,390	45,390
Dosker Manor KY 1-12	Resident Stipends	1408		30,400	26,102	26,102
Dosker Manor KY 1-12	Dwelling Equipment	1465.1		47,258	50,436	50,436
Dosker Manor KY 1-12	Security Systems Upgrade	1460			390	390
St. Catherine KY 1-13	Dwelling Equipment	1485.1		3,200	4,580	4,580
St. Catherine KY 1-13	Resident Stipends	1408		8,100	8,580	8,580

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

<sup>2</sup> 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			Federal FFY of Grant:			2007	
Louisville Metro Housing Authority		Capital Fund Program Grant No. KY 36 P 001 501 07 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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
Avenue Plaza KY 1-14	Annual A/E Contract	1430		16,863	16,863		16,863		
Avenue Plaza KY 1-14	Install Chiller	1460		154,400	90,063		90,063		
Avenue Plaza KY 1-14	Additional Chiller Costs	1460			4,875		4,875		
Avenue Plaza KY 1-14	Community Room Flooring	1470			18,927		18,927		
Avenue Plaza KY 1-14	Resident Stipends	1408		11,300	8,415		8,415		
Avenue Plaza KY 1-14	Dwelling Equipment	1465.1		17,557	20,995		20,995		
Avenue Plaza KY 1-14	550 Bldg Concrete Stairs	1450			368		368		
Avenue Plaza KY 1-14	Tree Trimming	1450		2,000	1,175		1,175		
Lourdes Hall KY 1-18	HVAC Wall Units	1460		30,000	-				
Lourdes Hall KY 1-18	Dwelling Equipment	1465.1		12,000	18,970		18,970		
Lourdes Hall KY 1-18	Automotive Equipment	1475		50,743	50,743		50,743		
Lourdes Hall KY 1-18	Resident Stipends	1408		5,700	10,100		10,100		
Bishop Lane KY 1-18	Replace Carpet	1460		25,000	-				
Bishop Lane KY 1-18	Roof Replacement	1460			426		426		
Bishop Lane KY 1-18	Pave Parking Lot	1450		30,000	-				
Bishop Lane KY 1-18	Replace Sidewalk	1450		25,000	-				
550 Apartments KY 1-14	Annual Asbestos Lead Removal	1460		125,000	64,337		64,337		
550 Apartments KY 1-14	Environmental Consultant	1430		150,000	-				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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Part I: Summary						
PHA Name:		Grant Type and Number			Federal FY of Grant:	
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 07 CFFP (Yes/No): No Replacement Housing Factor Grant No:			2007	
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
					Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
Scattered Sites KY 1-17	Tree Trimming	1450		4,370	6,270	6,270
Scattered Sites KY 1-17	Dwelling Equipment	1465.1		10,097	12,291	12,291
Scattered Sites KY 1-17	Stipends	1408		1,225	1,600	1,600
Scattered Sites KY 1-17	Exterior Step Replacement	1450		38	70,567	70,567
Scattered Sites KY 1-17	Relocation	1495.1		1,018	1,018	1,018
Scattered Sites KY 1-17	Kitchen Renovations	1460		-	709	709
Scattered Sites KY 1-34	Ice Storm Damage	1450			17,051	17,051
Scattered Sites KY 1-34	Dwelling Equipment	1465.1		10,973	15,193	15,193
Scattered Sites KY 1-34	Relocation	1495.1		11,922	11,922	11,922
Scattered Sites KY 1-34	Tree Trimming	1450		5,449	7,149	7,149
Scattered Sites KY 1-34	St. Martin's Windows	1460		282,364	282,364	282,364
Scattered Sites KY 1-34	Fegenbush Burn Unit	1460		64,277	64,277	64,277
Scattered Sites KY 1-34	Lease to Own Unit A/E	1430			375	375
Scattered Sites KY 1-34	Flood Damage	1460		1,292	1,292	1,292
The Oaks KY 1-27	Flood Damage	1460		100,000		
The Oaks KY 1-27	Relocation	1495.1			90,912	90,912
Park DuValle 1-30	Phase II Capital Contribution	1410		78,740	-	
Park DuValle 1-31	Phase III Capital Contribution	1410		35,822	35,822	35,822
Park DuValle 1-32	Phase IV Capital Contribution	1410		58,060	58,065	58,065

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

[illegible]

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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U.S. Department of Housing and Urban Development  
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<b>Part I: Summary</b>		<b>FFY of Grant:</b>		<b>2008</b>	
<b>PHA Name:</b>		<b>FFY of Grant Approval:</b>		<b>2008</b>	
Louisville Metro Housing Auth		KY 36 P 001 501 08			
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:					
<b>Type of Grant</b>		<b>Revised Annual Statement (revision no: )</b>			
<b>Original Annual Statement</b>		<b>Final Performance and Evaluation Report</b>			
<b>Performance and Evaluation Report for Period Ending:</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost <sup>1</sup></b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	3,952,000	3,952,000	3,952,000	162,868
3	1408 Mangagment Improvements	38,000	38,000	209	209
4	1410 Administration (may not exceed 10% of line 21)	1,196,760	1,115,170	1,115,170	1,115,170
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,373,984	287,830	135,830	135,830
8	1440 Site Acquisition				
9	1450 Site Improvement	626,000	682,139	58,411	3,411
10	1460 Dwelling Structures	2,715,913	3,542,721	3,542,722	1,099,042
11	1465.1 Dwelling Equipment-Nonexpendable	151,000	156,103	46,273	46,272
12	1470 Non-dwelling Structures	15,000	207,461	207,461	386
13	1475 Non-dwelling Equipment		2,745	2,745	2,745
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	-	144,591	144,591	3,521
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		<b>FFY of Grant:</b> 2008	
<b>PHA Name:</b>	<b>Grant Type and Number</b>	<b>FFY of Grant Approval:</b> 2008	
Louisville Metro Housing Auth	Capital Fund Program Grant No: KY 36 P 001 501 08 Replacement Housing Factor Grant No: Date of CFFP:		
<b>Type of Grant</b>	<b>Original Annual Statement Performance and Evaluation Report for Period Ending:</b>	<b>Revised Annual Statement (revision no: ) Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost</b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>
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)	113,087	52,984
20	Amount of Annual Grant: (sum of lines 2-19)	10,181,744	10,181,744
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
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 Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
<i>[Signature]</i>		<i>[Signature]</i>	
<b>Date</b>		<b>Date</b>	
7/21/10			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>							<b>Federal FFY of Grant:</b>	
<b>PHA Name:</b>		<b>Grant Type and Number</b>			<b>Total Estimated Cost</b>			2008
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 08						
		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	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Total Actual Cost	Status of Work
Clarkdale 1-1	Comprehensive Modernization	1460			398,018	398,018	398,018	
Beecher 1-2	Annual A/E Contract	1430		20,000				
Beecher 1-2	Relocation for Heat Piping Replacement	1495.1			3,521	3,521	3,521	
Beecher 1-2	Tree Trimming	1450		6,000				
Beecher 1-2	Heat Pipe Replacement	1460			700,000	700,000	875,495	
Beecher 1-2	Dwelling Equipment	1465.1		34,000		8,030	8,030	
Parkway 1-3	Drainage Lines	1450		600,000		2,272	2,272	
Parkway 1-3	Electrical / Gas Conversion	1460		923,913	1,323,913	1,323,913		
Parkway 1-3	Gym Roof	1470		15,000	124,561	124,561		
Parkway 1-3	Gym Floor	1470			57,900	57,900	386	
Parkway 1-3	Annual A/E Contract	1430		34,000				
Parkway 1-3	Boiler Replacement	1460			1,037,020	1,037,020	3,020	
Parkway 1-3	Boiler Replacement AE	1430			109,611	109,611	109,611	
Parkway 1-3	Boiler Replacement AE (ARRA-FC-2924-0	1430			10,160	10,160	10,160	
Parkway 1-3	Electrical Gas Conversion Relocation	1460			10,695	10,695	10,695	
Parkway 1-3	Tree Trimming	1450		10,000				
Parkway 1-3	Dwelling Equipment	1465.1		35,000		18,415	18,415	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Capital Fund Financing Program

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Part I: Summary									
PHA Name:			Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant:		2008
Louisville Metro Housing Authority									
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 <sup>1</sup>	Funds Obligated <sup>2</sup> Funds Expended <sup>2</sup>			
Sheppard Square 1-4	Roof Replacement	1460			9,293	9,293	9,293		
Sheppard Square 1-4	HOPE VI	1430		1,221,984	-				
Sheppard Square 1-4	Annual A/E Contract	1430		52,000	52,000				
Sheppard Square 1-4	Tree Trimming	1450		10,000	10,000				
Sheppard Square 1-4	Dwelling Equipment	1465.1		25,000	25,000	2,954	2,954		
Iroquois Homes 1-5	Dwelling Equipment	1465.1			885	885	885		
Iroquois Homes 1-5	Relocation	1495.1			141,070	141,070			
Dosker Manor 1-12	Annual A/E Contract	1430		30,000	30,000				
Dosker Manor 1-12	Resident Stipends	1408		20,000	20,000	209	209		
Dosker Manor 1-12	Stairwells & Misc Painting	1450			1,139	1,139	1,139		
Dosker Manor 1-12	Dwelling Equipment	1465.1		35,000	35,000	5,255	5,255		
St. Catherine Ct 1-13	Dwelling Equipment	1465.1			685	685	685		
St. Catherine Ct 1-13	Resident Stipends	1408		5,000	5,000				
Avenue Plaza 1-14	Window and Blind Replacement	1460		1,452,000	-				
Avenue Plaza 1-14	Install Chiller	1460			61,261	61,261			
Avenue Plaza 1-14	Annual A/E Contract	1430		16,000	16,000				
Avenue Plaza 1-14	Resident Stipends	1408		8,000	8,000				
Avenue Plaza 1-14	Dwelling Equipment	1465.1		13,000	13,000	2,500	2,500		
Avenue Plaza 1-14	Lobby, Corridor, Women's Restroom, & P	1470							

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part I: Summary			Grant Type and Number		Federal FY of Grant:	
PHA Name:			Capital Fund Program Grant No. KY 36 P 001 501 08		2008	
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	Total Estimated Cost	Total Actual Cost	Status of Work
				Original	Funds Obligated 2	Funds Expended 2
Lourdes Hall 1-18	Resident Stipends	1408		5,000		
Lourdes Hall 1-18	Copier	1475		2,745	2,745	2,745
Lourdes Hall 1-18	Dwelling Equipment	1465.1		9,000	4,016	4,016
Bishop Lane 1-18	Pave Parking Lot	1450		30,000	30,000	
Bishop Lane 1-18	Replace Carpet	1470			25,000	
Bishop Lane 1-18	Replace Sidewalk	1450		25,000	25,000	
Bishop Lane 1-18	Environmental Consultant - Remediation	1430				
Bishop Lane 1-18	Annual Asbestos/Lead Removal	1460				
Scattered Sites 17/34	Kitchen Renovations	1460		340,000	2,521	2,521
Scattered Sites 17/34	Exterior Step Replacement	1450				
Scattered Sites 17/34	Dwelling Equipment	1465.1			1,397	1,397
Scattered Sites 17/34	Staircase St. Catherine	1460				
Scattered Sites 17/34	Dwelling Equipment	1465.1			2,136	2,136
Scattered Sites 17/34	St. Martin's Windows	1460				
Park DuValle	Phase II Capital Contribution	1410		31,890		
Park DuValle	Phase III Capital Contribution	1410		36,896	36,896	36,896
Park DuValle	Phase IV Capital Contribution	1410		59,800	59,800	59,800

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

[illegible]

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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<b>PHA Name:</b>		<b>FFY of Grant Approval:</b> 2009	
Louisville Metro Housing Auth	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No: Date of CFFP:	KY 36 P 001 501 09	
<b>Type of Grant</b>	<b>Original Annual Statement</b>	<b>Revised Annual Statement (revision no: )</b>	
	<b>Performance and Evaluation Report for Period Ending:</b>	<b>Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>
1	Total non-CFP Funds		Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	2,446,000	-
3	1408 Mangagment Improvements	49,800	-
4	1410 Administration (may not exceed 10% of line 21)	1,810,798	1,143,315
5	1411 Audit		1,143,315
6	1415 Liquidated Damages		
7	1430 Fees and Costs	898,545	-
8	1440 Site Acquisition		
9	1450 Site Improvement	435,000	-
10	1460 Dwelling Structures	4,226,000	-
11	1465.1 Dwelling Equipment-Nonexpendable	214,901	-
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	28,500	-
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	26,280	-
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.



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

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

<sup>4</sup> RHf funds shall be included here.

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<b>Part I: Summary</b>				FFY of Grant: 2009	
PHA Name:		Grant Type and Number		FFY of Grant Approval: 2009	
Louisville Metro Housing Auth		Capital Fund Program Grant No: KY 36 P 001 501 09			
		Replacement Housing Factor Grant No:			
		Date of CFFP:			
<b>Type of Grant</b>		<b>Original Annual Statement</b>		<b>Revised Annual Statement (revision no: )</b>	
		<b>Performance and Evaluation Report for Period Ending:</b>		<b>Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
			<b>Revised<sup>2</sup></b>	<b>Expended</b>	
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)	100,000	395,000	-	-
20	Amount of Annual Grant: (sum of lines 2-19)	10,235,824	10,235,824	1,143,315	1,143,315
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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 Measures				
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	
				7/26/10	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.

<sup>4</sup> RH-F funds shall be included here.

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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		2009	
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	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Expended <sup>2</sup>
Beecher Terrace 1-2	Gator Carts (2)	1475		15,000	15,000		
Beecher Terrace 1-2	Replace Underground piping (Ph II & III)	1460		1,710,000	1,000,000		
Beecher Terrace 1-2	Annual A/E Contract	1430		35,692	35,692		
Beecher Terrace 1-2	Tree Trimming	1450		60,000	60,000		
Beecher Terrace 1-2	Dwelling Equipment	1465.1		37,185	37,185		
Parkway Place 1-3	Replace Sidewalks, correct drainlines	1450		50,000	50,000		
Parkway Place 1-3	Gator Cart	1475		7,500	7,500		
Parkway Place 1-3	Copier	1475		6,000	6,000		
Parkway Place 1-3	Boiler Replacement	1460		1,600,000	563,000		
Parkway Place 1-3	Annual AE Contract	1430		37,216	37,216		
Parkway Place 1-3	Tree Trimming	1450		60,000	60,000		
Parkway Place 1-3	Dwelling Equipment	1465.1		38,773	38,773		
Shepard Square 1-4	Comp Mod Planning	1430		408,196	408,196		
Shepard Square 1-4	Tree Trimming	1450		50,000	50,000		
Iroquois Homes 1-5	Relocation	1495.1		26,280	26,280		
Iroquois Homes 1-5	Annual AE Contract	1430		23,610	23,610		
Iroquois Homes 1-5	Tree Trimming	1450		50,000	50,000		
Iroquois Homes 1-5	Dwelling Equipment	1465.1		24,598	24,598		

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Expended <sup>2</sup>		
Dosker Manor 1-12	Repave Parking Lots	1450		25,000	25,000				
Dosker Manor 1-12	Trash Compactor	1460		300,000	300,000				
Dosker Manor 1-12	Annual A/E Contract	1430		48,126	48,126				
Dosker Manor 1-12	Resident Stipends	1408		13,100	13,100				
Dosker Manor 1-12	Dwelling Equipment	1465.1		51,180	51,180				
St. Catherine Ct 1-13	Resident Stipends	1408		8,100	8,100				
Avenue Plaza 1-14	Repave Parking Lots - Avenue Plaza	1450		50,000	50,000				
Avenue Plaza 1-14	Window and Blind Replacement	1460		59,000	1,511,000				
Avenue Plaza 1-14	Annual A/E Contract	1430		18,251	18,251				
Avenue Plaza 1-14	Repave Parking Lots - 550	1450		40,000	40,000				
Avenue Plaza 1-14	Resident Stipends	1408		11,300	11,300				
Avenue Plaza 1-14	Dwelling Equipment	1465.1		19,015	19,015				
Lourdes Hall 1-18	Resident Stipends	1408		17,300	17,300				
Lourdes Hall 1-18	Dwelling Equipment	1465.1		16,590	16,590				
Bishop Lane 1-40	Environmental Consultant - Remediation	1430		300,000	300,000				
Bishop Lane 1-40	Annual Asbestos/Lead Removal	1460		500,000	500,000				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

[illegible]

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

<sup>2</sup> 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

<b>Part I: Summary</b>		FFY of Grant:		2010
PHA Name:		FFY of Grant Approval:		2010
Louisville Metro Housing Auth	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	KY 36 P 001 501 10		
Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	Revised Annual Statement (revision no: ) Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated
1	Total non-CFP Funds			Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	2,428,689	2,428,689	0
3	1408 Management Improvements	67,100	67,100	0
4	1410 Administration (may not exceed 10% of line 21)	1,024,934	1,024,934	0
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	429,642	429,642	0
8	1440 Site Acquisition			
9	1450 Site Improvement	227,900	227,900	0
10	1460 Dwelling Structures	5,146,909	5,146,909	0
11	1465.1 Dwelling Equipment-Nonexpendable	223,530	223,530	0
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities <sup>4</sup>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.


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

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

<sup>4</sup> 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

<b>Part I: Summary</b>					
PHA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2010 2010	
<b>Type of Grant</b>		<b>Original Annual Statement Performance and Evaluation Report for Period Ending:</b>		<b>Revised Annual Statement (revision no: ) Final Performance and Evaluation Report</b>	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
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)	700,631	700,631	0	0
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				
22	Amount of line 20 Related to Section 504 Activities				
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 Meas	589,000	589,000	589,000	589,000
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
		7-21-10			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> 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						
PHA Name:		Grant Type and Number			Federal FFY of Grant:	
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 10			2010	
		CFFP (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 <sup>1</sup>	Funds Obligated <sup>2</sup> Expended <sup>2</sup>
Clarksdale KY 1-1	Phase II including Community Ctr	1460		84,313	84,313	
Beecher Terr KY 1-2	Underground piping to boilers	1460		990,000	990,000	
Beecher Terr KY 1-2	Annual AE Contract	1460		20,357	20,357	
Beecher Terr KY 1-2	Tree Trimming	1450		30,000	30,000	
Beecher Terr KY 1-2	Dwelling Equipment	1465		30,336	30,336	
Parkway Pl KY 1-3	Annual AE Contract	1430		21,226	21,226	
Parkway Pl KY 1-3	Tree Trimming	1450		30,000	30,000	
Parkway Pl KY 1-3	Dwelling Equipment	1465		31,631	31,631	
Sheppard Square KY 1-4	Comprehensive Modernization	1460		507,400	507,400	
Sheppard Square KY 1-4	Annual AE Contract	1430		32,353	32,353	
Sheppard Square KY 1-4	Tree Trimming	1450		30,000	30,000	
Sheppard Square KY 1-4	Dwelling Equipment	1465		48,213	48,213	
Iroquois Homes KY 1-5	Annual AE Contract	1430		13,466	13,466	
Iroquois Homes KY 1-5	Tree Trimming	1450		30,000	30,000	
Iroquois Homes KY 1-5	Dwelling Equipment	1465		20,067	20,067	
Dosker Manor Ky 1-12	Annual AE Contract	1430		28,018	28,018	
Dosker Manor Ky 1-12	Dwelling Equipment	1465		41,753	41,753	
Dosker Manor Ky 1-12	Resident Stipends	1408		21,750	21,750	

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

<sup>2</sup> 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	Funds Obligated 2	Expenditures 2
St. Catherine KY 1-13	Resident Stipends	1408		8,100	8,100	
Avenue Plaza KY 1-14	Window and Blind Replacement	1460		589,000	589,000	
Avenue Plaza KY 1-14	Riser Replacement	1460		734,494	734,494	
Avenue Plaza KY 1-14	Annual AE Contract	1430		10,409	10,409	
Avenue Plaza KY 1-14	Dwelling Equipment	1465.1		15,512	15,512	
Avenue Plaza KY 1-14	Resident Stipends	1408		19,950	19,950	
Scattered Sites KY 1-34	Friary Comprehensive Modernization	1460		1,000,000	1,000,000	
Scattered Sites KY 1-17	Staircases - 25th, Bonair, St Cath	1450		77,900	77,900	
Scattered Sites KY 1-17	Annual AE Contract	1430		5,541	5,541	
Scattered Sites KY 1-34	Annual AE Contract	1430		9,547	9,547	
Scattered Sites KY 1-17	Tree Trimming	1450		30,000	30,000	
Scattered Sites KY 1-17	Dwelling Equipment	1465.1		8,258	8,258	
Scattered Sites KY 1-34	Dwelling Equipment	1465.1		14,226	14,226	
Louder Hall KY 1-18	Dwelling Equipment	1465.1		13,534	13,534	
Louder Hall KY 1-18	Resident Stipends	1408		17,300	17,300	
Bishop Lane KY 1-40	Roof Replacement	1460		190,000	190,000	
Bishop Lane KY 1-40	Annual AE Contract	1430		9,082	9,082	
Bishop Lane KY 1-40	Environmental Contract	1430		300,000	300,000	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

## Part 1: Summary

[illegible]

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

## **Appendix E. Five-Year Capital Plan**

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## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/20011

Part I: Summary						
PHA Name/Number	Louisville Metro Housing	Locality (City/County & State)	Louisville, Jefferson, Kentucky	<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	
B.	Physical Improvements Subtotal	Annual Statement	2241806	4188665	1623730	7320613
C.	Management Improvements		58450	58450	58450	58450
D.	PHA-Wide Non-dwelling Structures and Equipment		0	25000	0	502000
E.	Administration		1123776	1159774	1196952	1235311
F.	Other		181652	254103	69028	2543
G.	Operations		2446000	2446000	2446000	2446000
H.	Demolition		0	0	0	0
I.	Development		2196078	295748	3215357	3239719
J.	Capital Fund Financing -- Debt Service		0	0	0	0
K.	Total CFP Funds		8247762	8427740	8609517	14804636
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		8247762	8427740	8609517	14804636

## Part I: Summary (Continuation)

[illegible]

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #002 Beecher Terrace			Amp #002 Beecher Terrace		
	Annual A/E Contract			Annual A/E Contract		20357
	Tree Trimming		20357	Tree Trimming		30000
	Dwelling Equipment		30000	Dwelling Equipment		34064
			32707	Clean Siding		50000
	Amp #003 Parkway Place			Amp #003 Parkway Place		
	Annual A/E Contract			Replace Soffit, Gutters, Downspouts		50000
	Tree Trimming		21226	Annual A/E Contract		21226
	Dwelling Equipment		30000	Tree Trimming		30000
	Boiler Replacement		34103	Dwelling Equipment		35518
			800000			
	Amp #004 Sheppard Square			Amp#004 Sheppard Square		
	Comprehensive Modernization			Comprehensive Modernization		295748
	Annual A/E Contract		2196078	Annual A/E Contract		32353
	Tree Trimming		32353	Tree Trimming		30000
	Dwelling Equipment		30000	Dwelling Equipment		54138
			51981			
	Subtotal of Estimated Cost		\$ 3278805	Subtotal of Estimated Cost		\$ 683404

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #005 Iroquois Homes			Amp #005 Iroquois Homes		
	Annual A/E Contract		13466	Annual A/E Contract		13466
	Tree Trimming		30000	Tree Trimming		30000
	Dwelling Equipment		21635	Dwelling Equipment		22533
				Ramp to Maintenance Shop		25000
	Amp #012 Dosker Manor			Amp #012 Dosker Manor		
				Annual A/E Contract		28018
	Annual A/E Contract		28018	Dwelling Equipment		46884
	Dwelling Equipment		45016	Resident Stipends		21750
	Resident Stipends		21750	Security System Upgrade		100000
				Improve Building Lobby B&C		150000
				Auto Doors elevator Vestibules Bldg A		144000
			8100			
				Amp #013 St Catherine Court		
				Resident Stipends		8100

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #014 Avenue Plaza			Amp #014 Avenue Plaza		
	Annual A/E Contract		10409	Annual A/E Contract		10409
	Dwelling Equipment		16724	Dwelling Equipment		17418
	Resident Stipends		11300	Resident Stipends		11300
	Amp #017 Scattered Sites			Amp #017 Scattered Sites		
	Annual A/E Contract		5541	Annual A/E Contract		5541
	Tree Trimming		30000	Tree Trimming		30000
	Dwelling Equipment		8903	Dwelling Equipment		9272
	Amp #034 Scattered Sites			Amp #034 Scattered Sites		
	Annual A/E Contract		9547	Window Replacement - H6 Scatt Site		25000
Dwelling Equipment		15338	Staircases at Chickasaw H6 Scatt		30000	
			Windows - Fegenbush/Whipps		20000	
			Parking Lot Repairs - H6 Scatt Sites		20000	
			Foundation Reps-Fegenbush/Whipps		30000	
			Paint Interior - H6 Scatt Sites		50000	
			Kitchen Cabinets - H6 Scatt Sites		50000	
	Subtotal of Estimated Cost		\$ 107762	Subtotal of Estimated Cost		\$ 308940



## Capital Fund Program—Five-Year Action Plan

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Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #018 Lourdes Hall/Bishop Lane			Amp #034 Scattered Sites Continued		
	Annual A/E Contract		9082	Dwelling Equipment		15975
	Resident Stipends		17300	Annual A/E Contract		9547
	Dwelling Equipment		14592	Acquisitions		2000000
	Environ Consultant-Remediation Monitoring		300000			
	Annual Asbestos & Lead Removal Contract		300000			
				Amp #18 Lourdes Hall/Bishop Lane		
				Dwelling Equipment		15198
	Amp #030 Park DuValle II		191977	Resident Stipends		17300
				Annual A/E Contract		9082
	Amp #031 Park DuValle III		41527	Environ Consultant-Remediation Monitoring		300000
				Annual Asbestos & Lead Removal Contract		300000
	Amp #032 Park DuValle IV		67304			
				Amp #030 Park DuValle II		206567
				Amp #031 Park DuValle III		42773
				Amp #032 Park DuValle IV		69326
	Subtotal of Estimated Cost		\$ 941782	Subtotal of Estimated Cost		\$ 2985768

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year 3 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Construction Administration 10% Transfer	299000	Construction Administration 10% Transfer	317000
	General Fund For Operations	2446000	General Fund for Operations	2446000
	Contingency	181652	Contingency	254103
	Subtotal of Estimated Cost	\$ 3751428	Subtotal of Estimated Cost	\$ 3859877

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year _____ FFY		Estimated Cost	
	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories		
See Annual Statement				
		Subtotal of Estimated Cost	\$	
		Subtotal of Estimated Cost	\$	

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015*		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #002 Beecher Terrace			Amp #002 Beecher Terrace		
	Annual A/E Contract		20357	Paint Apartments		300000
	Tree Trimming		30000	Playground Equipment		200000
	Dwelling Equipment		35421	Parking Lot - street pavement		50000
				Sidewalk Replacement		50000
				Sump Pumps - Boiler Rooms		50000
				Exterior Lighting		150000
	Amp #003 Parkway Place			Roof Repairs - Baxter Court		100000
	Annual A/E Contract		21226	Roof Replacement		150000
	Tree Trimming		30000	DHW Piping-Boiler Rooms Repl.		35000
	Dwelling Equipment		36933	Underground DDC wiring/conduit		30000
				Annual A/E Contract		20357
	Amp #004 Sheppard Square			Tree Trimming		30000
	Replace Sidewalks		50000	Dwelling Equipment		36778
	Parking Lot Repavement		25000	Water Main Replacement		500000
	Comprehensive Modernization		3215357			
	Annual A/E Contract		32353	Amp #003 Parkway Place		
	Tree Trimming		30000	Exterior Lighting		290000
	Dwelling Equipment		56295	Parking Lot paving/speed bumps		105000
	Replace Soffits, Gutters, Downspouts		50000	Foundation Crack Sealing		20000
	Subtotal of Estimated Cost		\$ 3632942	Subtotal of Estimated Cost		\$ 2117135



## Capital Fund Program—Five-Year Action Plan

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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015*		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Amp #014 Avenue Plaza			Amp #012 Dosker Manor		
	Annual A/E Contract		10409	Replace Stairwell Doors (A)		25000
	Dwelling Equipment		18112	Replace Ceiling Tiles - Lobbies		20000
	Resident Stipends		11300	Transfer Switches		110000
				Replace Booster Pumps in all Bldgs		60000
				Repair Sidewalks		25000
	Amp #017 Scattered Sites		5541	Retube 18 Boilers		180000
	Annual A/E Contract		30000	Annual A/E Contract		28018
	Tree Trimming		9642	Dwelling Equipment		50620
	Dwelling Equipment			Resident Stipends		21750
	Amp #034 Scattered Sites			Amp #013 St Catherine Ct		
	Annual A/E Contract		9547	Resident Stipends		8100
	Dwelling Equipment		16611			
				Amp #014 Avenue Plaza/550 Apt		
				Clean Windows		25000
				Annual A/E Contract		10409
				Paint Units - 550 Apt		154400
	Subtotal of Estimated Cost		\$ 111162	Subtotal of Estimated Cost		\$ 718297

## Capital Fund Program—Five-Year Action Plan

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Office of Public and Indian Housing  
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Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015*		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity Estimated Cost
See Annual Statement				Amp #014 Avenue Plaza/550 continued Replace Counter Tops - Kitchens 550 Apt.	120000
				Parking Lot Repavement - 550 Apts.	40000
				Tubs, Sink, Bathtub Replacement	144000
				Trash Compactor Replacement	50000
				Dwelling Equipment	18806
	Amp #018 Lourdes Hall/Bishop Lane			Resident Stipends	11300
	Dwelling Equipment		15803		
	Resident Stipends		17300		
	Annual A/E Contract		9082		
	Environ Consultant - Remediation Monitoring		300000	Amp #017 Scattered Sites Annual A/E Contract	5541
	Annual Asbestos and Lead Removal Contract		300000	Tree Trimming	30000
				Dwelling Equipment	10011
	Amp #030 Park DuValle II		222266		
				Amp #034 Scattered Sites Painting	100000
	Amp #031 Park DuValle III		44056	Drainage - Erosion H6 Sites	50000
				Drainage - Erosion - Fegenbush/Whipps	50000
	Amp #032 Park DuValle IV		71409	Roof Replacement - H6 Scatt Sites (50)	200000
	Subtotal of Estimated Cost		\$ 979916	Subtotal of Estimated Cost	\$ 829658

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement				Amp #034 Scattered Sites continued		20000
				Water Heaters - Fegenbush/Whipps		25000
				Water Heaters - H6 Scatt Sites		50000
				Sidewalks - Fegenbush/Whipps		50000
				HVAC Replacement H6 Scatt sites		50000
				Parking Lot Rep - Fegenbush/Whipps		25000
				Paint Exterior - H6 Scatt Sites		50000
				Roof Replace - Fegenbush/Whipps		50000
				Sidewalks - H6 Scatt Sites		50000
				Replace HVAC Fegenbush/Whipps		50000
				Basement Waterproof - H6 Scatt Sites		20000
				Paint Exterior - Fegenbush/Whipps		60000
				Siding - H6 Scatt Sites		50000
				Siding - Fegenbush/Whipps		40000
				Brick-Mortar Repair 1512 Pawtucket		50000
				Chickasaw Staircase (2724-2730)		20000
				Carpet (27 19-24-34-45)		70000
				Gutter grd (ky 19-22-24-34-35-38-45)		58000
				Tuckpointing (ky-22) 2400 Chestnut		25000
				Annual A/E Contract		9547
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost		\$
						822547



## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014		Work Statement for Year 5 FFY 2015*		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity Estimated Cost
See Annual Statement				Amp #034 Scattered Sites continued	
				Dwelling Equipment	17248
				Amp #018 Lourdes Hall/Bishop Lane	
				HVAC wall units	30000
				Paint Apartments	50000
				Fire Escape Handrail Repair	15000
				Replace Roof	20000
				Carpet	100000
				Lental Replacement	15000
				Dwelling Equipment	16409
				Resident Stipends	17300
				Paint Halls/Common Areas Bishop	25000
				Replace Carpet Bishop	25000
				Tile Floors Bishop	90000
				Kitchen Cabinets - 54 Units	200000
				Seal A/C Panels	75000
				Window Replacement Bishop	275000
				Kitchen Rehab Bishop	90000
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost	\$ 1060957

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
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Part II: Supporting Pages – Physical Needs Work Statement(s)					
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year 5 FFY 2015*	
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity Estimated Cost
See Annual Statement	Amp #018 Lourdes Hall/Bishop Lane				
	Replace Siding/ Gutters Bishop				198000
	EDH Kitchen Renovations Bishop				142914
	Repave Parking Lots Bishop				25000
	Annual A/E Contract				9082
	Environ Consult- Remed Monitoring				300000
	Asbestos and Lead Removal contract				300000
	Amp #004 Sheppard Square				
	Replace Basement Doors				72000
	Garage - Three Car				85000
	Pave Streets - Parking Lots				125000
	Drainage Repairs				50000
	Comprehensive Modernization				3239719
	Annual A/E Contract				32353
	Tree Trimming				30000
	Dwelling Equipment				58452
	Subtotal of Estimated Cost		\$	Subtotal of Estimated Cost	\$
					4667520

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
<b>Work Statement for Year 1 FFY 2011 _____</b>	<b>Work Statement for Year 4 FFY 2014 _____</b>		<b>Work Statement for Year: 5 FFY 2015* _____</b>			
	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>	<b>Development Number/Name General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
<b>See Annual Statement</b>				Amp #030 Park DuValle II		239158
				Amp #031 Park DuValle III		45378
				Amp #032 Park DuValle IV		75764
	<b>Subtotal of Estimated Cost</b>		\$	<b>Subtotal of Estimated Cost</b>		\$      360300

[illegible]

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year _____ FFY		Work Statement for Year: _____ FFY	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

## **Appendix F. Definition of Substantial Deviation and Significant Amendment to the Annual Plan**

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### **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.