

**RESOLUTION NO. \_\_\_\_\_**  
**APPROVAL OF PROJECT BASED VOUCHER AWARD TO CROSSINGS**  
**AT MILL CREEK**

**Item No. 5a**

WHEREAS, Louisville Metro Housing Authority staff have reviewed a request for a Project Based Voucher (PBV) award for Crossings at Mill Creek in conjunction with the Russell Choice Neighborhoods Initiative Program; and

WHEREAS, the property is a 206-unit new construction multifamily development developed by Marian Development Group located at 4801 Manslick Road, Louisville, KY 40216 which is in non-impacted census tract 45; and

WHEREAS, the property will provide up to 103 units of PBV off-site replacement housing in conjunction with the Russell Choice Neighborhoods Initiative Program; and

WHEREAS, per approved MTW Activity #48-2018: Local PBV Program, PBV proposals may be selected per issuance of a Request for Proposals and LMHA may limit the percentage of units that may be project-based at any given project to some amount less than 100%; and

WHEREAS, LMHA will not enter into a Housing Assistance Payment Contract until Louisville Metro Government or HUD has completed a satisfactory Part 58 or Part 50 environmental review and Kentucky Housing Corporation has completed a satisfactory subsidy layering review; and

WHEREAS, LMHA will not enter into an Agreement to Enter into a Housing Assistance Payment Contract if construction has commenced after proposal submission.

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NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to issue a Preliminary Award Letter stating the applicable conditions and timeframes to enter into an Agreement to Enter Into a Housing Assistance Payment Contract.

## RESOLUTION BACKGROUND STATEMENT

### APPROVAL OF PROJECT BASED VOUCHER AWARD TO CROSSINGS AT MILL CREEK

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#### I. STATEMENT OF FACTS:

Per LMHA's agreement with HUD under the Choice Neighborhoods Initiative Program, all 758 units on-site at Beecher Terrace will be replaced by 316 PBV rental units on-site and 442 PBV rental units off-site located in either the Russell neighborhood or non-impacted census tracts within Jefferson County by September 30, 2023. In addition, LMHA proposed and received approval for an MTW activity in 2019 to place PBVs in impacted census tracts where HOPE VI or Choice redevelopment has occurred, and in bordering impacted census tracts to those developments.

All units designated as PBV rental units will be deed restricted to require that the units remain affordable to households at 80% AMI or below for a period of 40 years. Relocated Beecher Terrace residents will receive an admissions preference. Tenants will not be required to pay more than 30% of their monthly gross income.

On February 12, 2020, LMHA published RFP #1516, Project-Based Vouchers for Off-Site Beecher Terrace Replacement Housing. Bids were opened on March 3, 2020. The PBV Evaluation Team scored the proposals together on March 6, 2020. The PBV Evaluation Team agreed that Crossings at Mill Creek Apartments meets the requirements of the Louisville Metro Housing Authority (LMHA) Local PBV Program and agreed to proceed with a presentation to the LMHA Board of Commissioners for approval.

The LMHA is proposing to award PBVs to Marian Development Group for 103 of the 206 units in the multifamily development. The development will provide replacement housing options for the Beecher Terrace residents off-site in non-impacted census tract 45. The development will provide up to ten (10) one-bedroom units, fifty-five (55) two-bedroom units, and thirty-eight (38) three-bedroom units for families.

Units will be new construction. Property amenities will include all kitchen appliances, washer/dryer hookups, common on-site laundry, computer lab, clubhouse, playground, community center and a swimming pool. The projected date of completion is February 2023.

This resolution will authorize staff to issue a preliminary award letter to Marian Development Group stating the applicable conditions and timeframes to enter into an Agreement to Enter Into a Housing Assistance Payments Contract. In

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#### I. STATEMENT OF FACTS (cont'd):

In addition, staff will publish notification of the award in The Courier Journal and The Louisville Defender per the owner proposal selection procedures in 24 CFR 983.51.

#### II. ALTERNATIVES:

- A. Approve a Resolution in support of a PBV award of up to 103 units for Crossings at Mill Creek.
- B. Do not approve a Resolution in support of a PBV award of up to 103 units for Crossings at Mill Creek.

#### III. RECOMMENDATION:

Staff recommends Alternative "A".

#### IV. JUSTIFICATION:

- Approval of this resolution will provide up to 103 households that have relocated from Beecher Terrace re-occupancy options.
- A PBV award for 103 units will help LMHA meet the requirement of providing one-for-one replacement housing under the Choice Neighborhoods Initiative Program.

Prepared and Submitted by:

Heather Hairgrove  
Special Programs Consultant  
May 19, 2020