

RESOLUTION NO. _____
APPROVAL OF PROJECT BASED VOUCHER AWARD TO NEW VISION III

Item No. 5b

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

WHEREAS, the property is a 12-unit substantial rehabilitation existing multifamily development developed by APK Development and Construction, LLC located at 7413 and 7415 Feyhurst Drive, Louisville, KY 40258, which is in non-impacted census tract 124.10; and

WHEREAS, the property will provide up to 12 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 up to 100% of units within any given project may be awarded PBV assistance; 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

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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.

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 Roosevelt 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 APK Development and Construction, LLC for 12 units in the multifamily development. The development will provide replacement housing options for the Beecher Terrace residents off-site in non-impacted census tract 124.10. The development will provide up to twelve (12) one-bedroom units for families.

Units are existing and will be substantially rehabbed. Property amenities will include a range/oven, refrigerator, and washer/dryer hookups. The projected date of completion is March 2021.

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

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II. ALTERNATIVES:

- A. Approve a Resolution in support of a PBV award of up to 12 units for New Vision III.
- B. Do not approve a Resolution in support of a PBV award of up to 12 units for New Vision III.

III. RECOMMENDATION:

Staff recommends Alternative "A".

IV. JUSTIFICATION:

- Approval of this resolution will provide up to 12 households that have relocated from Beecher Terrace re-occupancy options.
- A PBV award for 12 units will help LMHA meet the requirement of providing one-for-one replacement housing under the Choice Neighborhoods Initiative Program.

Prepared and Submitted by:

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May 19, 2020