

**RESOLUTION NO. \_\_\_\_\_**  
**APPROVAL OF PROJECT BASED VOUCHER AWARD**  
**TO ROOSEVELT APARTMENTS**

**Item No. 5c**

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

WHEREAS, the property is a 47-unit existing multifamily development owned by New Directions Housing Corporation located at 226 North 17<sup>th</sup> Street, Louisville, KY 40203 which is in impacted census tract 23 adjacent to the Beecher Terrace census tract; and

WHEREAS, the property will provide up to 43 units of PBV off-site replacement housing in conjunction with the Russell Choice Neighborhoods Initiative Program and 18 units will serve elderly households and 25 units will serve families; and

WHEREAS, per approved MTW Activity #48-2018: Local PBV Program, PBV proposals may be selected per issuance of a Request for Proposals; and

WHEREAS, per Notice PIH 2017-21(HA): Implementation Guidance: Housing Opportunity Through Modernization Act of 2016 (HOTMA) – Housing Choice Voucher (HCV) and Project-Based Voucher (PBV) Provisions, the limit on the number of PBVs in a project is the greater of 25 units or 25 percent of the units in a project, and units exclusively serving elderly families are excluded from the 25 percent or 25-unit project cap; 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.

RESOLUTION NO. \_\_\_\_\_  
**APPROVAL OF PROJECT BASED VOUCHER AWARD**  
**TO ROOSEVELT APARTMENTS**

Item No. 5c

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 a Housing Assistance Payment Contract.

**RESOLUTION BACKGROUND STATEMENT**  
**APPROVAL OF PROJECT BASED VOUCHER AWARD**  
**TO ROOSEVELT APARTMENTS**

**Item No. 5c**

**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 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 New Directions Housing Corporation for 43 of the 47 units in the multifamily development. The development will provide replacement housing options for the Beecher Terrace residents off-site in census tract 23 which is located in an impacted census tract adjacent to the Beecher Terrace census tract. The development will provide up to eight (8) one-bedroom units and ten (10) two-bedroom units for seniors. In addition, twenty-five (25) two- and three-bedroom units will be available to families.

Units are existing and do not require any rehabilitation. Property amenities include a range/oven, refrigerator, and washer/dryer hookups, common on-site laundry, security alarms, playground, community center and porches/decks.

**RESOLUTION BACKGROUND STATEMENT**  
**APPROVAL OF PROJECT BASED VOUCHER AWARD**  
**TO ROOSEVELT APARTMENTS**

**Item No. 5c**

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

This resolution will authorize staff to issue a preliminary award letter to New Directions Properties stating the applicable conditions and timeframes 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.

**II. ALTERNATIVES:**

- A. Approve a Resolution in support of a PBV award of up to 43 units for Roosevelt Apartments.
- B. Do not approve a Resolution in support of a PBV award of up to 43 units for Roosevelt Apartments.

**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

- Approval of this resolution will provide up to 43 households that have relocated from Beecher Terrace re-occupancy options.
- A PBV award for 43 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