

LOUISVILLE METRO HOUSING AUTHORITY
MINUTES OF REGULAR MEETING
MAY 19, 2020

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:38 p.m. Due to the COVID-19 Outbreak, participants were encouraged to call in by way of Zoom Conference Call. Members present were Mr. Bryan Cole, Rev. Geoffrey Ellis, Mr. Lance Gilbert, Ms. Gena Harris, Mr. Cary Hearn and Ms. Mary Elizabeth Miles. Absent were Ms. Lisa Nicholson and Ms. Mary Ellen Wiederwohl (excused).

Others present were Ms. Lisa Osanka, Executive Director; Mr. Wavid Wray, Deputy Executive Director; Directors; Mr. Richard Nash, III, Attorney; Ms. Vickie Fields, Executive Secretary; Staff and members of the public.

On recommendation of LMPHW and the CDC guidelines on social distancing, LMHA is doing our part to prevent the spread of COVID-19 by using the available technology to conduct the necessary and vital business of the agency. All public meetings will be held adhering to federal and state standards while maintaining the health and well-being of LMHA staff, residents and partners.

Announcements:

None.

Committee Reports:

Rev. Ellis introduced Matthew Swain, the newly hired Supervisor of Safety and Investigations. Mr. Swain gave a brief background of his personal qualifications and then shared with the Board his six concepts that he would like to implement at the LMHA.

Approval of Minutes:

Ms. Harris made a motion to approve the minutes of LMHA's regular meeting held on April 21, 2020. Mr. Gilbert seconded. Motion carried by unanimous vote.

Resolutions:

Mr. Gilbert made a motion to adopt Resolution 5a "Approval of Project Based Voucher Award to Crossings at Mill Creek". Ms. Miles seconded. Motion carried by unanimous vote.

RESOLUTION NO. 38-2020 (5/19/20)

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.

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.

Ms. Miles made a motion to adopt Resolution 5b "Approval of Project Based Voucher Award to New Vision III". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 39-2020 (5/19/20)

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.

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.

Ms. Harris made a motion to adopt Resolution 5c "Approval of Project Based Voucher Award to Roosevelt Apartments". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 40-2020 (5/19/20)

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 17th 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.

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 5d was Pulled from the Agenda.

Rev. Ellis made a motion to adopt Resolution 5e “Modification of Project Based Voucher Award to Market Street Properties”. Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 41-2020 (5/19/20)

WHEREAS, in March 2020 the Louisville Metro Housing Board of Commissioners approved a request from New Directions for a Project Based Voucher (PBV) award of four PBVs for the eight-unit existing Market Street Properties development in conjunction with the Russell Choice Neighborhoods Initiative Program; and

WHEREAS, New Directions has requested a modification to the original PBV award to include the remaining four units; and

WHEREAS, the property is an eight-unit existing multifamily development owned by New Directions located at 1506 to 1508 West Market Street, Louisville, KY 40212 which is in impacted census tract 24 within the Russell neighborhood; and

WHEREAS, the property will provide up to eight units of PBV off-site replacement housing in conjunction with the Russell Choice Neighborhoods Initiative Program; 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 PBS in a project is the greater of 25 units or 25 percent of the units in a project; 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.

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 modified Preliminary Award Letter stating the applicable conditions and timeframes to enter into a Housing Assistance Payment Contract.

Mr. Gilbert made a motion to adopt Resolution 5f“Approval of Amendment to Existing Newburg Homeownership Plan”. Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 42-2020 (5/19/20)

WHEREAS, the former Housing Authority of Jefferson County (now LMHA) received HUD approval on May 7, 1993 of the Newburg Homeownership Plan (Plan); and

WHEREAS, the approved Plan allowed the conversion of single-family homes, from KY105002 (now KY001017 and KY001039), KY105004 and KY105006, located in Newburg to homeownership utilizing the HOPE III/5(h); and

WHEREAS, the HOPE III/5(h) program has generated over \$790,000 in program income; and

WHEREAS, LMHA wishes to amend the existing Newburg Homeownership Plan to expand the approved use of Section 5(h) sale proceeds (program income) to include Choice Neighborhoods initiatives.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Newburg Homeownership Plan be amended to include Choice Neighborhood Initiatives as an approved use of sale proceeds (program income) and then submitted to HUD for approval.

Ms. Miles made a motion to adopt Resolution 5g “Approval of 2020 Contract Renewal with the Lincoln Financial Group to Provide Long Term Disability, Group Life and Accidental Death & Dismemberment Coverage”. Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 43-2020 (5/19/20)

WHEREAS, the renewal date of the current contract with The Lincoln Financial Group to provide long-term disability, group term life and accidental death & dismemberment (AD&D) coverage to full-time, non-union employees is June 1, 2020; and

WHEREAS, the procurement provisions for the Lincoln Financial Group contract provides for a one-year contract with four subsequent annual one-year renewal options without additional procurement. Renewal of the contract for the 2020-2021 plan year will represent the first of the four one-year renewal options; and

WHEREAS, the Lincoln Financial Group premium cost for the 2019-2020, twelve-month plan year through May 2020 is \$75,072.32; and

WHEREAS, it is anticipated that there will be some fluctuation in the 2020-2021 premium costs as a result of changes in employees’ employment status; and

WHEREAS, funding for this contract renewal will be factored into the FY 2020-2021 operating budgets.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Executive Director and Contracting Officer, Lisa Osanka, is authorized to enter into a contract renewal with the Lincoln Financial Group to provide long-term disability, group term life and accidental death & dismemberment insurance coverage to Louisville Metro Housing Authority full-time, non-union employees for the period of June 1, 2020 through May 31, 2021 for an amount not to exceed \$75,072.32.

Mr. Gilbert made a motion to adopt Resolution 5h “Authorization for Payment of Income Verification Service for Public Housing and Housing Choice Voucher Residents”. Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 44-2020 (5/19/20)

WHEREAS, the US Department of Housing and Urban Development requires the all Public Housing and Housing Choice Voucher participants be certified initially, and then annually, for housing assistance eligibility; and

WHEREAS, the US Department of Housing and Urban Development also requires all Public Housing and Housing Choice Voucher providers to obtain income and employment verifications for all Public Housing and Housing Choice Voucher eligible participants, and

WHEREAS, the Equifax Corporation, through its affiliated entity The Work Number, has provided this service to the Louisville Metro Housing Authority (LMHA) for the past several years; and

WHEREAS, LMHA recently learned that the Equifax Corporation is no longer a certified contractor identified within the Commonwealth of Kentucky's prequalified contractor list as of June 30, 2019; and

WHEREAS, service costs have now been invoiced in February 2020 to LMHA for the period starting July 1, 2019 in the amount of \$92,545.29 that are due and payable; and

WHEREAS, LMHA is in the process of conducting a formal procurement process for the income and employment verification services.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the payment to Equifax/The Work Number in the amount not to exceed \$111,000.00 for the service period July 1, 2019 – June 30, 2020 is approved.

Discussions:

- a. The Adoption of Temporary HUD Waivers was discussed and explained by Ms. Lisa Osanka.

Executive Session:

None.

Other Business:

There being no further business to come before the Board, Ms. Harris motioned to adjourn, seconded by Mr. Gilbert. Motion carried by unanimous vote.

The Board adjourned at 5:19 p.m.

Vickie J. Fields, Executive Secretary

Manfred Reid, Sr., Chairman