



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2021

DATE: January 19, 2021

The Executive Director’s monthly report contains information and statistics for the previous month’s activities as reported by staff and current information from the Executive Director. Underlined/italicized portions show changes from last month.

| GOALS | DECEMBER ACTIVITIES & JANUARY UPDATES |
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| <p>GOAL 1 Implement capital plan</p> | <p>Capital Projects (new e-procurement has been adopted) The following projects are under contract:</p> <ul style="list-style-type: none"> ▪ United Building First Floor Offices ▪ Porter Paints Demolition ▪ Parkway Place Roof Replacement - Phase I and II (35 buildings) ▪ Five Year Energy Audit ▪ Security Upgrades at Various Sites <p>Upcoming Projects:</p> <ul style="list-style-type: none"> ▪ Foundation Repairs at 8018 Third Street Road ▪ Lourdes Hall Renovations & Maintenance Shop Addition ▪ Will E. Seay Plaza Exterior Renovations ▪ Temple Spears Roof Replacement – Bidding Phase ▪ Temple Spears Renovations ▪ Scattered Sites Bathroom Renovations ▪ 2754 Montana Avenue Renovations ▪ Scattered Sites Siding Replacement ▪ Dosker Manor Bldg. B – Emergency Electrical Repairs ▪ 621 E. St. Catherine St. – Fire Damage Restoration (Units #5 & 6) ▪ Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades – Bidding Phase ▪ 1131 S. 6th Street Renovations and Roof Replacement |

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| <p>GOAL 1 Implement capital plan (cont'd)</p> | <ul style="list-style-type: none"> ▪ Deck Repairs at 606, 908 and 964 S. 6th Streets – Pending Permits ▪ Noltemeyer Siding and Gutter Repairs ▪ Dosker Manor Nurse Call System and Fire Panel Upgrades ▪ St. Catherine and Avenue Plaza Fire Panel Upgrades ▪ <u>LHS Former Office Conversion to Apartment</u> |
| <p>GOAL 2 Create new housing stock</p> | <ul style="list-style-type: none"> ▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019. <p>Beecher Terrace Demolition and New Construction</p> <ul style="list-style-type: none"> ▪ Cardinal Demolition, the contractor for the first phase of demolition (Buildings 51-59), began work in August 2018. Demolition of these first nine buildings was completed in January 2019. ▪ Site prep, infrastructure and construction on the Phase I building began in March 2019. The official groundbreaking for the Phase I building occurred March 29, 2019. Construction <u>was</u> completed in <u>December 2020</u>. ▪ Messer is overseeing the demolition and abatement processes for the Phase II demolition area (Buildings 22-50), which has been sub-contracted to Innovative Demolition and NEC. Notices to proceed were issued on February 1, 2019. Work on Phases 2a, 2b and 2c has been completed. ▪ Phase 2 construction Notice to Proceed was issued on July 30, 2019. Construction is scheduled for completion in <u>early 2021</u>. ▪ Phase 3 construction contract documents were bid on November 6, 2019; bid opening occurred on December 19, 2019. Closing occurred on August 31, 2020. Work began in September 2020. ▪ The work on Phase III Demolition, which is between 12th and 13th Streets and Jefferson Street and Muhammad Ali Blvd., will begin subsequent to completion of archeological work on the south side of the site. In August 2020, archeological exploration on the south side was completed and began on the north side of the site (<u>north side</u> |

GOAL 2
Create new housing stock
(cont'd)

completed in November 2020). The demolition Notice to Proceed was issued on September 1, 2020 for demolition work to begin on September 2, 2020.

LMHA is reviewing multiple sites as PBV replacement housing for Beecher Terrace.

Sheppard Square Home Ownership New Construction

- An RFQ for a homeownership developer was issued on June 4, 2015 and one proposal was received on July 8, 2015. The one respondent withdrew their proposal. LMHA has prepared 23 individual lots for private development. Lots will be sold to individuals/builders that are ready to construct. A LOI was issued on February 8, 2017 to secure builders.
- An updated LOI has been issued to reflect current information regarding Homeownership opportunities and new Point of Contact.

LMHA is accepting applications from potential home-owners. Two applications for Lots 16 and 30 are pending approval. Habitat has been approved to build 2 homes and permit applications have been submitted. Habitat has started construction of lot #22 (755 John Little St.) and plan to have it ready for occupancy by the end of the year.

LMHA continues to work with River City Housing to obtain the documents needed prior to signing the Construction Agreement for Lot #15.

Friary

- A proposal to redevelop the Friary was received from the Marian Group and approved by the LMHA Board of Commissioners on April 21, 2015. The Marian Group proposal has been approved by the local HUD office and also by the HUD-Strategic Applications Center (SAC) for the Friary disposition approval. A revised proposal that included the updated construction/rehab costs was received on November 15, 2017 and was submitted to the LMHA Board of Commissioners for approval on December 12, 2017. LMHA provided a commitment letter to the Marian Group for this project, subject to the HUD approval conditions. Marian Group has received the requested FY 2017 tax credits for the Friary project and has met with LMHA staff to determine the next steps to commence the rehabilitation project. The LMHA Staff and the Marian

GOAL 2
Create new housing stock
(cont'd)

Group submitted the Development Proposal to HUD-DC on November 16, 2018. The HUD-DC Development Proposal and Mixed Finance Evidentiary documents were approved. The transaction closed in February 2019. Construction is now in progress. Monthly site meetings will occur until project completion which is scheduled for 2020. Project completion will be delayed as the Kentucky State Historical Preservation Office only recently approved the replacement for windows. Project completion occurred on July 28, 2020.

Liberty Green Development

- The proposed Liberty Green Second Amended and Restated Development Agreement extension language has been drafted by the Stites & Harrison attorneys as directed by the LMHA Board and forwarded to WV for their review and signature. It is anticipated the Agreement extension will be executed by LMHA and WV before January 31, 2021.

The Agreement extension continues to focus on the build-out of the Liberty Green footprint which includes affordable housing project (30-60% Area Median Income-AMI) consisting of 58 housing units; and also includes a future commitment to develop another 57 affordable housing units structured for residents at 80% AMI.

- The Louisville Chemical Building has been purchased by City Properties/Bill Weyland (which is now Weyland Ventures, WV). The building is being converted to a Micro-Boutique Hotel with 16 rooms. It will be called Hancock House and was completed in 2020.

WV has developed 268 units plus the 100-unit extended stay hotel which opened in November 2017. They plan to add at least another 250 units to the area. WV, LLC and hotel partner First Hospitality have officially broken ground on a six-story Tempo by Hilton Hotel at 710 E. Jefferson St. that should be ready in 2021. Hilton Officials confirmed that it will be the first Tempo hotel to open in the world and will house 130 rooms and a rooftop bar, among other amenities. WV, LLC will also be building a 178-unit apartment building and a mixed-use building in the same block.

WV is currently developing plans to build 10 homeownership units on Marshall Street and 4 homeownership units on Hancock Street.

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| <p>GOAL 2 Create new housing stock (cont'd)</p> | <p>Section 8</p> <ul style="list-style-type: none"> ▪ The number of units under lease on <u>January 1, 2021</u>, was <u>9,993</u> which was an increase from the <u>9,927</u> under lease <u>December 1, 2020</u>. The number of applicants on the waiting list on <u>January 1, 2021 decreased</u> to <u>6,932</u> from the <u>6,944</u> on the list <u>December 1, 2020</u>. |
| <p>GOAL 3 Develop and implement management improvements</p> | <p>Moving to Work</p> <ul style="list-style-type: none"> ▪ LMHA's FY 2020 MTW Annual Report was submitted to HUD on September 25, 2020. There is no specific timetable for HUD review and acceptance of the Report. ▪ HUD periodically reviews LMHA and other MTW agencies to determine compliance with five (5) MTW statutory requirements: 1) Ensure that at least 75% of families served are very low-income; 2) Establish a reasonable rent policy to encourage employment and self-sufficiency; 3) Continue to assist substantially the same number of eligible low-income households as would have been served without MTW participation; 4) Maintain a comparable mix of families by bedroom size as would have been provided without MTW participation; and, 5) Ensure housing assisted through MTW meets Housing Quality Standards. LMHA received a letter from HUD dated 11/23/2020 concerning MTW compliance for FY 2018 and 2019, indicating that LMHA is in compliance with 4 of the 5 statutory requirements. However, HUD has indicated that LMHA is not compliant with requirement #3. According to HUD, LMHA served 90% of the required number of households to be served under the MTW baseline in FY 2018, and 88% in FY 2019. LMHA is required to submit a corrective action plan to HUD. <u>To develop the plan, LMHA is reviewing units counts to ensure that all MTW households have been counted in HUD's database. A plan will be submitted to HUD by January 31, 2021.</u> |
| <p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention</p> | <p>Smoke-Free Housing</p> <ul style="list-style-type: none"> ▪ On December 5, 2016 HUD published a final Smoke-Free Housing Rule in the Federal Register that requires each public housing agency to implement a smoke-free policy. The effective date of this policy was July 30, 2018. More specifically PHA's were mandated to implement a policy banning the use of prohibited tobacco products in all public housing living units and in agency administrative office buildings. The smoke-free policy must also extend to all outdoor areas within 25 feet of public housing and administrative office buildings. |

GOAL 4
Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

LMHA has completed its implementation of a mandatory smoke-free policy in accordance with HUD regulations. LMHA will continue its ongoing efforts to properly enforce the policy. Additionally, LMHA received a grant through the American Cancer Society to work with Shawnee Christian Health Center and the Kentucky Quitline on tobacco cessation classes and data collection. The Freedom from Smoking classes were offered to public housing residents at housing facilities by Shawnee in conjunction with the American Lung Association. All public housing residents have access to nicotine replacement therapy and counseling through the Kentucky Quitline and Shawnee. Seven (7) residents are enrolled in the Will E. Seay Freedom from Smoking Class. Shawnee has been working with the resident councils to coordinate dates for additional classes and to identify health champions to attend Freedom from Smoking facilitator classes with the goal of conducting classes for residents at public housing properties.

Shawnee with the assistance of the Plan to Be Tobacco Free of U of L conducted health fairs at public housing properties to promote Quitline services during May-July. The mid-year report was submitted and accepted by the American Cancer Society. The Great American Smokeout Event occurred on November 21 at 5-7 PM at Parkhill Community Center to capture Parkway Place families. While the primary goal was to focus attention on smoking cessation, other vendors offered oral health screening and education on carbon monoxide detection. 311 people attended the event and 50 people committed to quit smoking. ACS extended the grant activity period to May 31, 2020. Shawnee continues to work with staff at the United Building to offer classes to Housing Choice Voucher participants. Given operational holds, Shawnee is working on methods of outreach to HCV participants taking social distancing measures into account.

ACS is currently working on a final case study report on the effectiveness of the Smoke-Free Housing grant.

Section 3

- See attached report as it was received from MBS.
- The Capital Improvements Department has verified and updated the information on the database for Section 3 Residents by contacting over 1000 persons.

GOAL 4
Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

- The MWDBE contractor database has expanded to over 660 contractors.
- LMHA certified six (6) more MBE and WBE contractors in November.
- MWDBE Section 3 Coordinator was part of a panel and focus group for the community organization OneWest, assisting in the building of their new Plan Room. The Plan Room is a minority contractor support system that will help contractors become successful and build wealth in their business.

Special Programs

- We currently have 343 homeowners who have purchased with the homeownership program (113 of which were in the FSS program). There has been 1 default and 63 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 37 potential homebuyers are in the process or in the pipeline applying for this program. Participants continue to buy homes in nearly all areas of Louisville Metro except council district 16.
- The Special Program staff held two (2) FSS (Family Self-Sufficiency) recruitment orientations in December via Zoom. Seven (7) residents attended and three (3) enrolled in the FSS program. Staff holds monthly orientations to encourage resident participation. The Department also publishes a monthly FSS newsletter for active participants, keeping them up to date on the FSS program activity.

Family Self-Sufficiency Program Agency-Wide

- Totals as of 12/31/2020
Signed contracts of participation:

Public Housing—64

Section 8—175

employed*:

Public Housing – 43 or 67%

Section 8 – 115 or 65%

*work 20 hrs. minimum

PH escrow accounts: 60 (\$317,036.34)

Section 8 escrow accounts: 101 (\$360,243.02)

- LMHA was awarded ConnectHomeUSA cohort status in August 2017. The goal of this program is to connect 35%

GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

of HUD-assisted housing residents to low-cost Internet service. To help achieve this goal, LMHA's ConnectHomeUSA staff offers low-cost internet sign-ups at all public housing sites. As of December 2020, a total of 581 laptops and desktop computers have been distributed to public housing residents, including 173 BT residents. LMHA is working with Urban Strategies to continue distribution of computers to former BT residents. LMHA ConnectHomeUSA staff continually look to acquire donated computers to be reimaged with Google or Linux Mint Operating System. Computer use, and Digital skills training is offered at a computer center in Parkway Place (There were no sign-ins in December) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In December, Four (4) residents enrolled in the Tech Louisville training program. Computer training and computer lab hours are on hold during the COVID-19 crisis.

LMHA IDA Program

- A total of eight (8) LMHA families are enrolled in IDA. No (0) new accounts were opened.

Parkway Works

- Parkway Works update: LMHA created a resident services program to address the needs of the residents at Parkway Place. Parkway Works is designed to connect residents to various supportive services through case management provided by an onsite Social Worker. She works closely with the residents to identify job training and educational opportunities, to secure employment, and to obtain any other goals the families identify as they move towards being self-sufficient. In December, twenty (20) residents received services.

During December, no (0) needs assessments were completed (to-date 103 completed). No families were transferred to LMHA's FSS Program (to-date 29 families transferred). No families transferred to Scattered Sites or Section 8. No Parkway residents obtained employment in December, two (2) Parkway residents were enrolled in the AT&T Access Program or Spectrum low cost Internet programs; 115 to date. Eighteen (18) residents were contacted for COVID-related assistance. Six (6) referrals were made to various resources and employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area employers.

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

Choice Neighborhoods Initiative (CNI)**CNI IMPLEMENTATION GRANT:**

- \$29.575M awarded to LMHA/LMG on December 12, 2016 and leveraged with over \$205M in additional funding sources to provide relocation and supportive services for Beecher Terrace (BT) households including case management; raze and revitalize the BT site and create off-site BT replacement housing units in neighborhoods of opportunity; and make other critical community improvements (CCIs) within the Russell neighborhood.

CNI SUPPLEMENTAL FUNDING GRANT:

- \$4M was awarded to LMHA on December 23, 2019 to help cover increased costs related to the construction of Beecher Terrace replacement units. All supplemental grant funds must be expended by September 30, 2025.

People Component, Urban Strategies, Inc. (USI):

- USI is leading the People Plan component of the Choice grant, including working with our extensive supportive service provider network to ensure that leverage commitments and the CNI grant funds are used to best support the needs of BT residents. USI reports separately to the LMHA Board (see attached for the People section). Their December report is attached.

Beecher Terrace Relocation:

- LMHA received HUD approval for three phases of relocation with multiple Initiations of Negotiations (ION) dates. LMHA also applied for and received Section 8 Total Tenant Protection Vouchers (TPVs) for each phase, which were all utilized within the required timeframe.

- Phase I (Buildings 51-59, 117 units/107 occupied as of ION date) families relocated from May-December 2017.

- Phase II (Buildings 21-50, 384 units/296 occupied as of ION date) relocated from February 2018 – February 2019.

- Phase III households (Buildings 1-20, 253 units/168 occupied as of ION date) relocated from February-October 2019.

Initial housing choices among all relocated families:
Housing Choice Vouchers – 219

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

Public Housing including Scattered Sites – 276
Privately managed HOPE VI Sites – 38
Market-Rate Units – 3
Home Purchase – 2
Other – 33

Reoccupancy and Wait List

- Reoccupancy packets were mailed out to Original Beecher Terrace residents the first week in April 2020, and the deadline for entering the waiting list lottery was May 13. The waiting list for replacement units was developed from responses to this mailing. The lottery was held just prior to the May board meeting and was made public via Zoom in real-time. There were 202 pre-applications included in the initial lottery, and over 50 residents were in attendance. The meeting presentation, packet contents, and an FAQ, which is updated on a regular basis, are available at www.VisionRussell.org.

Pre-applications returned after the lottery deadline have been added to the Original Beecher Terrace PBV Waiting list in the order received. As of 1/6/2021, there were 251 households on the waiting list. A second reoccupancy packet mailing was sent on 10/23/20 to 380 Original Beecher Terrace residents who have not yet submitted a pre-application to be placed on the Waiting List. Reoccupancy Task Groups have been formed for lease-up of both on and off-site units, which combined in November and continue to meet weekly. Lease-up of off-site replacement units is currently taking place as units become available. As of 1/6/2021, nine (9) households have leased-up off-site replacement units. Forty-two (42) offer letters have been sent out to returning residents for Phase I, The 450 Roy Wilkins Building. Twenty-five (25) have returned an application packet, and MBM and USI are now working with families to complete their applications.

Development Activities by McCormack Baron Salazar (MBS):

- Messer Construction continued work on the Phase I housing development, which closed on March 4-5th, 2019. Construction is substantially complete on the four-story 117-unit (114 PBV/Replacement and 3 Other Affordable) building for persons age 55+, and the certificate of occupancy has been received. Messer is completing punch list items, and the building is anticipated to be turned over for occupancy in mid-January 2021.

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

Demolition Phases 2A, 2B and 2C are now complete, as well as on-site archaeological excavation work. Artifacts aligned with expectations. The abatement and demolition process for Phase III is underway.

Progress continues on the mitigation activities outlined within Programmatic Agreement and Letter of Resolution (LOR) that were developed with Consulting Parties for the first development stage at BT. A Consulting Parties meeting was held on December 3, 2020. Presentation and notes from all consulting meetings are available at www.visionrussell.org. The next quarterly meeting is scheduled for March 4, 2021.

The Year 3 CDBG application was approved and executed in August 2019. Funds in the amount of \$3.125M have been used towards demolition and infrastructure costs. The Year 4 CDBG application was approved and executed for a funding request of \$3.125M in August 2020, which is also being used towards demolition and infrastructure costs.

The closing for Phase II housing development took place on June 27th, 2019. 9% tax credits from KHC are being leveraged with CNI grant funds and other sources to develop a total of 108 units family units (43 PBV/Replacement, 15 Other Affordable/50 Market rate). Construction began on June 29, 2019, and is nearing completion and anticipated to be ready for occupancy in February 2021, soon after Phase I is complete. The Phase I & II Property Managers, two Occupancy Specialists, and a Maintenance Technician have been hired. MBM is actively looking to fill the Maintenance Supervisor position at Beecher Terrace.

A pre-bid contractor's informational meeting for Beecher Terrace Phase III was held on November 11, 2019 at Liberty Green. Architectural drawings were released on November 4, and bids were submitted to MBS on December 19, 2019. Messer Construction was selected and approved by the LMHA Board in February 2020.

LMHA's Board of Commissioners and the Kentucky Housing Corporation previously approved a request to merge Housing Phases III and Phase IV into one combined Phase III that will result in 185 units. The combined Phase III will require two set-asides of 9% credits from KHC. MBS and the architectural team have

GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

updated the cost estimates for the combined Phase III and HUD approved the revised housing plan on October 1, 2019. Phase III closed on August 31, 2020. Site work has begun, including grading, public improvements, and pouring building footings.

A subcommittee has been formed to discuss Phases IV/V timing and financing options, including project timing and KHC's application period.

Baxter Community Center / Porter Paints / Old Walnut Park

- LMHA and LMG are continuing to work with MBS and Urban Design Associates to gather community input and further develop conceptual plans for the future uses of Baxter Community Center and the Porter Paints site, and the replacement of Old Walnut Park. Conference calls were held with a Russell Leadership group on April 20th and the State Historic Preservation Office (SHPO) on April 23rd to further refine the master planning process and determine any design parameters. An additional meeting with the Russell Leadership Group was held on October 7th, and outreach to former Beecher Terrace residents (600+) and the broader community (4,000+) began in late October with the launch of a special website <https://www.engagetheteam.com/beecherterrace> and survey process designed to gain community input on Beecher's recreational amenities. A series of eight (8) focus group meetings with neighborhood stakeholders were held the week of November 16-20. Feedback from the survey and meetings were used to developed two visions which were shared with residents and community stakeholders during two virtual Design Workshops that were held on December 14th and 16th. The survey remains open for community feedback through January 11th, 2021. Final design concepts are expected to be ready by February 2021. Demolition of the paint manufacturing buildings on the Porter Paints site began in mid-July and is anticipated to be complete in March 2021.
- A coordinating Committee meeting has also been scheduled for January 27th to discuss the master planning process currently underway for Beecher Terrace's recreational amenities.

GOAL 4

Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

Critical Community Improvement Projects:

- In addition to housing redevelopment, the Choice Neighborhoods Implementation program allows for a portion of the grant to be used towards Critical Community Improvement (CCI) projects within the Russell neighborhood.

A total of \$2,495,750 in Choice funds has been allocated to the CCI projects. LMG is contributing an additional \$2,050,000 to the CCI projects and another \$7,034,073 is being contributed by other partners, including \$230,000 from LMHA. Two resolutions detailing the Choice funding and leverage commitments between LMG and LMHA per Interagency Government Agreements were approved by the Board at the July 16, 2019 meeting and fully executed on August 26, 2019.

Historic Quinn Chapel:

- CCI funds in the amount of \$300,000 are being used to stabilize the historic Quinn Chapel, which is owned by the YMCA. Develop Louisville of LMG is leading the implementation. Stabilization efforts are addressing structural issues so that the building can be preserved for future uses. LMG has also been granted \$450,000 from the National Park Service for this project. LMG selected EOP Architects to manage the stabilization work, which began in January 2020 and is anticipated to conclude by July 2022.

Emergency stabilization work on the front porch is complete. All of the decorative tiles have been removed from the front porch and placed into storage. The arches have been temporarily supported with wood to preserve the porch and will be repaired during the stabilization work. LMG has received approval on the Section 106 review from the National Park Service for the remainder of the work. Quinn Chapel was also designated nationally significant by the National Register of Historic Places in July 2020.

LMG was awarded an additional \$500,000 grant from the National Park Service for a second phase of stabilization work to the Quinn Chapel. The goal of Phase II is to have a complete watertight shell. LMG is in negotiations with a contractor and anticipates a final decision by January 25.

18th Street Corridor CCI Project:

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along the

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

18th Street Corridor and nearby blocks. This CCI activity includes owner-occupied rehab, rental rehab, vacant lot acquisition and rehab for commercial use. LMG is leading implementation of these initiatives.

Louisville Metro Government's Louisville Forward team is working with OneWest and Chef Space, two community partners in West Louisville, to revitalize the 18th Street commercial corridor. OneWest has received general contractor RFP submissions for the rehab of the shotgun houses at 516, 518, and 520 S. 18th Street, and will be meeting with an architect during the next quarter. OneWest finalized the purchase of 518 S. 18th Street earlier this year. The shotgun houses will be transformed into "white box" retail space, serving as incubators for Chef Space's food entrepreneur graduates. An adjoining vacant lot will serve as outdoor seating/patio space.

LMHA and LMG staff met with OneWest on September 5, 2019 regarding a potential mixed-use property to be included in the 18th Street Corridor CCI project. OneWest purchased a commercial building at the corner of 18th and Broadway and is interested in using some of the 18th Street Corridor CCI funds to stabilize the structure. Staff has drafted a proposal for the project and anticipates submitting it to HUD for review in early 2021, once confirmation of leverage contributions to the project are received from LMG and OneWest.

Regarding homeowner and rental rehab, the Office of Housing started taking new applications for the Russell Homeowner Repair Program (RHRP) on July 1, 2019. The program will leverage approximately \$600,000 in CCI funds for façade improvements to properties located along the 18th Street Corridor and in the project area. Over 253 applications have been received, many of which qualified for the Emergency Repair Program. There are currently 47 qualified RHRP projects. Forty-four (44) are existing homeowners and three (3) are in-process of purchasing a home in Russell. There are 30 Russell Rental Rehab recipients. LMG is reassessing all applications received from Russell residents to determine if there are eligibility rules that can be relaxed or removed to qualify more homeowners. The staff is also working on strategies to allow the purchase of vacant units/homes in Russell with the repairs/rehab being done post-closing. LMG is tracking the impact of Down Payment assistance in various

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

neighborhoods.

LMG has increased their leverage commitment to Owner-Occupied Rehab on the 18th Street Corridor CCI Project by \$390,000, allowing LMHA to reallocate CNI funds towards Commercial Rehab, which will work to bring new services and amenities to the neighborhood. Public Works has confirmed what will support the corridor development and will be installed once construction is complete. LMHA submitted a proposal to HUD requesting approval for this budget revision, and HUD has requested some additional details from LMG. LMHA staff anticipate having this information to submit to HUD in December.

The Village at West Jefferson:

- CCI funds in the amount of \$331,000 are being used for buildout of retail and office spaces in a new 30,000 square foot office and retail building at 12th and West Jefferson, led by MOLO Village. Urban Initiatives, CDC – a division of McCormick Baron Salazar - has committed to contribute funds as a New Market Tax Credit investor in The Village at West Jefferson CCI project as of October 31, 2019. Other funding sources committed to this project include the United Church of Christ (UCC) Church Building and Loan Fund, LMG & LMHA funding, and philanthropic support. The Part 58 Environmental Review has been completed by LMG staff, and Request for Release of Funds was granted by HUD on October 16, 2019. A resolution to enter into a MOA with MOLO for this project was approved by LMHA's Board on December 3, 2019. MOLO closed on their project financing on December 20, 2019 and held a groundbreaking ceremony on January 28, 2020.

Construction is ongoing for The Village @ West Jefferson project. The building is approximately 75-80% complete. The focus of Koetter Construction's work in December was on completing the 1st floor MEP rough-ins, 1st floor installation of storefronts and window glass, completing the decorative masonry band along the top of the building, installing site lighting conduits in the parking lot, beginning the sidewalk concrete pour, and installing/connecting the electric transformer to the LG&E meter panel. Work also focused on beginning the demolition of the church addition. Over the next two weeks, work will focus on beginning the elevator installation, completing drywall installation on the 1st floor, completing exterior painting, installing 2nd floor windows, beginning airphone (2nd floor tenant intercom).

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

signage & canopy rough-ins, and preparing for the credit union ITM. Delays in LG&E's work have impacted the completion of work required to obtain the TCO/CO for the building. All tenants have been notified of delays.

- The project is at approximately 75% leased. Marketing for the balance of the space is ongoing. All tenants have been notified of delays. The anticipated move-in date for all tenants is February 15th.
- The LMHA Choice Team will be moving to MOLO once construction is complete. The lease was fully executed on May 18, 2020.

LCCC Business Center:

- CCI funds in the amount of \$228,500 are being used for build out of retail and office space at the Louisville Central Community Center's (LCCC) Old Walnut Street campus. Tenants must be neighborhood-serving small businesses and non-profit service providers. Release of funds was granted by HUD on July 30, 2019 and the drawdown agreement was executed on August 8, 2019. Vanilla box modifications to all suites are substantially complete. A Ribbon Cutting for the Business Plaza took place on October 22, 2020 during LCCC's Economic Impact Week. Construction is now complete, and the project is 70% leased. Current tenants are: Louisville Xtreme Football, Rhinox Research, IM Construction Cleaning, Diamond Key Realtors, and 2 Hearts Media.

Smart City Framework:

- CCI funds in the amount of \$400,000 are being used to install infrastructure to provide free neighborhood Wi-Fi for residents of the Russell neighborhood. This project is led by LMG Department of Information Technology. The Part 58 Environmental Review has been completed by LMG staff for this project, and HUD has granted permission for grant funds to be used, therefore the project may proceed. CCI funds originally budgeted for public safety cameras have been reallocated to provide approximately 30 Wi-Fi hotspots in the neighborhood. LMG issued an RFP for the Public Wi-Fi network in April 2020. A vendor was chosen, and installation is currently underway. Most of the network is functioning and capable of providing Internet access. The contractor is currently working to optimize network speeds and expects to complete the project during 2021.

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| <p>GOAL 4 Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</p> | <p>CNI ACTION GRANT:</p> <ul style="list-style-type: none"> ▪ \$1M was awarded to LMHA on June 28, 2016. LMG is contributing an additional \$375,000 in leverage to four Action Activities including new TARC bus shelters called “SmART Stops”, improvements to Sheppard Park, repurposed vacant lots, and large-scale gateway murals on select railway overpasses along 14th Street in Russell. Because of extensive delays related to several of the projects, LMHA requested HUD approval to extend the Action Activity grant deadline to September 30, 2020 to complete Opportunity Corner, the final Action Activity. The project is complete now, and LMHA has paid the final invoice. <u>LMHA completed the reporting to close out the grant during December 2020.</u> |
| <p>GOAL 5 Identify area for possible expansion</p> | <p>Additional Prospects</p> <ul style="list-style-type: none"> ▪ We continue to find new purchase opportunities. These would be off-site replacement units. The Newbridge Place Property with 27 PBV units closed in June 2019. |
| <p>GOAL 6 Housing for the elderly</p> | <ul style="list-style-type: none"> ▪ The Property Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at 89%. <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at <u>96%</u>.</p> |
| <p>GOAL 7 Adopting “green” concepts and initiatives – alternative fuel sources</p> | <ul style="list-style-type: none"> ▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office. ▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the LEED ND application to USGBC. |