

# **LOUISVILLE METRO HOUSING AUTHORITY**

## *Moving to Work Demonstration Program*

**Annual Plan FY2010**





# Louisville Metro Housing Authority FY2010 Moving to Work Annual Plan

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# I. Introduction

## *MTW Goals and Objectives – An Overview*

Each of LMHA's Moving to Work initiatives and activities has been designed to address the three statutory objectives of the MTW demonstration program:

- To provide flexibility to design and test various approaches for providing and administering housing assistance that reduces costs and achieve greater cost effectiveness in federal expenditures;
- To give incentives to families with children where the head of the household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs to assist people to obtain employment and become economically self sufficient; and
- To increase housing choices for low-income families.

The Authority's goals for the MTW demonstration are locally-drive refinements of HUD's objectives:

- To provide programs and housing incentives that increase the share of residents moving toward self-sufficiency;
- To achieve a greater income mix at LMHA properties and to expand the spatial dispersal of assisted housing throughout Louisville;
- To improve the quality of the assisted housing stock;
- To expedite access to assisted housing through streamlined occupancy interviewing;
- To reduce and/or reallocate administrative, operational and/or maintenance costs;
- To enhance the Housing Authority's capacity to plan and deliver effective programs; and
- To develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.

Proposed initiatives outlined within the FY2010 Moving to Work Annual Plan include:

- Increased flat rents at Clarksdale HOPE VI Replacement Scattered Sites and revised occupancy criteria mandated participation in case management;
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking;
- Lease up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;

- A special referral Housing Choice Voucher Program that will provide Project Women/Spalding University participants residing at the Villager with HCV assistance while on site and portable vouchers upon graduation; and
- A Housing Choice Voucher energy efficiency pilot that is still under development.

Ongoing initiatives within the FY2010 Moving to Work Annual Plan include:

- A simplified approach to Public Housing development process that involves bi-annual submissions of bundled development proposals instead of separated submissions for each property;
- A special referral Housing Choice Voucher Program that provides Project Women participants HCV assistance on site while they are enrolled in their program and portable vouchers upon graduation;
- A designated Center for Women and Families staff person to determine eligibility and expedite housing assistance for applicants interested in their special referral HCV program;
- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;
- A Multicultural Family Assistance Program and staff member who will serve as a liaison and interpreter between Somalian and African culture immigrants and LMHA staff, and conduct workshops and training that will enhance the quality of life for these families;
- A restructuring of the current homeownership inspection, training and consultation process to be performed by one home maintenance specialist;
- A local definition of elderly as persons aged 55 and over;
- A two-year recertification process of elderly families for both the Public Housing and HCV programs;
- A special referral Housing Choice Voucher Program that provides Center for Women and Families participants HCV assistance at their facility while they are enrolled in their program and portable vouchers upon graduation;
- Term limits and employment/educational work requirements for Clarksdale single family scattered site public housing replacement units;
- A designated YMCA staff person to determine eligibility and expedite housing assistance of young, single men seeking HCV assistance at their single room occupancy facility;
- Changes in HCV program operating procedures that allows families who are remaining in the same residence to submit information for their annual recertification by mail and assigning HCV families to individual case managers for a 3-year period;
- An earned income disregard for elderly families in the HCV program;
- A standard medical deduction for elderly families in the Public Housing and HCV programs;

- Limiting the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excludes both elderly/disabled and project-based sites); and
- A partnership with Day Spring to provide Housing Choice Voucher assistance to persons with developmental disabilities who wish to live independently.

TABLE I-A Moving to Work Initiative Matrix

Plan Year Initiated	Initiative	Page No.
	<b>Public Housing</b>	
2010	Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing	29
2010	Increased Flat Rents and Occupancy Criteria Changes for Scattered Sites	30
2010	Lease Up Incentives for New Residents at Dosker Manor	32
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2009	Simplification of the Public Housing Development Process	38
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2007	Term Limits and Employment/Educational Work Requirements for Clarksdale Single Family Scattered Site Public Housing Replacement Units	55
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2007	Two-Year Reexamination of Elderly Families in the Housing Choice Voucher Program	52
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2008	Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program	58
2007	Spatial Deconstruction of HCV Assisted Units	60
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## II. General Housing Authority Operating Information

### A. Housing Stock Information

#### Public Housing

##### Housing Stock

The Louisville Metro Housing Authority projects that as of June 30, 2009 there will be a total of 4,859 annual contribution contract (ACC) units in its public housing stock, 4,147 of which are owned and managed by the Agency, and 712 that are privately owned and/or managed. This is an overall increase of 205 ACC units since the end of the previous fiscal year end. This net increase can be attributed to the construction of the final 158 units on-site at Liberty Green KY 1-50, 51 and 52, the final 2 off-site Clarksdale replacement units in KY1-047, the acquisition of 48 additional Clarksdale replacement units in KY1-034, and the sale of 3 Newburg single family homes from KY1-17.

During FY2010, LMHA projects it will decrease its public housing stock by 487 ACC units, bringing the total to 4,372, including 3,660 units owned and managed by LMHA, and 712 that will be privately owned and/or managed. This net decrease will result from the razing of 192 units at KY1-005 Iroquois Homes, the 4th phase of demolition at the site and the demolition 326 units at KY1-004 Sheppard Square to prepare for HOPE VI revitalization activities. This loss of ACC units will be partially offset by the acquisition of an additional 31 units in KY-034 that will be financed using replacement housing factors funds.

Staff received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The relocation process for the households residing in those units began in mid-March 2009 and demolition is projected for completion by the end of FY2010. A demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY2012. If HUD issues a notice of funding availability (NOFA) for a HOPE VI Demolition program or another funding source, the Authority will apply for funds for one or both phases of demolition, depending on the NOFA criteria. Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY2001/2002. The Authority intends to replace these units through acquired or developed properties using Section 8 reserve funds, as allowed through LMHA's participation in the MTW program. LMHA staff will also research additional funding sources as they become available for these purposes.

LMHA intends to pursue a HOPE VI Revitalization grant for the Sheppard Square site during the upcoming fiscal year. The Authority will submit an application to HUD requesting \$22,000,000, the maximum allowable grant amount for the FY2009 HOPE VI funding allocation. LMHA plans to demolish all existing buildings on the site, and rebuild a mixed-income community on the footprint of Sheppard Square. The revitalized site will include a combination of public housing, low-income housing tax credit (LIHTC) and market-rate rental units. Affordable homeownership units may also be constructed on or near the site. Additional replacement housing units will be built and/or acquired off-site to achieve LMHA's goal of one-for-one replacement of the 326 units at Sheppard Square. Applications are due to HUD on November 17, 2009.

In conjunction with the planning process for its Sheppard Square HOPE VI Revitalization submission, LMHA will explore developing housing designated for disabled veterans.

Table II-A.1 summarizes the above changes in LMHA's public housing stock during the upcoming fiscal year, as well as projected changes through FY2013. This table provides data by type of site (Family, Elderly/Disabled, Scattered Sites, HOPE VI/Mixed Income), and by development and phase for the on-site portion of Liberty Green. Table II-A.2 shows the units that will be added by the end of FY2010 by site and projected bedroom sizes, along with accessibility and adaptability information. All estimates reflect the completion of public housing replacement construction and acquisition for Clarksdale by the end of FY2010.

### **Housing Choice Vouchers Authorized**

The Agency anticipates managing 9,448 Housing Choice vouchers in its leased housing program at the beginning of FY2010 and increasing this number by 67 (Iroquois Relocation vouchers) to 9,515 over the course of the year. All but 70 of the estimated 9,448 HCVs at the start of the fiscal year are MTW HCVs. The 70 that are non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans. (LMHA received a letter from the Housing Voucher Financial Division at Headquarters on May 8, 2009 renewing those vouchers. LMHA also received an offer on June 12, 2009 for an additional 105 VASH vouchers, which the Authority accepted on June 16, 2009. Therefore, the revised total number of anticipated vouchers at the close of FY2010 is 9,620, which includes 9,445 MTW HCVs and the 175 non-MTW HCVs in the VASH program.)

LMHA will also apply for Housing Choice Relocation Vouchers in conjunction with the Sheppard Square HOPE VI Revitalization application that would be available to Sheppard Square residents as one of several relocation options. The number of vouchers requested will be based on the results of a resident needs assessment and the Authority's prior relocation experiences.

### **Project-Based Housing Choice Voucher**

As shown in Table II-A.3, LMHA anticipates having 130 existing project-based vouchers during FY2010. No new project-based vouchers are anticipated during the upcoming fiscal year. The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY2008, using the flexibility provided through the MTW program, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant was determined eligible, he was housed immediately upon completion of processing by the YMCA caseworker. The applicant packet was then sent to LMHA for additional processing and payment began for that participant. Initial occupancy inspections of the SRO units are also waived upon move-in and inspections are held concurrently once a year.

### **MTW Special Referral/Direct Access Housing Choice Voucher**

In addition to its project-based programs, the Authority has developed several MTW HCV special referral programs. The first of these was with the Center for Women and Families. A total of up to 17 Housing Choice vouchers are allocated to this program yearly. The Agency replicated this MTW referral voucher program in a partnership with Project Women last year, which will annually allocate up to 56 vouchers for residents at Scholar House. LMHA has also developed a co-venture agreement with Project Women and Spalding University for the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale. A tax credit application to the Kentucky Housing Corporation is pending for this property. If the application is successfully awarded, LMHA plans to allocate up to 56 special referral vouchers for this program. As shown in Table II-A.4, the Agency could allocate up to 132 vouchers for these special referrals programs during FY2010.

All three of the above MTW special referral programs require participants to meet criteria established by both the partnering organization and LMHA's HCV staff to receive a HCV voucher that is initially tied to the

“project”. However, once a participant completes the program, they can again utilize the portability of their voucher to move to a location of their choice, or to enter into the Section 8 Homeownership program. LMHA will also “replace” the partnering organization’s voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organization’s facility while they are in the program, participants must meet initial occupancy criteria (single parent with children, enrolled in school), establish and meet the program’s goals and graduate from school before they can move their voucher to another location.

During FY2008, LMHA began providing housing assistance for up to 3 households at Day Spring, a faith-based charitable organization that provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently. While only 1 voucher was utilized last year, LMHA will continue to fund up to 3 vouchers for this program during the upcoming year. The Authority relies on the HUD Field Office to assist with monitoring the physical condition and determining rent comparability for this unique MTW project. The Authority also offers a variety of direct access programs that are linked to Housing Choice Vouchers including Housing Opportunities for People with Aids (HOPWA), Partnership for Families (PforF), Center for Accessible Living – Mainstream, and the State Department of Mental Health – Olmstead. As shown in Table II- A.4, LMHA anticipates allocating up to 430 vouchers to these programs during FY2010.

LMHA manages all the MTW HCVs that are allocated to its special referral and direct access programs.

### **Public Housing Planned Capital Expenditures**

LMHA’s emphasis on modernization and extraordinary maintenance to preserve and improve the current public housing stock is evidenced by \$6,127,862 (includes contingency) in committed capital funding during the upcoming year. Table II–A.5 summarizes the proposed capital improvements projects at LMHA’s sites. A list of additional capital projects that will be funded through the American Recovery and Reinvestment Act (ARRA) can be found in Section III of this Annual Plan. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in Table II-A.6. An additional column has been added to this table to reflect the projects earmarked with ARRA funds. Note that some capital projects are utilizing both regular capital funds and ARRA funds.

If awarded of a HOPE VI Revitalization grant for Sheppard Square, LMHA will also revise its Capital Plan budget to reprogram funds currently earmarked for Sheppard Square improvements for HOPE VI Revitalization activities.

## **Housing Choice Voucher Program**

### ***B. Leasing Information***

As shown in Table II-B, the Louisville Metro Housing Authority’s average lease up rate for its managed public housing developments is anticipated to be 90% on July 1, 2009, the beginning of the fiscal year. This level is expected to increase to 92% by the end of FY2010, primarily through the relocation of Iroquois residents into scattered site units that are currently reserved for them and anticipated occupancy increases at elderly sites. The Authority continues to experience improved occupancy rates at St. Catherine Court (up from 73% to nearly 90%) since HUD’s approval of our locally defined definition of elderly as outlined in our FY2008 MTW Annual Plan.

The overall occupancy level at the Agency’s privately managed public housing sites is expected to be 92% at the start and 93% at the close of FY2010. This number is lower than normal due to the number of new Liberty Green units becoming available for initial lease-up and some earlier difficulties leasing units at Stephen Foster that have been resolved by trading four 2-bedroom units for six 1-bedroom units, which have a stronger demand at this type of site.

Due to steadily decreasing occupancy rates at Dosker Manor, the Authority will also determine whether an elderly and/or disabled-only designation of units at one or more buildings at the site is appropriate during FY2010. LMHA will hold a public hearing and submit a plan to HUD if such designation is deemed beneficial. The Authority also intends to reapply for the elderly-only designations at St. Catherine and the Weathers Building at Park DuValle, which will be up for their two-year renewal in February of 2010.

### **Housing Choice Vouchers**

Also shown in Table II-B are the anticipated leasing numbers for LMHA's Housing Choice Voucher program. While the program is currently overleased, by July 1, 2009, the number of leased vouchers is projected to be 9,448 or a 100% utilization rate. With normal turnover and the new relocation vouchers LMHA anticipates receiving for Iroquois residents, the projected leased HCVs at the close of FY2010 are 9,039 or a 95% utilization rate. As noted in previous MTW Plans, the Annual Contribution Contract (ACC) number of HCVs is now simply an informational number that reflects the number of units that have been awarded to an agency. It is no longer practical for housing authorities to use ACC units numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. An additional factor affecting LMHA's leasing is our strategy to limit HCV costs to 95% of the actual funding. The remaining 5% has been used to supplement revitalization efforts in the HOPE VI programs and will be used to acquire replacement housing for Iroquois Homes.

### ***C. Waiting List Information***

LMHA streamlined its waitlist and referral list structure when it modified its ACOP and Administration Plan in 2005. The Authority currently maintains a single, centralized waitlist for its owned and managed public housing sites. LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites included residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. In addition to these criteria, there is also a five-year time limitation on residency for the single family, scattered-site replacement units purchased for Clarksdale. (This time limitation is waived for elderly/disabled households.) The FY2010 MTW Annual Plan includes a proposed initiative that would also revise criteria for Clarksdale HOPE VI Replacement Scattered Sites only to include mandatory participation in a case management program and active movement towards self-sufficiency. (Elderly and disabled households may also be exempted from this criteria.) LMHA maintains a separate waitlist for its HCV program.

Since 2005, LMHA staff continually updates its central-based waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 3 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times by bringing families on the program, there has never been a formal purge of HCV applications.

Individual site-based waitlists are used for most of the privately managed and/or owned public housing units in mixed-income developments. Applicants for St. Francis, Stephen Foster and Village Manor are recommended from LMHA's referral list for scattered sites.

As of April 9, 2009, there were 2,590 applicants on LMHA's central-based waitlist and 10,460 applicants on the HCV program waitlist. The public housing waitlist will remain open during the coming year and is not expected to change appreciably though this number could possibly increase at a faster rate than projected because of the economy. The waiting list for the HCV program is expected to increase by approximately 2,000 applicants in the coming year. While the HCV waitlist will remain open during the FY2010 because of the current over

utilization situation, few, if any families will be brought on the HCV program from the waiting list until the next fiscal year or until utilization decreases significantly. The projected number and characteristics of applicants on LMHA's waitlists at the beginning and end of the fiscal year are outlined in Tables II-C.1, II-C.2 and II-C.3.

Former Clarksdale residents continue to receive preference for Clarksdale off-site replacement units and Liberty Green units. Iroquois residents that will be relocated for the next phase of demolition will have preferences for both Housing Choice Vouchers and public housing units.

#### ***D. Households Served***

This section describes the projected number and characteristics of households served in LMHA programs from July 1, 2009 through June 30, 2010. Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program.

As of July 1, 2009, LMHA anticipates serving a total of 13,829 households in the combined public housing and Housing Choice Voucher (HCV) programs. This includes 4,381 in the public housing program and 9,448 in the HCV program. Overall occupancy numbers are expected to increase slightly during FY2010 to 13,868 by the end of the fiscal year. Several factors are contributing to this anticipated increase including filling units that are currently being held for the upcoming relocation of Iroquois residents for the partial demolition occurring at the site during FY2010, the HCV vouchers that will be requested in conjunction with the relocation of those residents and the higher occupancy rates at Dosker Manor that are expected once the MTW initiatives proposed within this plan go into effect.

The projected characteristics of households served at the beginning and end of the FY2010 are presented by housing type and unit size, by family type, by income levels as compared to median income levels for Louisville and by race and ethnicity in Tables II-D.1 – D.4 at the end of this section.

**TABLE II - A. 1**  
**Housing Stock Information**  
**Projected 6/30/09-6/30/13**

	ACTUAL										PROJECTED				
	12/31	12/31	12/31	12/31	12/31	6/30	6/30	6/30	6/30	6/30	6/30	6/30	6/30	6/30	
	1998	1999	2000	2001	2002	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<b>PUBLIC HOUSING</b>															
<b>Family Developments</b>															
KY 1-1 Clarksdale	724	724	724	714	714	713	308	0	0	0	0	0	0	0	0
KY 1-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	760	760	760
KY 1-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634	634	634	634
KY 1-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	325	325	325	325	325
KY 1-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	292	168	81	0
<b>Elderly/Disabled Developments</b>															
KY 1-012 Dosker Manor A,B, & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688	688	688	688
KY 1-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	159	159	159
KY 1-014 Avenue Plaza, 550 Apartments*	224	224	224	224	225	225	225	225	297	297	297	297	297	297	297
KY 1-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	151	151	151
<b>Scattered Sites</b>															
KY1-017 Scattered Sites I,II,III,IV,V,Newburg	185	178	178	179	183	272	272	273	273	273	270	270	270	270	270
KY 1-034 Clarksdale I/II Replacement				9	116	130	145	164	186	258	306	337	337	337	337
KY 1-047 HPI/NDHC Scattered Sites and LTO									69	71	73	73	73	73	73
<b>HOPE VI/Mixed Income (Non-LMHA managed)**</b>															
KY 1-027 Park DuValle Phase I		59	59	59	59	59	59	59	59	59	59	59	59	59	59
KY 1-030 Park DuValle Phase II				92	92	92	92	92	92	92	92	92	92	92	92
KY-031 Park DuValle Phase III					78	78	78	78	78	78	78	78	78	78	78
KY1-032 Park DuValle Phase IV					43	134	134	134	134	134	134	134	134	134	134
KY1-036 St. Francis						10	10	10	10	10	10	10	10	10	10
KY 1-043 Steven Foster								16	16	18	18	18	18	18	18
KY 1-046 Village Manor								10	10	10	10	10	10	10	10
KY1-049 Liberty Green On-Site Phase I								11	94	94	94	94	94	94	94
KY1-050 Liberty Green On-Site Phase II										40	42	42	42	42	42
KY1-051 Liberty Green On-Site Phase III										19	127	127	127	127	127
KY1-052 Liberty Green On-Site Phase IV										0	48	48	48	48	48
<b>TOTAL PUBLIC HOUSING DWELLING UNITS</b>	<b>4624</b>	<b>4674</b>	<b>4674</b>	<b>4756</b>	<b>4833</b>	<b>5125</b>	<b>4663</b>	<b>4422</b>	<b>4667</b>	<b>4654</b>	<b>4860</b>	<b>4373</b>	<b>4249</b>	<b>4162</b>	<b>4081</b>
<b>HOUSING CHOICE VOUCHER PROGRAM</b>															
Housing Choice Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9448	9515	9530	9545	9560
<b>TOTAL HCV UNITS</b>	<b>684</b>	<b>684</b>	<b>760</b>	<b>982</b>	<b>1087</b>	<b>8684</b>	<b>8838</b>	<b>8472</b>	<b>8400</b>	<b>9341</b>	<b>9448</b>	<b>9515</b>	<b>9530</b>	<b>9545</b>	<b>9560</b>
<b>TOTAL HOUSING STOCK</b>	<b>5308</b>	<b>5358</b>	<b>5434</b>	<b>5738</b>	<b>5920</b>	<b>13809</b>	<b>13501</b>	<b>12894</b>	<b>13067</b>	<b>13995</b>	<b>14308</b>	<b>13888</b>	<b>13779</b>	<b>13707</b>	<b>13641</b>

\* As part of its transition to AMP numbers, the development "550 Apartments" (72 units) was included in AMP KY1-014 at the start of FY2008.

\*\* The subsidies LMHA receives for these sites must be redirected from LMHA to private managing agents or private owner entities. In some cases, LMHA retains an asset management fee.

Table II - A.2  
 New Public Housing Units in FY2010  
 By Site and Bedroom Sizes

UNIT TYPE	BEDROOM SIZES	NO. OF UNITS	OTHER
Scattered Sites			
KY 1-034 Clarkdale VII Replacement			
	1 Bedroom	4	* Mobility impaired and sign/hearing impaired units available
	2 Bedroom	24	* Mobility impaired and sign/hearing impaired units available
	3 Bedroom	3	
	4 Bedroom	0	
Total New Units		31	
<b>TOTAL NEW UNITS BY FY2010</b>			

LMHA has a contract pending to purchasing 15 units at a site with a total of 66 units.  
 Of those 66 units, 5 will have accessibility features for either mobility impaired or sight/hearing impaired households.  
 Since public housing units float, LMHA residents will have ample opportunity to meet their accessibility needs.

Table II - A. 3  
 MTW Project-Based Housing Choice Vouchers

Project Name	FY2010 Project Based HCVs
Willow Place - Mod Rehab	65
YMCA Single Room Occupancy	41
St. Vincent De Paul Roberts Hall	24
<b>Total MTW Project Based Housing Choice Vouchers</b>	<b>130</b>

Table II - A. 4  
 MTW Special Referral/Direct Access Housing Choice Vouchers

Project Name	FY2010 MTW Initiative HCVs
<b>MTW Special Referral</b>	
Center for Families and Children	17
Project Women - Scholar House	56
Day Spring	3
Project Women/Spalding - Villager (pending)	56
<b>Total MTW Special Referral Housing Choice Vouchers</b>	<b>132</b>
<b>Direct Access</b>	
Housing Opportunities for People with Aids (HOPWA)	60
Partnership for Families (PforF)	20
Center for Accessible Living - Mainstream	300
State Department of Mental Health - Olmstead	50
<b>Total MTW Special Referral HCV Program Vouchers</b>	<b>430</b>

Table II-A.5  
Planned Capital Expenditures by Development

Site	CFP - 10 Proposed
<b>BEECHER TERRACE - 002</b>	
Gator Carts (2)	
Replace Underground piping to boilers (first phase)	
Annual A/E Contract	
Tree Trimming	
Dwelling Equipment	
Site Total	\$2,147,677
<b>PARKWAY PLACE - 003</b>	
Replace Sidewalks/correct drainage/sewer lines	
Gator Cart	
Copier	
Annual A/E Contract	
Tree Trimming	
Dwelling Equipment	
Site Total	\$349,489
<b>SHEPPARD SQUARE - 004</b>	
Replace Sidewalks	
Convert gas ranges to electric	
Drainage Repairs	
Parking Lot Repavement	
Annual A/E Contract	
Tree Trimming	
Dwelling Equipment	
Site Total	\$800,825
<b>IROQUOIS HOMES - 005</b>	
Annual A/E Contract	
Tree Trimming	
Dwelling Equipment	
Site Total	\$108,208
<b>DOSKER MANOR - 012</b>	
Parapets replacement	
Repave Parking Lot	
Annual A/E Contract	
Dwelling Equipment	
Resident Stipends	
Site Total	\$555,706
<b>ST CATHERINE COURT - 013</b>	
Resident Stipends	\$8,100
Site Total	\$8,100
<b>AVENUE PLAZA/550 Apt - 014</b>	
Elevator Renovation	
Repave Parking Lots - Avenue Plaza	
Wash Windows	
Install Mini Blinds	
Energy Assessment - A&E	
Light Fixture Replacement	
Annual A/E Contract	
Parking Lot Repavement - 550 Apartments	
Dwelling Equipment	
Resident Stipends	
Site Total	\$598,566
<b>SCATTERED SITE - 017 and 034</b>	
Burn Units - Fegenbush deductible	
Annual A/E Contract - project 017	
Annual A/E Contract - project 034	
Tree Trimming	
Dwelling Equipment - project 017	
Dwelling Equipment - project 034	
Site Total	\$214,014
<b>LOURDES HALL/BISHOP LANE - 018</b>	
<b>Lourdes Hall</b>	
Dwelling Equipment	
Resident Stipends	
Site Total	\$33,800
<b>Bishop Lane Plaza</b>	
Annual A/E Contract	
Environmental Consultant - Remediation Monitoring	
Annual Asbestos and Lead Removal Contract	
Site Total	\$815,924
<b>Management Improvements</b>	
Technical Staff Training/Development	\$10,000
Total Management Improvements	\$10,000
<b>Sub-Total Capital Projects</b>	\$5,632,599
Contingency	\$495,263
<b>TOTAL CAPITAL PROJECTS</b>	\$6,127,862

**Table II – A.6  
Five Year Capital Plan**

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
4/1/09 14:19	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2005 thru 2013	BUDGET	BUDGET	BUDGET						
<b>CLARKSDALE</b>										
AE Fees & Master Planning	235,911		235,911							
Phase I	1,191,017	1,191,017	0							
Phase II	5,579,343	2,772,224	2,342,119	485,000						
Community Center	3,550,000			1,185,038			2,184,962	200,000		
Site Total	10,556,271	3,963,241	2,578,030	1,630,038	0	0	2,184,962	200,000	0	0
<b>BEECHER TERRACE - 002</b>										
Paint Apartments	300,000			300,000						
Playground Equipment	200,000		200,000							
Parking Lot - street pavement	50,000								50,000	
Sidewalk replacement	50,000								50,000	
Sump pumps boiler rooms	50,000								50,000	
Sector Carts (2)	15,000				15,000					
Clean siding	50,000		50,000							
Exterior Lighting (West Side)	150,000							150,000		
Roof Repairs (Baxter Court)	100,000							100,000		
Piping	700,000						700,000			
Replace Underground piping to boilers (first phase)	1,771,696					1,771,696				
Replace Underground piping to boilers (phase II and III)	2,000,000				2,000,000					
Annual A/E Contract	260,838		32,878	34,335	35,692		37,185	38,678	40,171	41,799
Tree Trimming	428,300	4,700	81,800	81,800	80,000		80,000	80,000	80,000	80,000
Maintenance Equipment	-									
Dwelling Equipment	296,603	25,315	34,335	35,692	37,185		38,678	40,171	41,799	43,428
Resident Stipends	150	150								
Site Total	6,422,587	30,165	379,113	431,827	2,147,877	1,771,696	835,863	388,849	291,970	145,223
<b>PARKWAY PLACE - 003</b>										
Exterior Lighting	290,000							290,000		
Parking Lot Paving / Speed Bumps	105,000							105,000		
Convert gas ranges to electric	900,000					900,000				
Pickup Truck	25,000		25,000							
Replace Gutters, Soffits, Downspouts	50,000			50,000						
Replace Sidewalks/correct drainage/sewer lines	350,000				200,000	150,000				
Foundation crack sealing	20,000								20,000	
Window Replacement	20,000								20,000	
Sector Cart	7,500				7,500					
Expirit	6,000				6,000					
Boiler Replacement	1,800,000					1,800,000				
Annual A/E Contract	271,976		34,388	35,801	37,216		38,773	40,330	41,886	43,584
Tree Trimming	454,050	30,450	81,800	81,800	80,000		80,000	80,000	80,000	80,000
Dwelling Equipment	308,602	25,730	35,801	37,216	38,773		40,330	41,886	43,584	45,282
Maintenance Equipment	-									
Resident Stipends	-									
Site Total	4,608,128	56,180	156,987	184,817	349,489	2,850,000	139,103	537,216	185,470	148,966
<b>SHEPPARD SQUARE - 004</b>										
Replace Gutters, Soffit, Downspouts	50,000			50,000						
Replace Sidewalks	50,000				50,000					
Replace Basement Doors	72,000					72,000				
Roof Replacement	1,016,000					1,016,000				
Garage - three car	85,000							85,000		
Pave Streets/Parking Lots	125,000		50,000	75,000						
Convert gas ranges to electric	500,000				500,000					
Drainage Repairs	50,000				50,000					
Replace Gas Mains With Plastic	100,000								100,000	
Parking Lot Repavement	25,000				25,000					
Annual A/E Contract	414,553		52,412	54,569	56,726		58,099	61,471	63,844	66,432
Tree Trimming	429,820	6,220	81,800	81,800	80,000		80,000	80,000	80,000	80,000
Dwelling Equipment	431,161		54,569	56,726	58,099		61,471	63,844	66,432	69,020
Maintenance Equipment	13,567	13,567								
Resident Stipends	150	150								
Site Total	3,562,251	19,937	218,781	298,095	800,825	1,088,000	180,570	270,315	290,276	195,452
<b>IROQUOIS HOMES - 005</b>										
Ramp to Maintenance Shop	25,000							25,000		
Demolition	1,962,853	634,853				1,328,000				
Relocation	150,000	150,000								
Annual A/E Contract	172,544		21,819	22,713	23,610		24,508	25,585	26,573	27,650
Tree Trimming	423,600		81,800	81,800	80,000		80,000	80,000	80,000	80,000
Dwelling Equipment	190,316	10,880	22,713	23,610	24,508		25,585	26,573	27,650	28,727
Maintenance Equipment	-									
Resident Stipends	600	600								
Site Total	2,924,913	796,313	106,328	108,123	108,208	1,328,000	110,183	137,158	114,223	116,377
<b>DOSKER MANOR - 012</b>										
Automatic Doors in elevator vestibules Bldg A	144,000							144,000		
New Door Locks in A, B, C	483,582	383,582						100,000		
Building Lobby B & C	150,000							150,000		
Paint Hallways, Lobbies	136,519					136,519				
Paint Stairwells	150,000				150,000					
Floor tile - Bldg A	450,000							450,000		
Replace Stairwell Doors (A)	25,000		25,000							
Replace Ceiling Tiles - Lobbies	20,000		20,000							
Transfer Switches	110,000						110,000			
Replace A/C units as needed	100,000			100,000						
Parapets replacement	400,000					400,000				
Repave Parking Lot	25,000				25,000					
Replace Booster Pumps in all buildings	60,000								60,000	
Repair Sidewalks	25,000								25,000	
Trash Compactors All Buildings	150,000								150,000	
Interior Doors B&C and System Integration	350,000					350,000				
Elevator replacement A&E	95,400	95,400								
Elevator replacement	2,200,200					2,200,200				
Annual A/E Contract	359,010		45,360	47,258	49,126		51,180	53,238	55,290	57,531
Tree Trimming	-									
Dwelling Equipment	393,876	20,484	47,258	49,126	51,180		53,238	55,290	57,531	59,772
Maintenance Equipment	-									
Resident Stipends	224,001	11,201	30,400	30,400	30,400		30,400	30,400	30,400	30,400
Site Total	6,051,588	510,667	168,048	226,784	305,706	3,086,719	244,815	982,925	378,221	147,703

ST CATHERINE COURT - 013										
Other	-									
Tree Trimming	-									
Dwelling Equipment	1,578	1,578								
Maintenance Equipment	-									
Resident Stipends	59,460	2,760	8,100	8,100	8,100		8,100	8,100	8,100	8,100
Site Total	61,038	4,338	8,100	8,100	8,100		8,100	8,100	8,100	8,100
AVENUE PLAZA/550 Apt - 014										
Exterior Lighting	20,000								20,000	
Stairwell Lighting	20,000								20,000	
Automatic Lobby Doors	24,000								24,000	
Elevator Renovation	400,000						400,000			
Repave Parking Lots - Avenue Plaza	50,000				50,000					
Wash Windows	25,000				25,000					
Install Mini Blinds	75,000				75,000					
Energy Assessment - A/E	25,000						25,000			
Light Fixture Replacement	35,000				35,000					
A/E Chiller Replacement	9,500	9,500								
Chiller Components and Install	216,264	78,264	138,000							
Telephone System	76,605	76,605								
First Floor Kitchen Renovation	9,829	9,829								
Comprehensive Renovation	3,207,141								2,103,813	1,103,328
Annual A/E Contract	133,379		16,863	17,557	18,251		19,015	19,778	20,541	21,374
Roofs - 550 Apartments	150,000						150,000			
Concrete Stairs - 550 Apartments	100,000						100,000			
Paint Apartments - 550 Apartments	100,000		100,000							
Replace Counter Tops - Kitchens - 550 Apartments	60,000		60,000							
Parking Lot Repavement - 550 Apartments	40,000				40,000					
Tree Trimming	1,000	1,000								
Dwelling Equipment	146,358	7,635	17,557	18,251	19,015		19,778	20,541	21,374	22,207
Maintenance Equipment	-									
Resident Stipends	82,620	3,520	11,300	11,300	11,300		11,300	11,300	11,300	11,300
Site Total	5,006,696	186,353	343,720	47,108	273,566	675,000	50,093	115,619	2,157,028	1,158,209
SCATTERED SITE - 017 and 034										
Construct three lease-to-own	375,000						375,000			
Roofs - Scattered Sites	100,000		100,000							
Cabinets - Scattered Sites (200)	200,000						200,000			
Paint - Scattered Sites	100,000		100,000							
2 Pickup Trucks - Scattered Sites	50,000		50,000							
A/E 2731-2733 Algonquin Parkway	17,289	17,289								
2731-2733 Algonquin Parkway	354,015	354,015								
Ky 1-19 and 1-22 Lead removal	311,240							311,240		
St. Marins Windows	300,000	300,000								
Yme Street Windows	300,000						300,000			
1448 Hancock Renovation	57,000	57,000								
Fire House Renovations	50,000						50,000			
Coral Avenue	60,000						60,000			
Drainage - Erosion Hope VI Scattered Sites	50,000								50,000	
Drainage - Erosion Fegenbush - Whiggs	50,000								50,000	
Roof Replacements - Hope VI Scattered Sites (50)	200,000						200,000			
Hot Water Heaters - Fegenbush - Whiggs	25,000								25,000	
Hot Water Heaters - Hope VI Scattered Sites	50,000								50,000	
Sidewalks Replaced - Fegenbush - Whiggs	50,000								50,000	
Furnace and A/C Replacements - Hope VI Scatt Sites	50,000								50,000	
Parking Lot Repairs - Fegenbush - Whiggs	25,000								25,000	
Paint Exterior - Hope VI Scattered Sites	50,000								50,000	
Roof Replacements - Fegenbush - Whiggs	50,000								50,000	
Sidewalk Replacements - Hope VI Scattered Sites	50,000								50,000	
Replace Furnace/AC units - Fegenbush - Whiggs	50,000								50,000	
Basements Waterproofing - Hope VI Scattered Sites	20,000								20,000	
Paint Exterior - Fegenbush - Whiggs	60,000								60,000	
Siding - Hope VI Scattered Sites	50,000								50,000	
Siding - Fegenbush - Whiggs	40,000								40,000	
Window Replacement - Hope VI Scattered Sites	25,000									25,000
Staircases at Chickasaw - Hope VI Scattered Sites	30,000									30,000
Windows - Fegenbush - Whiggs	20,000									20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000									20,000
Foundation Repairs - Fegenbush - Whiggs	30,000									30,000
Paint Interior - Hope VI Scattered Sites	50,000									50,000
Kitchen Cabinet Replacement - Hope VI Scatt Sites	50,000									50,000
Bum Units - Fegenbush deductible	100,000				100,000					
Conversion 537 E Breckridge to single family home	225,000						225,000			
Acquisitions	2,000,000									2,000,000
Early Comprehensive Modernization	3,000,000			799,094	1,033,836	50,000	489,271	627,800		
Brick and Mortar Repair 1512 Pawtucket	50,000					50,000				
Staircase 25th Street	30,000					30,000				
Staircase Bonaire	30,000					30,000				
Staircase St. Catherine	30,000					30,000				
Annual A/E Contract - project 017	71,002		8,977	9,346	9,716		10,122	10,528	10,935	11,378
Annual A/E Contract - project 034	122,323		15,465	16,102	16,738		17,438	18,139	18,839	19,602
Tree Trimming - project 017	441,365	17,785	61,800	61,800	60,000		60,000	60,000	60,000	60,000
Tree Trimming - project 034	20,735	20,735								
Dwelling Equipment - project 017	79,555	5,709	9,348	9,716	10,122		10,528	10,935	11,378	11,821
Dwelling Equipment - project 034	129,394	2,170	16,102	16,738	17,438		18,139	18,839	19,602	20,366
Maintenance Equipment	-									
Resident Stipends	-									
Site Total	9,698,918	774,683	361,696	912,796	1,247,849	1,190,000	1,015,498	1,057,481	790,754	2,348,167
LOURDES HALL/BISHOP LANE - 018										
Lourdes Hall										
Emergency Notification / Intercom System	200,000						200,000			
HVAC wall units	30,000		30,000							
Paint Apartments	50,000		50,000							
Fire Escape Handrail Repairs	15,000							15,000		
Replace Roof	20,000							20,000		
Carpet	100,000			100,000						
Backup Emergency Generator	150,000						150,000			
Lental Replacement	15,000								15,000	
Tree Trimming	925	925								
Dwelling Equipment	127,684	6,649	15,319	15,924	16,580		17,256	17,922	18,649	19,375
Maintenance Equipment	-									
Resident Stipends	125,290	4,190	17,300	17,300	17,300		17,300	17,300	17,300	17,300
Site Total	833,899	11,764	112,619	133,224	33,899	350,000	34,556	70,322	50,949	36,675

Bishop Lane Plaza										
Roof Replacement	190,000						190,000			
Emergency Backup Generator	150,000						150,000			
Paint Halls/Common Areas	25,000		25,000							
Replace Carpet	25,000		25,000							
Pave Parking Lot	30,000		30,000							
Replace Sidewalk	25,000		25,000							
Panel Replacement	-									
Tree Trimming	-									
Dwelling Equipment	-									
Maintenance Equipment	-									
Resident Stipends	-									
Tile Floors	90,000		90,000							
Kitchen Cabinets - 54 units	200,000		200,000							
Seal A/C Panels	75,000							75,000		
Window replacement	275,000							275,000		
Kitchen Rehab	90,000							90,000		
Replace Siding and Gutters	198,000							198,000		
EDH Kitchen Renovations	142,914							142,914		
Repave Parking Lots	25,000		25,000							
Annual A/E Contract	116,373	14,713	15,318	15,924			18,590	17,256	17,822	18,649
Environmental Consultant - Remediation Monitoring	3,100,000	300,000	300,000	300,000	300,000		300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	3,000,000	250,000	250,000	250,000	250,000		250,000	250,000	250,000	250,000
Other	-									
Site Total	6,757,287	-	669,713	880,319	815,924	340,000	816,590	1,598,170	817,922	818,649
Mixed Finance Capital Contributions										
Phase II - Park DuValle - 030	1,792,971	123,197	132,560	640,335	154,103		165,815	178,417	191,977	206,567
Phase III - Park DuValle- 031	309,266	34,778	35,821	36,897	38,004		39,144	40,318	41,528	42,774
Phase IV - Park DuValle - 032	501,291	56,374	58,065	59,807	61,601		63,448	65,350	67,312	69,334
Site Total	2,603,528	214,349	226,446	737,039	253,708	0	268,407	284,085	300,817	318,675
Annual Capital Purchase/Services Contracts										
Environmental Consultant - Remediation Monitoring	300,000	300,000	0	0	0	0	0	0	0	0
Annual Asbestos and Lead Removal Contract	250,000	250,000	0	0	0	0	0	0	0	0
Annual A/E Contract	234,000	234,000	0	0	0	0	0	0	0	0
Tree Trimming	227,205	227,205	0	0	0	0	0	0	0	0
Windows Vine Street	16,659	16,659	0	0	0	0	0	0	0	0
Capital Equipment	1,515,000	150,000	669,000	696,000						
Appliance Replacement	123,302	123,302	0	0	0	0	0	0	0	0
Total Annual Contracts	2,666,166	1,301,166	669,000	696,000	0	0	0	0	0	0
Management Improvements										
Master Specification Upgrade	-									
Technical Staff Training/Development	75,000	5,000	10,000	10,000	10,000		10,000	10,000	10,000	10,000
Stipends	77,429	77,429	0	0	0	0	0	0	0	0
Total Management Improvements	152,429	82,429	10,000	10,000	10,000	0	10,000	10,000	10,000	10,000
Administrative Costs										
Construction Administration	3,882,712	511,412	234,000	307,300	328,000		346,000	367,000	389,000	412,000
Construction Administration 10% transfer	8,417,051		698,391	1,018,174	1,018,174	1,415,122	1,008,860	1,001,480	992,079	1,002,900
General Fund for Operations	20,306,000	2,352,000	2,352,000	2,352,000	2,448,000		2,544,000	2,640,000	2,735,000	2,862,000
Total Administrative Costs	31,605,763	2,863,412	3,534,391	3,677,474	3,794,174	1,415,122	3,899,860	4,014,460	4,133,979	4,276,900
Total Capital Projects										
Total Capital Projects	56,283,576	6,353,641	5,103,129	4,861,231	6,091,434	12,679,415	5,620,333	5,366,055	5,084,913	5,123,425
Contingency	1,794,226	120,172	40,945	200,000	38,428		300,000	340,000	400,000	300,000
Total Soft Costs	37,027,866	4,461,356	4,439,839	5,120,513	4,053,882	1,415,122	4,178,267	4,308,545	4,444,787	4,605,575
TOTALS USES	85,105,688	10,935,189	9,583,913	10,181,744	10,181,744	14,151,218	10,098,600	10,014,600	9,929,700	10,029,000
Replacement Housing Amount										
Replacement Housing Amount	9,458,794	1,908,607	2,315,458	967,960	967,960	0	967,960	967,960	967,960	394,929
RHF Administration 3% Transfer	233,511		71,612	29,937	29,937	0	29,937	29,937	29,937	12,214
Total	104,797,893	12,843,776	11,970,983	11,179,641	11,179,641	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
Replacement Housing Budget										
Used for Capital Projects/Misc Development	0									
Replacement Housing Pledged to Clarksdale Phase I	0									
Replacement Housing Pledged to Clarksdale Phase II	9,458,794	1,908,607	2,315,458	967,960	967,960	0	967,960	967,960	967,960	394,929
Total	9,458,794	1,908,607	2,315,458	967,960	967,960	0	967,960	967,960	967,960	394,929
Sources										
Capital	95,105,688	10,935,189	9,583,913	10,181,744	10,181,744	14,151,218	10,098,600	10,014,600	9,929,700	10,029,000
Replacement Housing Fund	9,692,309	1,908,607	2,387,070	967,967	967,967	0	967,967	967,967	967,967	407,143
Total Capital and RHF Funding	104,797,993	12,843,776	11,970,983	11,179,641	11,179,641	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
Surplus (Deficit)	-	-	0	0	0	0	0	0	0	0
Other Capitalized Expenses - Non - Cap or RHF										
Central Maintenance Improvements	-									
Roof Replacement - Vine Street	300,000				300,000					
Server - Information Technology	16,000				16,000					
MS Office Professional 2007 - Information Technology	57,200				57,200					
Central Services	182,000			187,000	15,000					
Pole Barn floors and doors	-									
Other	-									
Total Other Capitalized Expenses	555,200	-	0	187,000	388,200	0	0	0	0	0
Total Capital, RHF and Other Expenses	105,353,193	12,843,776	11,970,983	11,346,641	11,567,841	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
*Items italicized were added in 2009										

Table II- B

## Leasing Information

Projected Occupancy and Utilization Levels				
Public Housing	Total Units Available	% at of 7/1/09	Total Units Available	% at of 6/30/10
LMHA Managed Developments				
Family Developments				
KY 1-002 Beecher Terrace	760	97%	760	97%
KY 1-003 Parkway Place	634	95%	634	95%
KY1-004 Sheppard Square	325	96%	325	97%
KY1-005 Iroquois Homes*	484	76%	292	77%
Elderly/Disabled Developments				
KY1-012 Dosker Manor A, B & C Bldgs.	688	85%	688	87%
KY 1-013 St. Catherine Court	159	89%	159	91%
KY 1-014 Avenue Plaza & 550 Apartments	297	89%	297	91%
KY 1-018 Lourdes Hall & Bishop Lane Plaza	151	98%	151	98%
Scattered Sites				
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	94%	270	95%
KY1-034 Clarksdale I,II Replacement **	306	86%	337	89%
KY 1-047 HPI/NDHC Scattered and LTO	73	100%	73	100%
Average Public Housing Units Leased	4147	90%	3986	92%
Privately Managed Developments				
Mixed Income Sites				
KY 1-027 The Oaks of Park DuValle	59	97%	59	97%
KY 1-30 Park Duvalle II	92	96%	92	97%
KY1-031 Park DuValle III	78	95%	78	96%
KY1-032 Park DuValle IV	134	96%	134	97%
KY1-036 St. Francis (Clarksdale I Replacement)	10	100%	10	100%
KY 1-043 Steven Foster (Park DuValle Replacement)	18	89%	18	94%
KY 1-046 Village Manor	10	94%	10	94%
KY 1-049 Liberty Green On-Site Phase I	94	81%	94	93%
KY1-50 Liberty Green On-Site Phase II	42	88%	42	93%
KY1-51 Liberty Green On-Site Phase III**	127	98%	127	98%
KY1-52 Liberty Green On-Site Phase IV**	48	98%	48	98%
Average Public Housing Units Leased	712	94%	712	96%
Housing Choice Voucher Program	Total HCVs Available	% at of 7/1/09	Total HCVs Available	% at of 6/30/10
HCV Vouchers	9448	100%	9515	95%
Housing Choice Vouchers Leased	9448	99%	9515	95%

\* Most Iroquois vacancies are due to ongoing phased demolition of site through FY2012.

**LOUISVILLE METRO HOUSING AUTHORITY**

**WAIT LIST DATA**  
**BY UNIT SIZE**

**BEGINNING AND END OF FY2010**

**Table II-C.1**

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>PUBLIC HOUSING</b>	<b>0 Bed</b>		<b>1 Bed</b>		<b>2 Bed</b>		<b>3 Bed</b>		<b>4 Bed+</b>		<b>Totals</b>	<b>Totals</b>
<b>Central Based Waiting Lists</b>												
Family	0	0	1220	1203	624	615	348	343	90	89	2282	2250
Elderly	0	0	18	13	2	2	2	1	2	2	24	18
Disabled	0	0	235	225	24	23	21	20	4	3	284	271
<b>TOTAL CENTRAL BASED</b>	<b>0</b>	<b>0</b>	<b>1473</b>	<b>1441</b>	<b>650</b>	<b>640</b>	<b>371</b>	<b>364</b>	<b>96</b>	<b>94</b>	<b>2590</b>	<b>2539</b>
<b>Site Based Waiting Lists</b>												
KY 1-27 Park DuValle I **	0	0	242	241	402	400	194	193	65	65	903	899
KY 1-30, 31 & 32 Park DuValle II, III & IV *	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
KY1-49.50.51 & 52 Liberty Green *	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>TOTAL SITE BASED WAITLISTS</b>	<b>0</b>	<b>0</b>	<b>242</b>	<b>241</b>	<b>402</b>	<b>400</b>	<b>194</b>	<b>193</b>	<b>65</b>	<b>65</b>	<b>903</b>	<b>899</b>
<b>TOTAL PUBLIC HOUSING WAITLISTS</b>	<b>0</b>	<b>0</b>	<b>1715</b>	<b>1682</b>	<b>1052</b>	<b>1040</b>	<b>565</b>	<b>557</b>	<b>161</b>	<b>159</b>	<b>3493</b>	<b>3438</b>
<b>HOUSING CHOICE VOUCHER PROGRAM</b>												
Vouchers	0	0	5,586	6,597	3,443	4,067	1,396	1,649	235	277	10,660	12,590
<b>TOTAL VOUCHER PROGRAM</b>	<b>0</b>	<b>0</b>	<b>5,586</b>	<b>6,597</b>	<b>3,443</b>	<b>4,067</b>	<b>1,396</b>	<b>1,649</b>	<b>235</b>	<b>277</b>	<b>10,660</b>	<b>12,590</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>0</b>	<b>0</b>	<b>7,301</b>	<b>8,279</b>	<b>4,495</b>	<b>5,107</b>	<b>1,961</b>	<b>2,206</b>	<b>396</b>	<b>436</b>	<b>14,153</b>	<b>16,028</b>

\* Characteristics by family type are currently not available. Wait List contains total number of applicants by desired unit size.

\*\* Wait List Includes Public Housing/Market Rate/ Tax Credit Units

**LOUISVILLE METRO HOUSING AUTHORITY**

**WAIT LIST DATA**  
**BY INCOME GROUP**

**BEGINNING AND END OF FY2010**

Table II-C.2

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>PUBLIC HOUSING</b>	<30		30-50		50-80		>80		Totals	Totals
Central Based Waiting List*										
Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,282	2,250
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	24	18
Disabled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	284	271
<b>TOTAL CENTRAL BASED</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,590	2,539
Site Based Waiting Lists										
KY 1-27 Park DuValle I*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	903	899
KY 1-30, 31, & 32 Park DuValle II, III & IV*	N/A	N/A								
KY1-49, 50, 51 & 52 Liberty Green (Clarksdale I On-site)*	N/A	N/A								
<b>TOTAL SITE BASED</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	903	899
<b>TOTAL PUBLIC HOUSING WAITLISTS</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,493	3,438
<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<30		30-50		50-80		>80		Totals	Totals
Vouchers	5,255	6,207	5,405	6,383	0	0	0	0	10,660	12,590
<b>TOTAL VOUCHER PROGRAM</b>	5,255	6,207	5,405	6,383	0	0	0	0	10,660	12,590
<b>TOTAL OF ALL PROGRAMS</b>	5,255	6,207	5,405	6,383	0	0	0	0	14,153	16,028

\*Characteristics by income group are not maintained

Applicants' income is verified during occupancy interviews

**LOUISVILLE METRO HOUSING AUTHORITY**

**WAIT LIST DATA**  
**BY RACE AND ETHNICITY**

**BEGINNING AND END OF FY2010**

**Table II-C.3**

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>PUBLIC HOUSING</b>	<b>African American</b>		<b>White</b>		<b>Other</b>		<b>Totals</b>	<b>Totals</b>
Central Based Waiting Lists								
Family	1952	1925	284	280	46	45	2282	2250
Elderly	17	12	4	3	3	3	24	18
Disabled	217	207	63	60	4	4	284	271
<b>TOTAL CENTRAL BASED</b>	<b>2186</b>	<b>2144</b>	<b>351</b>	<b>343</b>	<b>53</b>	<b>52</b>	<b>2590</b>	<b>2539</b>
Site Based Waiting Lists								
KY 1-27 Park DuValle I *	N/A	N/A	N/A	N/A	N/A	N/A	903	899
KY 1-30, 31 & 32 Park DuValle II, III & IV *	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
KY1-49, 50, 51 & 52 Liberty Green (On-site)*	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>TOTAL SITE BASED</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>903</b>	<b>899</b>
<b>TOTAL PUBLIC HOUSING WAITING LISTS</b>	<b>2186</b>	<b>2144</b>	<b>351</b>	<b>343</b>	<b>53</b>	<b>52</b>	<b>3493</b>	<b>3438</b>
<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>African-American</b>		<b>White</b>		<b>Other</b>		<b>Totals</b>	<b>Totals</b>
Vouchers	6649	7852	3580	4228	431	510	10660	12590
<b>TOTAL VOUCHER PROGRAM</b>	<b>6649</b>	<b>7852</b>	<b>3580</b>	<b>4228</b>	<b>431</b>	<b>510</b>	<b>10660</b>	<b>12590</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>8835</b>	<b>9996</b>	<b>3931</b>	<b>4571</b>	<b>484</b>	<b>562</b>	<b>14153</b>	<b>16028</b>

\* Characteristics by family type are currently not available. Wait List contains total number of applicants by desired unit size.

**LOUISVILLE METRO HOUSING AUTHORITY**

**HOUSEHOLDS SERVED**  
**BY HOUSING TYPE AND UNIT SIZE**

**BEGINNING AND END OF FY2010**

Table II - D.1

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
PUBLIC HOUSING	0 Bed		1 Bed		2 Bed		3 Bed		4 Beds		Totals	
<b>Family Developments</b>												
KY 1-002 Beecher Terrace	0	0	343	331	230	235	147	131	0	0	720	737
KY 1-003 Parkway Place	1	1	197	197	239	238	117	117	49	49	603	602
KY1-004 Sheppard Square	0	0	0	0	161	163	128	130	22	22	311	313
KY1-005 Insignia Homes	0	0	81	45	187	194	98	94	38	21	404	224
<b>Elderly/Disabled Developments</b>												
KY1-012 Dodder Manor A, B & C Bldg.	4	4	353	377	17	18	0	0	0	0	374	399
KY 1-013 St. Catherine Court	63	63	81	81	0	0	1	1	0	0	145	145
KY 1-014 Avenue Plaza	118	124	85	90	29	31	24	25	0	0	256	270
KY 1-018 Louder Hall, Bishop Lane Plaza	0	0	140	140	0	0	0	0	0	0	140	140
<b>Scattered Sites</b>												
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	0	0	17	18	60	63	163	170	6	6	246	257
KY1-034 Clarksville IUI Replacement	2	2	24	28	114	136	96	116	15	18	253	300
KY 1-047 HPVNDHC Scattered and LTO	0	0	0	0	0	0	62	70	0	5	62	75
<b>Mixed Income Sites</b>												
KY 1-027 Park DuValle I	0	0	5	5	24	24	21	21	7	7	57	57
KY 1-030 Park DuValle II	0	0	0	8	36	38	36	40	2	3	80	80
KY1-031 Park DuValle III	0	0	45	45	19	19	10	10	0	0	74	74
KY1-032 Park DuValle IV	0	0	0	6	47	48	21	21	1	1	129	130
KY1-036 St. Francis	1	3	4	4	5	3	0	0	0	0	10	10
KY 1-043 Steven Foster	0	0	12	13	4	4	0	0	0	0	16	17
KY 1-046 Village Manor	0	0	0	0	9	9	0	0	0	0	9	9
KY1-049 Liberty Green On-site Phase I	1	1	24	27	43	49	8	9	0	1	76	87
KY1-049 Liberty Green On-site Phase II	0	0	11	12	21	22	4	4	1	1	37	39
KY1-049 Liberty Green On-site Phase III	1	1	38	37	73	74	12	11	0	1	124	124
KY1-049 Liberty Green On-site Phase IV	0	0	15	14	26	25	3	4	1	1	47	47
<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>199</b>	<b>207</b>	<b>1687</b>	<b>1698</b>	<b>1364</b>	<b>1326</b>	<b>985</b>	<b>984</b>	<b>146</b>	<b>138</b>	<b>4381</b>	<b>4353</b>
<b>HOUSING CHOICE VOUCHER PROGRAM</b>												
Vouchers	24	24	1108	1116	3200	3223	3830	3857	1286	1295	9448	9513
<b>TOTAL HCY UNITS</b>	<b>24</b>	<b>24</b>	<b>1108</b>	<b>1116</b>	<b>3200</b>	<b>3223</b>	<b>3830</b>	<b>3857</b>	<b>1286</b>	<b>1295</b>	<b>9448</b>	<b>9513</b>
<b>TOTAL LHHA UNITS</b>	<b>223</b>	<b>231</b>	<b>2795</b>	<b>2814</b>	<b>4564</b>	<b>4549</b>	<b>4815</b>	<b>4841</b>	<b>1432</b>	<b>1433</b>	<b>13829</b>	<b>13866</b>

**LOUISVILLE METRO HOUSING AUTHORITY**

**HOUSEHOLDS SERVED**  
**BY FAMILY TYPE**

**BEGINNING AND END OF FY2010**

Table II-D.2

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10																																																																																																																																																																																																																																																																														
<b>PUBLIC HOUSING</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>																																																																																																																																																																																																																																																																															
Family Developments									KY 1-002 Beecher Terrace	485	496	39	40	196	201	720	737	KY 1-003 Parkway Place	481	480	21	21	101	101	603	602	KY1-004 Sheppard Square	270	272	4	5	37	38	311	315	KY1-005 Iroquois Homes	324	180	1	1	79	43	404	224	Elderly/Disabled Developments									KY1-012 Dosker Manor A, B & C Bldg.	114	119	103	107	357	373	574	599	KY 1-013 St. Catherine Court	12	11	68	69	65	65	145	145	KY 1-014 Avenue Plaza	74	78	35	37	147	155	256	270	KY 1-018 Lourdes Hall, Bishop Lane Plaza	22	22	35	36	91	90	148	148	Scattered Sites									KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	165	170	15	16	66	71	243	257	KY1-034 (Chickadee III Replacement	188	223	8	9	57	68	253	300	KY 1-047 HPI/NDHC Scattered and LTO	51	60	0	1	11	12	62	73	Mixed Income Sites									KY 1-027 Park DuValle I	41	41	1	1	15	15	57	57	KY 1-030 Park DuValle II	65	72	10	11	5	6	80	89	KY1-031 Park DuValle III	39	39	13	13	22	22	74	74	KY1-032 Park DuValle IV	91	91	21	22	17	17	129	130	KY1-036 St. Francis	6	6	2	2	2	2	10	10	KY 1-043 Steven Foster	3	3	9	10	4	4	16	17	KY 1-046 Village Manor	9	9	0	0	0	0	9	9	KY1-049 Liberty Green On-site Phase I	48	55	11	13	17	19	76	87	KY1-049 Liberty Green On-site Phase II	24	25	6	7	7	7	37	39	KY1-049 Liberty Green On-site Phase III	79	79	19	19	26	26	124	124	KY1-049 Liberty Green On-site Phase IV	30	30	7	7	10	10	47	47	<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>2621</b>	<b>2561</b>	<b>428</b>	<b>447</b>	<b>1332</b>	<b>1345</b>	<b>4378</b>	<b>4353</b>	<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>		Vouchers	5217	5254	319	322	3912	3939	9448	9515	<b>TOTAL HCV UNITS</b>	<b>5217</b>	<b>5254</b>	<b>319</b>	<b>322</b>	<b>3912</b>	<b>3939</b>	<b>9448</b>	<b>9515</b>	<b>TOTAL LMHA UNITS</b>	<b>7838</b>	<b>7815</b>	<b>747</b>	<b>769</b>	<b>5244</b>	<b>5284</b>	<b>13826</b>	<b>13868</b>
KY 1-002 Beecher Terrace	485	496	39	40	196	201	720	737																																																																																																																																																																																																																																																																														
KY 1-003 Parkway Place	481	480	21	21	101	101	603	602																																																																																																																																																																																																																																																																														
KY1-004 Sheppard Square	270	272	4	5	37	38	311	315																																																																																																																																																																																																																																																																														
KY1-005 Iroquois Homes	324	180	1	1	79	43	404	224																																																																																																																																																																																																																																																																														
Elderly/Disabled Developments									KY1-012 Dosker Manor A, B & C Bldg.	114	119	103	107	357	373	574	599	KY 1-013 St. Catherine Court	12	11	68	69	65	65	145	145	KY 1-014 Avenue Plaza	74	78	35	37	147	155	256	270	KY 1-018 Lourdes Hall, Bishop Lane Plaza	22	22	35	36	91	90	148	148	Scattered Sites									KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	165	170	15	16	66	71	243	257	KY1-034 (Chickadee III Replacement	188	223	8	9	57	68	253	300	KY 1-047 HPI/NDHC Scattered and LTO	51	60	0	1	11	12	62	73	Mixed Income Sites									KY 1-027 Park DuValle I	41	41	1	1	15	15	57	57	KY 1-030 Park DuValle II	65	72	10	11	5	6	80	89	KY1-031 Park DuValle III	39	39	13	13	22	22	74	74	KY1-032 Park DuValle IV	91	91	21	22	17	17	129	130	KY1-036 St. Francis	6	6	2	2	2	2	10	10	KY 1-043 Steven Foster	3	3	9	10	4	4	16	17	KY 1-046 Village Manor	9	9	0	0	0	0	9	9	KY1-049 Liberty Green On-site Phase I	48	55	11	13	17	19	76	87	KY1-049 Liberty Green On-site Phase II	24	25	6	7	7	7	37	39	KY1-049 Liberty Green On-site Phase III	79	79	19	19	26	26	124	124	KY1-049 Liberty Green On-site Phase IV	30	30	7	7	10	10	47	47	<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>2621</b>	<b>2561</b>	<b>428</b>	<b>447</b>	<b>1332</b>	<b>1345</b>	<b>4378</b>	<b>4353</b>	<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>		Vouchers	5217	5254	319	322	3912	3939	9448	9515	<b>TOTAL HCV UNITS</b>	<b>5217</b>	<b>5254</b>	<b>319</b>	<b>322</b>	<b>3912</b>	<b>3939</b>	<b>9448</b>	<b>9515</b>	<b>TOTAL LMHA UNITS</b>	<b>7838</b>	<b>7815</b>	<b>747</b>	<b>769</b>	<b>5244</b>	<b>5284</b>	<b>13826</b>	<b>13868</b>																																													
KY1-012 Dosker Manor A, B & C Bldg.	114	119	103	107	357	373	574	599																																																																																																																																																																																																																																																																														
KY 1-013 St. Catherine Court	12	11	68	69	65	65	145	145																																																																																																																																																																																																																																																																														
KY 1-014 Avenue Plaza	74	78	35	37	147	155	256	270																																																																																																																																																																																																																																																																														
KY 1-018 Lourdes Hall, Bishop Lane Plaza	22	22	35	36	91	90	148	148																																																																																																																																																																																																																																																																														
Scattered Sites									KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	165	170	15	16	66	71	243	257	KY1-034 (Chickadee III Replacement	188	223	8	9	57	68	253	300	KY 1-047 HPI/NDHC Scattered and LTO	51	60	0	1	11	12	62	73	Mixed Income Sites									KY 1-027 Park DuValle I	41	41	1	1	15	15	57	57	KY 1-030 Park DuValle II	65	72	10	11	5	6	80	89	KY1-031 Park DuValle III	39	39	13	13	22	22	74	74	KY1-032 Park DuValle IV	91	91	21	22	17	17	129	130	KY1-036 St. Francis	6	6	2	2	2	2	10	10	KY 1-043 Steven Foster	3	3	9	10	4	4	16	17	KY 1-046 Village Manor	9	9	0	0	0	0	9	9	KY1-049 Liberty Green On-site Phase I	48	55	11	13	17	19	76	87	KY1-049 Liberty Green On-site Phase II	24	25	6	7	7	7	37	39	KY1-049 Liberty Green On-site Phase III	79	79	19	19	26	26	124	124	KY1-049 Liberty Green On-site Phase IV	30	30	7	7	10	10	47	47	<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>2621</b>	<b>2561</b>	<b>428</b>	<b>447</b>	<b>1332</b>	<b>1345</b>	<b>4378</b>	<b>4353</b>	<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>		Vouchers	5217	5254	319	322	3912	3939	9448	9515	<b>TOTAL HCV UNITS</b>	<b>5217</b>	<b>5254</b>	<b>319</b>	<b>322</b>	<b>3912</b>	<b>3939</b>	<b>9448</b>	<b>9515</b>	<b>TOTAL LMHA UNITS</b>	<b>7838</b>	<b>7815</b>	<b>747</b>	<b>769</b>	<b>5244</b>	<b>5284</b>	<b>13826</b>	<b>13868</b>																																																																																										
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	165	170	15	16	66	71	243	257																																																																																																																																																																																																																																																																														
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Mixed Income Sites									KY 1-027 Park DuValle I	41	41	1	1	15	15	57	57	KY 1-030 Park DuValle II	65	72	10	11	5	6	80	89	KY1-031 Park DuValle III	39	39	13	13	22	22	74	74	KY1-032 Park DuValle IV	91	91	21	22	17	17	129	130	KY1-036 St. Francis	6	6	2	2	2	2	10	10	KY 1-043 Steven Foster	3	3	9	10	4	4	16	17	KY 1-046 Village Manor	9	9	0	0	0	0	9	9	KY1-049 Liberty Green On-site Phase I	48	55	11	13	17	19	76	87	KY1-049 Liberty Green On-site Phase II	24	25	6	7	7	7	37	39	KY1-049 Liberty Green On-site Phase III	79	79	19	19	26	26	124	124	KY1-049 Liberty Green On-site Phase IV	30	30	7	7	10	10	47	47	<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>2621</b>	<b>2561</b>	<b>428</b>	<b>447</b>	<b>1332</b>	<b>1345</b>	<b>4378</b>	<b>4353</b>	<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>		Vouchers	5217	5254	319	322	3912	3939	9448	9515	<b>TOTAL HCV UNITS</b>	<b>5217</b>	<b>5254</b>	<b>319</b>	<b>322</b>	<b>3912</b>	<b>3939</b>	<b>9448</b>	<b>9515</b>	<b>TOTAL LMHA UNITS</b>	<b>7838</b>	<b>7815</b>	<b>747</b>	<b>769</b>	<b>5244</b>	<b>5284</b>	<b>13826</b>	<b>13868</b>																																																																																																																														
KY 1-027 Park DuValle I	41	41	1	1	15	15	57	57																																																																																																																																																																																																																																																																														
KY 1-030 Park DuValle II	65	72	10	11	5	6	80	89																																																																																																																																																																																																																																																																														
KY1-031 Park DuValle III	39	39	13	13	22	22	74	74																																																																																																																																																																																																																																																																														
KY1-032 Park DuValle IV	91	91	21	22	17	17	129	130																																																																																																																																																																																																																																																																														
KY1-036 St. Francis	6	6	2	2	2	2	10	10																																																																																																																																																																																																																																																																														
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KY 1-046 Village Manor	9	9	0	0	0	0	9	9																																																																																																																																																																																																																																																																														
KY1-049 Liberty Green On-site Phase I	48	55	11	13	17	19	76	87																																																																																																																																																																																																																																																																														
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<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>2621</b>	<b>2561</b>	<b>428</b>	<b>447</b>	<b>1332</b>	<b>1345</b>	<b>4378</b>	<b>4353</b>																																																																																																																																																																																																																																																																														
<b>HOUSING CHOICE VOUCHER PROGRAM</b>	<b>Family</b>		<b>Elderly</b>		<b>Disabled</b>		<b>Totals</b>																																																																																																																																																																																																																																																																															
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<b>TOTAL HCV UNITS</b>	<b>5217</b>	<b>5254</b>	<b>319</b>	<b>322</b>	<b>3912</b>	<b>3939</b>	<b>9448</b>	<b>9515</b>																																																																																																																																																																																																																																																																														
<b>TOTAL LMHA UNITS</b>	<b>7838</b>	<b>7815</b>	<b>747</b>	<b>769</b>	<b>5244</b>	<b>5284</b>	<b>13826</b>	<b>13868</b>																																																																																																																																																																																																																																																																														

LOUISVILLE METRO HOUSING AUTHORITY

HOUSEHOLDS SERVED  
BY INCOME LEVELS COMPARED TO MEDIAN

BEGINNING AND END OF FY2010

Table II-D.3

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
<b>PUBLIC HOUSING</b>	<30		<30		50-80		>80		Totals	
Family Developments										
KY 1-001 Beecher Terrace	608	622	81	83	27	28	4	4	720	737
KY 1-003 Parkway Place	524	523	59	59	20	20	0	0	603	603
KY1-004 Sheppard Square	243	246	59	60	8	9	0	0	311	315
KY1-005 Inopu's Homes	337	186	54	30	12	8	1	0	404	224
Elderly/Disabled Developments										
KY1-012 Ducker Manor A, B & C Bldg	833	556	31	32	8	10	1	1	974	599
KY 1-013 St. Catherine Court	121	121	21	21	2	2	1	1	145	145
KY 1-014 Avenue Plaza	210	211	28	30	14	15	4	4	256	270
KY 1-018 Lourdes Hall, Bishop Lane Plaza	116	116	25	25	6	6	1	1	148	148
Scattered Sites										
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	162	169	52	54	24	25	8	8	246	257
KY1-024 (Clarksville) EB Development	148	173	56	66	42	51	7	8	253	300
KY 1-047 HP/NDHC Scattered and LTO	33	38	22	26	7	8	0	0	62	73
Mixed Income Sites										
KY 1-027 Park DuValle I	18	18	17	17	17	17	3	3	57	57
KY 1-030 Park DuValle II	48	52	28	32	3	4	1	1	80	89
KY1-031 Park DuValle III	55	55	15	15	3	3	1	1	74	74
KY1-032 Park DuValle IV	73	73	44	47	9	9	1	1	129	130
KY1-034 St. Francis	10	10	0	0	0	0	0	0	10	10
KY 1-043 Steven Foster	12	13	3	3	1	1	0	0	16	17
KY 1-046 Village Manor	9	9	0	0	0	0	0	0	9	9
KY1-049 Liberty Green On-site Phase I	28	32	43	49	5	6	0	0	76	87
KY1-049 Liberty Green On-site Phase II	14	14	20	22	3	3	0	0	37	39
KY1-049 Liberty Green On-site Phase III	46	46	69	69	9	9	0	0	124	124
KY1-049 Liberty Green On-site Phase IV	18	18	26	26	3	3	0	0	47	47
<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>3366</b>	<b>3314</b>	<b>755</b>	<b>766</b>	<b>225</b>	<b>237</b>	<b>35</b>	<b>36</b>	<b>4381</b>	<b>4353</b>

HOUSING VOUCHER PROGRAM	<30		30-50		50-80		>80		Totals	
Vouchers	6803	6859	2173	2188	441	446	31	31	9455	9515
<b>TOTAL HCY UNITS</b>	<b>6803</b>	<b>6859</b>	<b>2173</b>	<b>2188</b>	<b>441</b>	<b>446</b>	<b>31</b>	<b>31</b>	<b>9455</b>	<b>9515</b>

<b>TOTAL HOUSING UNITS</b>	<b>10169</b>	<b>10144</b>	<b>2928</b>	<b>2954</b>	<b>666</b>	<b>683</b>	<b>66</b>	<b>67</b>	<b>13836</b>	<b>13868</b>
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FAMILY SIZE	50% AMI	50% AMI	80% AMI
		Very Low	Low Income
ONE PERSON	12,900	21,550	34,450
TWO PERSONS	14,750	24,600	39,350
THREE PERSONS	16,600	27,700	44,300
FOUR PERSONS	18,450	30,750	49,200
FIVE PERSONS	19,950	33,200	53,150
SIX PERSONS	21,400	35,650	57,050
SEVEN PERSONS	22,800	38,150	61,000
EIGHT PERSONS	24,350	40,600	64,950

**LOUISVILLE METRO HOUSING AUTHORITY**

**HOUSEHOLDS SERVED**  
**BY RACE AND ETHNICITY**

**BEGINNING AND END OF FY2010**

Table II-D.4

FY 2010	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10	7/1/09	6/30/10
PUBLIC HOUSING	Hispanic-American		White		Other		Totals	
<b>Family Developments</b>								
KY 1-002 Beecher Terrace	687	703	19	20	14	14	720	737
KY 1-003 Parkway Place	484	483	18	18	101	101	603	602
KY1-004 Sheppard Square	281	285	8	8	22	22	311	315
KY1-005 Iroquois Homes	341	189	40	22	23	13	404	224
<b>Elderly/Disabled Developments</b>								
KY1-012 Dosker Manor A, B & C Bldg.	437	456	126	131	11	12	574	599
KY 1-013 St. Catherine Court	111	111	31	31	3	3	145	145
KY 1-014 Avenue Plaza	212	224	42	44	2	2	256	270
KY 1-018 Lourdes Hall, Bishop Lane Plaza	88	88	56	56	4	4	148	148
<b>Scattered Sites</b>								
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	210	219	35	37	1	1	246	257
KY1-034 /Clarkdale I/II Replacement	208	246	36	43	9	11	253	300
KY 1-047 HPI/NDHC Scattered and LTO	58	68	4	5	0	0	62	73
<b>Mixed Income Sites</b>								
KY 1-027 Park DuValle I	54	54	2	2	1	1	57	57
KY 1-030 Park DuValle II	79	88	1	1	0	0	80	89
KY1-031 Park DuValle III	74	74	0	0	0	0	74	74
KY1-032 Park DuValle IV	126	127	3	3	0	0	129	130
KY1-036 St. Francis	8	8	2	2	0	0	10	10
KY 1-043 Steven Foster	14	15	2	2	0	0	16	17
KY 1-046 Village Manor	8	8	1	1	0	0	9	9
KY1-049 Liberty Green On-site Phase I	74	84	2	3	0	0	76	87
KY1-049 Liberty Green On-site Phase II	36	38	1	1	0	0	37	39
KY1-049 Liberty Green On-site Phase III	120	120	4	4	0	0	124	124
KY1-049 Liberty Green On-site Phase IV	45	45	2	2	0	0	47	47
<b>TOTAL PUBLIC HOUSING UNITS</b>	<b>3755</b>	<b>3733</b>	<b>435</b>	<b>436</b>	<b>191</b>	<b>184</b>	<b>4381</b>	<b>4353</b>

HOUSING CHOICE VOUCHER PROGRAM	Hispanic-American		White		Other		Totals	
Vouchers	6426	6470	2810	2831	212	214	9448	9515
<b>TOTAL HCV UNITS</b>	<b>6426</b>	<b>6470</b>	<b>2810</b>	<b>2831</b>	<b>212</b>	<b>214</b>	<b>9448</b>	<b>9515</b>

<b>TOTAL LMHA UNITS</b>	<b>10181</b>	<b>10203</b>	<b>3245</b>	<b>3267</b>	<b>403</b>	<b>398</b>	<b>13829</b>	<b>13868</b>
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### **III. Non-MTW Related Housing Authority Information**

#### ***American Recovery and Reinvestments (ARRA) Funds***

In recognition of the need to provide rapid relief to many who are affected by the current economic crisis facing the county, HUD is awarding an estimated total of \$2,985,000,000 in special Capital Funds to Public Housing Authorities throughout the nation. This funding is expected to result in employment for thousands of construction workers while substantially modernizing tens of thousands of public housing units. PHAs have been directed to give priority to projects that: are ready to begin construction rapidly or are “shovel ready”; increase energy efficiency and lower the long-term costs of operating public housing; improve safety; and/or employ persons or preserve jobs. Projects that modernize or rehabilitate vacant rental units will also be given priority.

LHMA expects to receive \$14,151,218 in ARRA funds. Though many Capital Fund requirements apply to the use of ARRA funding, the Authority has entered into a grant agreement with HUD that allows for future changes at HUD’s discretion. LMHA plans to focus on capital projects that can be started by June 17, 2009, as ARRA funds must be 100% obligated by March 18,2010, 60% expended by March 18, 2011 and 100% expended by March 18, 2012. Table III outlines the projects currently planned with ARRA stimulus funding.

#### ***LMHA’s Greening Initiative***

While LMHA has maintained a long-standing commitment to energy efficiency, our efforts went to the next level when Louisville was chosen by the Environmental Protection Agency (EPA) in November 2007 as one of five US cities to become a model partner for its Energy Star program. Mayor Jerry Abramson accepted the EPA’s Energy Star Challenge and rolled out his Go Green Louisville! Campaign. LMHA quickly jumped on board for this initiative to adopt sustainable practices, including the goal to reduce energy use in the city by 10% or more by the year 2010.

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA’s operating budget. The hundreds of thousands of dollars spent each month on utilities for LMHA’s public housing inventory rose even higher this past winter due to the 24% increase in gas rates. The Authority also incurs utility costs for units that are privately managed such as Park DuValle and Liberty Green and for those under lease in our Section 8 program. Once these factors are added in, our targeted 10% reduction in energy use could easily add up to over one million dollars in annual savings. Two of the newly proposed MTW Initiatives within this Plan - the Weatherization and Energy Efficiency Pilot and the CFL Trade-In Pilot Program for Avenue Plaza Residents – explore innovative approaches to reducing energy costs that use the flexibility provided through the MTW Demonstration Program.

Beyond the monetary impacts to LMHA’s budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who will assist the Agency in becoming a leader in the nation among affordable housing providers. The Green Team has developed the following broad goals:

- Developing, renovating and maintaining housing stock and communities with green materials and energy efficient technologies;
- Conserving energy and other natural resources; and
- Increasing the awareness of environmentally responsible business and development practices.

To achieve these goals, LMHA is tackling several large- and small-scale environmentally beneficial projects. LMHA's premiere green site is Liberty Green, the HOPE VI revitalization project currently under construction on the former Clarksdale site. Liberty Green is the first mixed-income development in Kentucky to receive the EPA's Energy Star Award for Excellence in Affordable Housing. Each and every homeownership and rental unit has been certified through the Energy Star Program, and all appliances are also Energy Star rated.

The EPA has indicated that Liberty Green units have been verified as 40% more efficient than homes built to the 1993 National Model Energy Code, resulting in dramatic cost savings for those who lease or will purchase homes. The site's community center, scheduled to begin construction in 2009, will be the Authority's first LEED certified building.

Other greening and environmental efforts currently underway at the Authority include:

- Installing Energy Star refrigerators and air conditioners in all public housing units as existing appliances are replaced;
- Installing Energy Star rated light fixtures on porches of public housing units. Fixtures operate on photo-cells that use compact fluorescent bulbs (CFLs).
- Installing CFLs in interior fixtures at public housing units;
- Installing Energy Star rated light fixtures and CFLs in LMHA's office and shops as replacements are necessary (fixtures in the Central Offices hallways were recently replaced);
- Installing a new solar flag pole light at Avenue Plaza;
- Installing high efficiency chillers at Avenue Plaza;
- Testing a geothermal installation in a 3-unit townhouse at Liberty Green;
- Testing pervious pavers that capture storm water and allow it to seep into the ground and curb design that directs rain water to green spaces at Liberty Green;
- Testing a Water Sense rated and flapperless commode in restrooms at LMHA's Central Offices;
- Recycling office paper, cans, glass and cardboard at LMHA's Central and Vine Street offices;
- Recycling cardboard from LMHA's sites and Central Stores facility;
- Using paper and other products with recycled content;
- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;
- Adjusting outside air dampers to factory specifications and changing filters bi-monthly on HVAC units at Avenue Plaza;
- Replacing old A/C unit in Avenue Plaza elevator penthouse with an efficient unit;

- Contracting for engineering services at Avenue Plaza to study existing HVAC system and other potential projects to make the building more energy efficient;
- Installing door sweeps, thresholds and weather stripping on all stairwell doors at Avenue Plaza;
- Testing a low flow showerhead in a public housing unit;
- Continuing to expand green and Energy Star purchasing practices and policies; and
- Including information about Energy Star and greening initiatives in LMHA's Annual Plans and Reports, on website, in marketing materials, other pertinent communications, at public hearings and other meetings or forums. Relay progress through news releases to media.

Greening strategies that are planned or under consideration include:

- Replacing incandescent bulbs with compact fluorescent bulbs in the hallways of the residential portion of Avenue Plaza (staff has estimated this could result in a total savings of more than \$100,000 over the life of the bulbs);
- Conducting an analysis of energy-using systems to determine cost-effectiveness of Energy Star and other greening efforts;
- Researching Energy Star rated hot water upgrades, HVAC and fan system upgrades, windows, doors and other components to increase energy efficiency at LMHA's public housing units, offices and shops;
- Installing a green roof at Vine Street office per LEED guidelines;
- Testing the Electronic Product Environmental Assessment Tool, now being used by the federal government's procurement programs;
- Replacing existing office equipment with Energy Star labeled equipment as needed;
- Requiring contractors to use Energy Star and other environmentally friendly products;
- Furthering contractors to use of Energy Star guidelines and practices by allotting points in contract award process;
- Revising Request For Proposal and Request For Qualification documents language to incorporate Energy Star and other greening strategies and practices;
- Making necessary changes to Agency's guidelines, documents, policies, handbooks, lease agreements, Section 8 documents, etc. that reflect Energy Star name, logo and other greening initiatives;
- Instructing all consulting architects and engineers to specify only Energy Star labeled products;
- Revising design specs and pattern books to reflect Energy Star and green principles;

- Conducting educational and social marketing campaigns to promote Energy Star and greening strategies and practices among employees and residents;
- Including Energy Star, energy conservation and greening information during resident and landlord briefings, and in public housing and Section 8 contracts/leases;
- Including Energy Star and greening information in resident correspondence and meetings. Use social marketing techniques to promote messages on-site, at other service providers and at LMHA's Central Offices;
- Providing training to maintenance staff on new equipment and systems, use of new products, unit turn over procedures, etc;
- Conducting a weatherization and energy efficiency pilot with Section 8 (Homeownership) participants;
- Conducting a compact fluorescent light trade-in pilot program with Avenue Plaza resident; and
- Relaying information on HUD's Public Housing Environmental and Conservation Clearinghouse and share lessons learned with other PHAs.

Because of the tremendous progress the Authority made during 2008 with identifying and implementing energy efficient measures at its Central Offices, LMHA decided to compete with other Louisville building owners in the "Kilowatt Crackdown", a contest launched by Mayor Jerry Abramson. LMHA entered Avenue Plaza in this yearlong contest that will compare 2009 gas and electric usage in commercial buildings to usage during 2008. A total of 229 Metro area buildings are entered in the contest.

### ***Revised Utility Allowance***

The Authority is currently reviewing HUD's latest regulations and guidance on the use of energy and water in Public Housing, especially with regard to calculating utility allowances. Staff expects to complete this review during the upcoming year and to make recommendations on possible revisions.

### ***Housing Choice Voucher Program Operating Procedures***

LMHA implemented a new process in FY2008 that allows families who are remaining in the same residence to submit information for their annual re-certification by mail. Families who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process. Also during FY2008 LMHA also began assigning HCV clients to a specific Housing Specialist for a three-year period, providing clients with a specific contact if they have any questions about their participation in the HCV program. Annual inspections continue to be conducted as usual.

While these revised processes do not require MTW authority to be carried out, they were devised to help reduce costs and achieve greater cost effectiveness. In the past, LMHA has had a great deal of difficulty getting participants to attend recertification appointments. LMHA Section 8 staff is able to substantially reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments with the revised procedures.

Table III - A

## Capital Fund Program

American Recovery and Reinvestment Act

Planned Capital Improvement	
Upgrading elevators at Dosker Manor Senior Living Center	\$2,200,200
Upgrading elevators at Avenue Plaza Senior Living Center	\$400,000
Demolition of 16 public housing units at Iroquois	\$1,328,000
Liberty Green Community Center new construction	\$3,350,000
Replacement of the windows at St Martins	\$296,200
Roof replacement at 550 Apartments	\$150,000
Replace concrete stairs at 550 Apartments	\$100,000
Replace parapets on Dosker Manor Senior Living Center	\$400,000
Replace the roof at Bishops Lane Senior Living Facility	\$190,000
Replace generator at Bishops Lane Senior Living Facility	\$150,000
Replace Cabinets at 200 scattered site locations	\$200,000
Replace roofs at 50 scattered site locations	\$200,000
Replace the emergency notification intercom system at Lourdes Hall	\$200,000
Replace the generator at Lourdes Hall	\$150,000
Stove and gas line conversion to electric at Parkway Place	\$900,000
Drainage and sewer line replacement at Parkway Place	\$150,000
Construct three lease-to-own houses	\$375,000
Conversion of 537 E. Breckinridge back to single family home	\$225,000
Beecher pipe replacement	\$1,771,696
Administrative Costs	\$1,415,122
<b>TOTAL</b>	<b>\$14,151,218</b>

## IV. Long-term MTW Plan

The Louisville Metro Housing Authority's vision for the MTW Demonstration Program will continue to focus on 1) expanding Public Housing Stock through geographically dispersed acquisition and development activities; 2) redeveloping conventional Public Housing Stock; 3) increased housing choices through stronger rental options and expanded homeownership opportunities; 4) developing programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community and 5) providing incentives and supportive programs that promote self-sufficiency among Public Housing and Housing Choice Voucher participants.

In implementing these goals, LMHA will focus on the following initiatives:

### ***Reposition and redevelop the conventional Public Housing stock***

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA's goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision.

### ***Increase housing choice through stronger rental communities and options, and expanded homeownership opportunities.***

Homeownership is an important housing choice option for many residents and LMHA program participants and is still an appropriate program given the local market. The former Housing Authority of Jefferson County (HAJC) had a very strong Section 8 Homeownership program, and HAL instituted its own version of such a program (as referenced in the FY2002 MTW Plan.) LMHA intends to continue to move these programs forward, as evidenced by the consolidation of policies and procedures within the general Housing Choice Voucher (HCV) Administration Plan and other recent revisions using MTW flexibilities. For the many other families for whom homeownership isn't a viable option, LMHA will continue to look at its public housing communities to see what policy and program changes might strengthen those communities and make them better places to live.

### ***Develop programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community.***

LMHA is using a combination of available resources to develop targeted programs for people with specific and/or special needs. Some of these needs will be transitional; other programs provide long-term support, particularly for the elderly and younger persons with disabilities. The objective of providing this type of housing is to meet needs not already met by other agencies, and/or to partner with local organizations that have social services strengths and programs that need a housing support element. Developing comprehensive programs in these areas will continue to require MTW regulatory relief.

### ***Encourage program participant self-sufficiency***

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency.

## V. Proposed MTW Activities: HUD approval requested

### **Proposed MTW Initiative – Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing**

#### **A. Description of Proposed MTW Activity**

Sublease public housing units to Catholic Charities as emergency temporary housing for victims of human trafficking. Units will be provided immediately on an as needed basis. Verification requirements will be waived, as well as age-related occupancy criteria at any of the public housing sites.

#### **B. How this Activity Relates to Statutory Objectives**

The proposed activity would reduce costs and achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income individuals and/or families who are victims of human trafficking.

#### **C. The impact of this MTW activity on the Objective(s)**

LMHA will sublease public housing units to Catholic Charities on an immediate, as needed basis for victims involved with their anti-trafficking Kentucky Rescue and Restore Program. In many cases, victims either entirely lack identification and other crucial documentation, or are unable to obtain it without great difficulty as they have been trafficked across international borders and/or their perpetrators have confiscated it. Therefore, LMHA will waive all verification requirements for Rescue and Restore victims for the initial six-month occupancy period. Victims will also receive preference for the regular public housing program at the expiration of the six-month period. (Verification requirements must be met at that time.) Also many of the referred cases are younger, single individuals that only require a efficiency or one-bedroom unit. Because LMHA's generally has a high number of efficiency and one-bedroom units available at its elderly sites, the Authority will use its MTW flexibility to waive age-related occupancy criteria for the Rescue and Restore cases. Higher occupancy rates at the elderly sites will also improve LMHA's operating revenues and maximize the cost effectiveness of Federal funding.

#### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Number of individuals or households in Catholic Charities Rescue and Restore Program residing in LMHA's public housing units by site.
- Occupancy rates at elderly sites prior to placement of Catholic Charities cases.
- Occupancy rates at elderly sites after implementing the Catholic Charities.
- Cost-effectiveness of sub-leasing units to Catholic Charities versus leaving the units vacant or renting it to an eligible applicant.

#### **E. Data collection process and measurement of progress/performance**

LMHA managers, occupancy and finance department staff regularly track occupancy rates for sites. In addition to the monthly occupancy rates, staff will also tabulate the number of Rescue and Restore victims residing at each site.

#### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.2 Local Preferences and Admission and Continued Occupancy Policies and Procedures, Section 3 of the 1937 Act and 24 C.F.R. 960.206; Section C.10 Special Admissions and Occupancy

Polices for Certain Public Housing Communities, Sections 3,6,7,16 and 31 of the 1937 Act and 24 C.F.R. 945 subpart C, 960 Subparts, B, D, E and G.

## **Proposed MTW Initiative – Increased Flat Rents for Scattered Sites and Occupancy Criteria Changes for Clarksdale HOPE VI Replacement Scattered Sites**

### **A. Description of Proposed MTW Activity**

LMHA plans to increase the flat rents for its Scattered Sites. All public housing households residing in the Authority’s Scattered Sites would ultimately be subject to the proposed flat rents, which would vary depending on the square footage, location, age and amenities at the property. The following outlines the current flats rents versus the proposed flat rent ranges by bedroom size:

Bedroom Size	Current Flat Rent	Proposed Flat Rent Ranges
0 Bedroom	\$269	Same
1 Bedroom	\$278	\$308-\$412
2 Bedrooms	\$289	\$358-\$475
3 Bedrooms	\$358	\$408-\$537
4 Bedrooms	\$400	\$458-\$598

The Authority also plans to revise occupancy criteria for Clarksdale HOPE VI Replacement Scattered Sites only to include mandatory participation in a case management program and active movement towards self-sufficiency.

Elderly and disabled households will be exempted from these criteria.

The proposed flat rent structure will be implemented immediately upon HUD approval of the MTW Annual Plan and phased in on a site-by-site basis. The first households subject to the new flat rents would be those moving into the apartments at 801 E. Broadway, the newest Clarksdale HOPE VI Replacement site. LMHA expects that all Scattered Sites rents will be adjusted over the upcoming fiscal year as rent comparables for the site are completed. Once a particular Scattered Site’s rent has been adjusted, all new households moving into that site that choose the flat rent structure will be charged the revised flat rent. Scattered Site households currently paying flat rents will be given the choice of the revised flat rents or a rent based on 30% of their income at their next recertification date after the flat rent increases become effective. The Authority anticipates that it may take up to two years for all households to be using the new rent structures, as LMHA has used its MTW flexibility to establish two-year recertification periods for elderly households with Social Security entitlements. LMHA will summarize the status of implementation on this initiative in the MTW Annual Report, along with an impact analysis of this proposed rent reform as described in Items C and D below.

### **B. How this Activity Relates to Statutory Objectives**

The proposed activity would give incentives to heads of household who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient. It also will reduce costs and achieve greater cost effectiveness in Federal expenditures, and increase housing choices for low-income families interested in LMHA’s Scattered Sites.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA offers its residents the option of a flat rent or income-based rent at all of the public housing properties it owns and manages. The current flat rent structure is the same for all of its public housing units regardless of their square footage, location, age or amenities. Many of the Authority’s Scattered Sites, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement Scattered Site units, are highly desirable properties that could easily command an increased rent structure. The proposed rent ranges are still below market rate rents for comparable properties.

The existing low rent structures for these properties may in some instances discourage residents from moving out of the unit towards self-sufficiency. It also limits the availability of LMHA's best housing stock for other low-income families. (Note: There is a five-year term limit for Clarksdale Single Family Scattered Site Public Housing Replacement Units.) The proposed flat rents could increase the availability of these units and increase rent revenues generated from these properties.

#### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Rent revenues for the proposed units without the revised maximum flat rents.
- Rent revenues for the proposed units with the revised maximum flat rents.
- Length of time households reside in these units after the initiative is implemented.
- Length of time households have historically resided in LMHA's scattered sites.
- Number of households residing in these units that achieve housing self-sufficiency.
- Increases in residents' income during their participation in mandatory case management.

#### **E. Data collection process and measurement of progress/performance**

LMHA staff will calculate and track the actual rent revenue for the specified units during FY2010 and compare it the rent revenues that would have been generated without the revised maximum flat rents. The length of residency will also be tracked by household and compared to the length of time households have historically resided at LMHA's Scattered Sites. Tracking will also be done on the number of residents that move out of these units into market rate rental or into homeownership opportunities. Progress will be determined by higher rent revenues, shorter lengths of residency and by moving residents into non-subsidized rental housing or homeownership.

#### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.10 Special Admissions and Occupancy Policies for Certain Public Housing Communities, Section 3, 6, 7, 16, and 31 of the 1937 Act and 24 C.F.R.945 subpart C, 960 Subparts B, D, E and G, and Section C.11. Rent Policies and Term Limits, Section 3(a)(2), 3(a)(3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603,5.611, 5.628, 5.630, 5.6322, 5.634 and 960.255 and 966 Subpart A.

#### **G. Description of hardship policy (for rent reform initiatives only).**

If a resident is paying a flat rent and can demonstrate that current or planned educational or training expenses, unforeseen circumstances such as involuntary loss of income or unexpected medical expenses would place an undue burden on their ability to pay the proposed flat rents, their rent will be changed to the income based-rent structure. Income based rents can be as low as \$0, the minimum rent for LMHA properties. To make a claim under the hardship policy a household should contact their site manager in person or in writing to explain their circumstances. They will also need to provide verification of their hardship. Management will verify their hardship claim and adjust rents accordingly.

LMHA will track the number and status of each hardship request made under this Hardship Policy for inclusion in the MTW Annual Report. Information reported will include:

- Assigned Case Number (all names and personal information will remain confidential)
- Type of Household (family, elderly, disable, etc.)
- Nature of Hardship Request (reason for claim).
- Was the claim accepted?
- If accepted, the remedy that was used.
- If declined, the reason for declining.

## **Proposed MTW Initiative – Lease Up Incentives for New Residents at Dosker Manor**

### **A. Description of Proposed MTW Activity**

Because of the abundance of elderly housing in the downtown Louisville area and the difficulty LMHA has marketing the aging units at Dosker Manor in this competitive market, lease up incentives will be given to new residents at this site. The incentives include a waiver of the initial deposit and the first month's rent free.

### **B. How this Activity Relates to Statutory Objectives**

These incentives will improve occupancy rates and rent revenues, thereby achieving greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

Dosker Manor's average occupancy rate has remained below 90% for several years now. LMHA incurs many fixed expenses to operate the site regardless of its occupancy levels including management and maintenance staff, utilities and insurance costs. Incentives to increase occupancy will also increase rent revenues, ultimately making fixed expenses a lower percentage of the site's budget.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Occupancy rates at Dosker Manor prior to starting incentives.
- Occupancy rates at Dosker Manor after starting incentives.
- Number of incentives issued to new residents at Dosker Manor.
- Cost of lease up incentives compared to the revenue lost and gained through the initiative.

### **E. Data collection process and measurement of progress/performance**

LMHA managers, occupancy and finance department staff regularly track occupancy rates for sites. In addition to the monthly occupancy rates, staff will also tabulate the number of residents receiving incentives at Dosker Manor.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.6 Incentives for Underutilized Developments, Section 3(a)(2) and 3(a)(3)(A) of the 1937 Act and 24 C.F.R. 960 subpart B.

## **Proposed MTW Initiative – Special Referral HCV Program – Project Women/Spalding University at the Villager**

### **A. Description of Proposed MTW Activity**

Allocate up to 56 Housing Choice Vouchers annually to a special referral program with Project Women and Spalding University at the Villager, a property purchased by LMHA as a Clarksdale replacement housing site. (A tax credit application is currently pending for this proposed project.) While voucher recipients will initially be required to reside at the Villager and meet all Project Women and Spalding University's program requirements (single parent, attending school), their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from the Villager, LMHA will issue a voucher to the next eligible applicant.

### **B. How this Activity Relates to Statutory Objectives**

This proposed activity will provide incentives to heads of household who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families interested in the Project Women/Spalding University program.

### **C. The impact of this MTW activity on the Objective(s)**

Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the waitlist for Section 8 vouchers on April 9, 2009 included over 10,460 applicants. Because of the training and support participants will receive at the Villager, graduates will have a higher likelihood of using their vouchers to participate in LMHA's Section 8 homeownership program upon graduation or transitioning to market rate housing, which will provide another low-income family with voucher assistance.

Another impact of this proposed MTW initiative is to the children of participants, who will have a stable school environment while their parent is enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

#### **Information related to Program and Participants**

- Number of program participants
- Income level and income type of participants upon entering the program
- Number of program graduates
- Job placement and income information of participants upon program completion
- Time period between entry and completion of the program
- Number of children that remain in the same school during their residency at the Villager (adjusting for transitions from elementary to middle to secondary school, etc.)

#### **Information related to Vouchers and Voucher Utilization**

- Number of vouchers issued to Villager participants each year.
- Number of Villager graduates who transfer their vouchers to other locations upon graduation.
- Number of Villager graduates who enter LMHA's Section 8 HO voucher program.
- Number of Villager graduates who leave the Section 8 program.

**E. Data collection process and measurement of progress/performance**

Project Women and Spalding University will track the factors related to program and participant activities. LMHA staff will track the information related to vouchers and utilization. Graduation from school and the program, job placement and income increases, movement towards homeownership or market rate rental housing, and school stability for children will all be used to measure the success of this activity.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.

## **Proposed MTW Initiative – Weatherization and Energy Efficiency Pilot with HCV Homeownership Properties**

### **A. Description of Proposed MTW Activity**

This proposed initiative would offer participants in LMHA's HCV Homeownership program up to \$2,000 in weatherization and energy efficiency upgrades to their home. Up to 25 contracts with homeowners will be funded through this pilot using LMHA's Section 8 reserves. Homeowners must be in good standing with LMHA to enroll in this pilot and the property cannot be in foreclosure. A lottery system will be used if more than 25 homeowners apply for the pilot.

Project Warm, a local non-profit that provides weatherization services for low-income households, will complete property upgrades. Project Warm will be paid directly by LMHA for property improvements that may include:

- Sealing air leaks and insulating attics;
- Performing blower door testing before and after weatherization to measure the decrease in air infiltration. Blower door testing will also provide guidance for targeting air leakage sites in the home;
- Sealing attic bypasses prior to blowing insulation; and
- Air-sealing measures including:
  - Repairing doors and windows that don't close properly;
  - Replacing broken window glass;
  - Caulking around doors, windows, plumbing chases and other air leakage sites.

Project Warm has estimated that these relatively inexpensive upgrades can lead to an average 23% reduction in measured rate of air infiltration.

Project Warm will also conduct in-home consultations with homeowners selected for the pilot to identify opportunities for improvements in home energy management. Examples include:

- Measuring temperature of hot water;
- Inspecting and replacing furnace filters;
- Inspecting furnace supply and return vents (often return vents are covered; being mistaken for non-functional supply vents);
- Reviewing use of appliances; and
- Selecting fixtures for installation of energy-saving light bulbs (CFLs).

As part of these energy consultations, EON Corporation, Louisville's local utility company, has agreed to provide an in-kind donation of programmable thermostats for each property in the pilot.

In addition to funds paid to Project Warm for the weatherization and energy efficiency related upgrades, LMHA would also pay a state licensed Heating, Ventilating, Air Conditioning (HVAC) contractor a fee not to exceed \$200 per year to inspect and service the homeowners HVAC system annually. If the inspection indicates any needed HVAC repairs, the homeowners could apply their Individual Development Account (IDA) funds towards such expenses. HCV homeowners are required to establish and contribute to IDA accounts for the first three years they own their homes. LMHA provides a 2 to 1 match to the Section 8 homeowner's contribution, which must be a minimum of \$10 monthly, up to a maximum of \$500 per year. The total IDA account balance can be as much as \$4,500, which can be applied toward home repairs and/or maintenance. The homeowners would also be reimbursed up to \$50 per year by LMHA to purchase furnace filters, which they would be required to change on a monthly basis.

## **B. How this Activity Relates to Statutory Objectives**

The proposed activity will help reduce costs and achieve greater cost effectiveness in Federal expenditures, and increase affordable housing choices for low-income families interested in LMHA's HCV Homeownership Program.

## **C. The impact of this MTW activity on the Objective(s)**

Dramatically rising utility costs continue to impact affordable homeownership opportunities in Louisville. Eighty-eight of the current 116 participants in LMHA's HCV Homeownership program live in older homes, many which are not insulated to current building code standards. At a micro level, the types of modest energy related improvements proposed in this initiative would increase housing affordability by reducing homeowner's utility bills and helping stabilize their household budgets. Keeping current with utility costs also reduces a homeowner's risk of falling behind on other household expenses and/or the possibility of having utilities cut off or going into foreclosure. At a macro level, the initiative will help stabilize homeownership and reduce the foreclosure rate within the City, while helping the Authority and the City achieve their demand side management goals of reducing kilowatt consumption.

## **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- The previous year's utility bills and usage before the upgrades and walk-through.
- The homeowner's bills and usage after the upgrades and walk-through.
- The number of homeowners participating in the pilot that experience difficulty staying current with utility or other household related expenses compared to households who aren't participating in the program.

## **E. Data collection process and measurement of progress/performance**

HCV Homeowners will enter into an Energy Savings Contract with LMHA outlining the above parameters and the contract obligations of each party as an addendum to their regular HAP contract. They will also provide LMHA with access to their monthly utility usage. LMHA Section 8 staff will track the other progress/performance metrics. Progress will be determined by reduced utility consumption and the ability of homeowners in this pilot to stay current with utility and household expenses as compared to homeowners not participating in the pilot.

## **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.1.b.vii Single Fund Budget with Full Flexibility – Section 8 and 9 of the 1937 Act and 24 C.F.R 982, and 990 authorizes LMHA to use housing assistance payments for purposes other than payments to owners.

## **Proposed MTW Initiative – Compact Fluorescent Lights Trade-In Pilot Program for Avenue Plaza Residents**

### **A. Description of Proposed MTW Activity**

Exchange existing incandescent light bulbs with compact fluorescent lights (CFLs) in the light fixtures and lamps in residents' apartments as a pilot program at Avenue Plaza. Waive the normal \$4 per bulb maintenance fee that was previously charged to replace incandescent bulbs within residents' apartments.

### **B. How this Activity Relates to Statutory Objectives**

Replacing incandescent bulbs with CFLs will help reduce energy costs and achieve greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA was able to purchase a large inventory of CFLs at a cost of \$1.47 per bulb. The low purchase price and the waived maintenance fee should be quickly offset by the average estimated energy cost savings of \$20 to \$60 per bulb over the life of the CFL.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Number of incandescent bulbs replaced with CFLs in residents apartments.
- Cost of CFLs.
- Annual estimated energy savings based on the number of installed CFLs.

### **E. Data collection process and measurement of progress/performance**

Avenue Plaza Management and Maintenance staff will record the number of CFLs that are distributed to Avenue Plaza residents. The number will be multiplied by an estimated annual energy cost savings per bulb, minus the costs of the bulbs. Progress will be determined by a net cost savings.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.1.b.ii. Single Fund Budget with Full Flexibility – Sections 8 and 9 of the 1937 Act and 24 C.F.R. 982, and 990 authorizes LMHA to use MTW funds to establish energy efficiency systems.

## VI. Ongoing MTW Activities: HUD approval previously granted

### **Ongoing MTW Initiative – Simplification of the Public Housing Development Process**

#### **A. Description of Proposed MTW Activity**

LMHA previously submitted separate mixed income proposals to HUD for every public housing property it purchases. These proposals were extensive packages of documents that required numerous staff hours to complete. Each proposal was accompanied by related costs for appraisals and environmental testing. After discussions with the local HUD field office, the Authority began bundling development proposals to include all the properties that were purchased during the previous six-month period and submitting one proposal for all those properties bi-annually. Environmental testing, appraisals and advertising for the public review of environmental reports are still done for each separate property.

#### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity reduces costs and achieves greater cost effectiveness in Federal expenditures.

#### **C. The impact of this MTW activity on the Objective(s)**

LMHA staff has been able to substantially reduce the amount of time and cost required to prepare two development proposals per year as compared to the time required to prepare a mixed income proposal for each individual property. Sections of the proposal remain consistent from site to site, such as rental procedures, so there is also a small savings in printing and reproduction costs as well.

#### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Number of hours that would be required to prepare a mixed income proposal for individual properties.
- Number of hours spent on preparing a bundled development proposal for properties purchased in six month period.
- Number of individual proposals that would be prepared in one year compared to two submissions per year.

#### **E. Data collection process and measurement of progress/performance**

LMHA staff can easily determined that average amount of time spent preparing public housing mixed income proposals for individual properties and compare it to the time spent on a bundled proposal. This number of staff hours saved on an annual basis would be the performance measure on this initiative.

#### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.7. Simplification of the Development Process for Public Housing – Sections 4,5,9,23,32 and 35 of the 1937 Act and 24 C.F.R. 941.

## **Ongoing MTW Initiative – Special Referral HCV Program – Project Women**

### **A. Description of Proposed MTW Activity**

Continue to allocate Housing Choice Vouchers to a special referral program with Project Women at Scholar House (approximately 56 vouchers.) While voucher recipients are initially required to reside at Scholar House and meet all Project Women program requirements (single parent, attending school) their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from Scholar House, LMHA will issue a voucher to the next eligible applicant.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity provides incentives to heads of household who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families interested in the Program Women program.

### **C. The impact of this MTW activity on the Objective(s)**

Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 11,238 applicants. Because of the training and support participants receive at Scholar House, graduates will have a higher likelihood of using their vouchers to participate in LMHA's Section 8 homeownership program upon graduation or transitioning to market rate housing, which will provide another low-income family with voucher assistance.

Another impact of this MTW initiative is to the children of participants, who have a stable school environment while their parent is enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

#### **Information related to Program and Participants**

- Number of program participants
- Income level and income type of participants upon entering the program
- Number of program graduates
- Job placement and income information of participants upon program completion
- Time period between entry and completion of the program
- Number of children that remain in the same school during their residency at Scholar House  
(adjusting for transitions from elementary to middle to secondary school, etc.)

#### **Information related to Vouchers and Voucher Utilization**

- Number of vouchers issued to Scholar House participants each year
- Number of Scholar House graduates who transfer their vouchers to other locations upon graduation
- Number of Scholar House graduates who enter LMHA's Section 8 HO vouchers
- Number of Scholar House graduates who leave the Section 8 program

### **E. Data collection process and measurement of progress/performance**

Project Women will track the factors related to program and participant activities. LMHA staff will track the information related to vouchers and utilization. Graduation from school and the program, job placement and income increases, movement towards homeownership or market rate rental housing, and school stability for children will all be used to measure the success of this activity.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.

## **Ongoing MTW Initiative – Center for Women and Families Program Eligibility**

### **A. Description of Proposed MTW Activity**

Because of the improved occupancy rates and more expedient application processing with the YMCA, LMHA authorized a specially trained Center for Women and Families-hired caseworker to determine eligibility for applicants and residents for their special referral HCV program. Eligible applicants are housed immediately upon completion of processing by the Center for Women and Families (CFW) caseworker. Initial occupancy inspections units are waived upon move-in and all inspections will be held once per year concurrently at the site.

### **B. How this Activity Relates to Statutory Objectives**

This activity reduces costs and achieves greater cost effectiveness in Federal expenditures, and increase housing choices for low-income families interested in the Center for Women and Families programs and housing facilities.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA currently allocates up to 17 vouchers for families residing at CFW's long term transitional facility located on their downtown campus. Transitional housing is available for people leaving CFW's shelter who are not yet able to relocate independently, and need a safe place to escape the threat of violence and/or economic hardship. Moving families into long term transitional housing as quickly as possible helps to stabilize these households and maximizes the number of families that can be served through CFW's shelter.

To expedite this process, LMHA trained a CFW-hired caseworker to properly determine eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are moved to the long-term housing facility as soon as a unit is available. The applicant's packet is then sent to LMHA for additional processing, so payments can begin for that participant.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Length of time spent transitioning applicants from the shelter to CFW's long-term transitional housing facility prior to implementing the procedure.
- Number of days units were vacant in between tenants prior to the procedure being implemented.
- Length of time spent transitioning applicants from the shelter to CFW's long-term transitional housing facility after implementing the procedure.
- Number of days units were vacant in between tenants after the procedure is implemented.
- Time spent previously by LMHA staff interviewing and processing CFW applicants.
- Time spent by LMHA staff on only the final processing of an applicant's packet.
- Time spent by LMHA staff separately inspecting units and conducting an initial occupancy inspection.
- Time spent by LMHA staff conducting one annual concurrent inspection of all long-term transitional housing units occupied by a HCV voucher holder.

### **E. Data collection process and measurement of progress/performance**

CFW tracks and reports on the length of time spent transitioning applicants from the shelter to their long-term transitional housing and the number of days units were vacant both prior to and after implementing the procedural change. LMHA staff estimates the time spent on the other factors prior to and after implementation of the initiative and compares those measures. Progress is determined by decreased time transitioning families

from CFW's shelter to their long-term transitional housing, decreased number of days units are vacant, and reduced LMHA staff time spent processing applications and conducting inspections.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

## **Ongoing MTW Initiative – Housing Choice Voucher Homeownership Program**

### **A. Description of Ongoing MTW Activity**

Continue to adjust payment standards for Housing Choice Voucher Homeownership to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by adjusting 24 CFR 982.503 to use Census 2000 Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity increases housing choices for Housing Choice Voucher Homeownership program participants. Exception payment is needed to enable families to find housing outside of areas of high poverty and because buyers have trouble finding housing for sale under the program within the previous terms of the voucher.

### **C. The impact of this MTW activity on the Objective(s)**

Exception Payments help families find and purchase decent and affordable housing. A Payment Standard of 120% promotes residential choice, helps families move closer to areas of job growth, and de-concentrates poverty.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

The Louisville Metro Housing Authority operates a very successful Housing Choice Voucher Homeownership Program with 142 homeowners in the program as of February 2009. While in 2008 LMHA had a record number of 29 closings, the market conditions in 2009 have resulted in only 1 closing to date. A substantial factor behind this drop was the tightening of the overall mortgage market. The Authority saw that we might be able to counter that drop with something we have some control over, namely the setting of payment standards.

There is a significant difference between the level of payment standard between 2-bedroom and 3-bedroom (\$748 versus \$1,045) and it can make the difference between homeownership and continuing on the rental program. For example while 51% of home closings are 2-bedroom qualified, (a third of these end up buying 3-bedroom units but in high poverty areas), 75% of potential buyers who do not close are 2-bedroom qualified.

This MTW initiative gives a boost to 2-bedroom qualified potential buyers and promotes residential choice outside of high poverty areas. Before implementation of this initiative, only 5% of homebuyers had bought in exception payment areas. Since the implementation of the initiative in FY2009, the percentage has increased to 7% of homebuyers.

Louisville is divided into 26 Metro Council Districts and our homebuyers live in 22 of the 26 with the remaining districts all lying in the Homeownership Exception Payment census tracts. (See Jefferson County map of Section 8 Homeownership Exception Payment census tracts.) An increase in payment standard to 120% allows 2-bedroom qualified potential homebuyers to increase buying power by approximately \$10,000. For those who are 3 and 4-bedroom qualified, the increase is approximately \$14,000.

### **E. Data collection process and measurement of progress/performance**

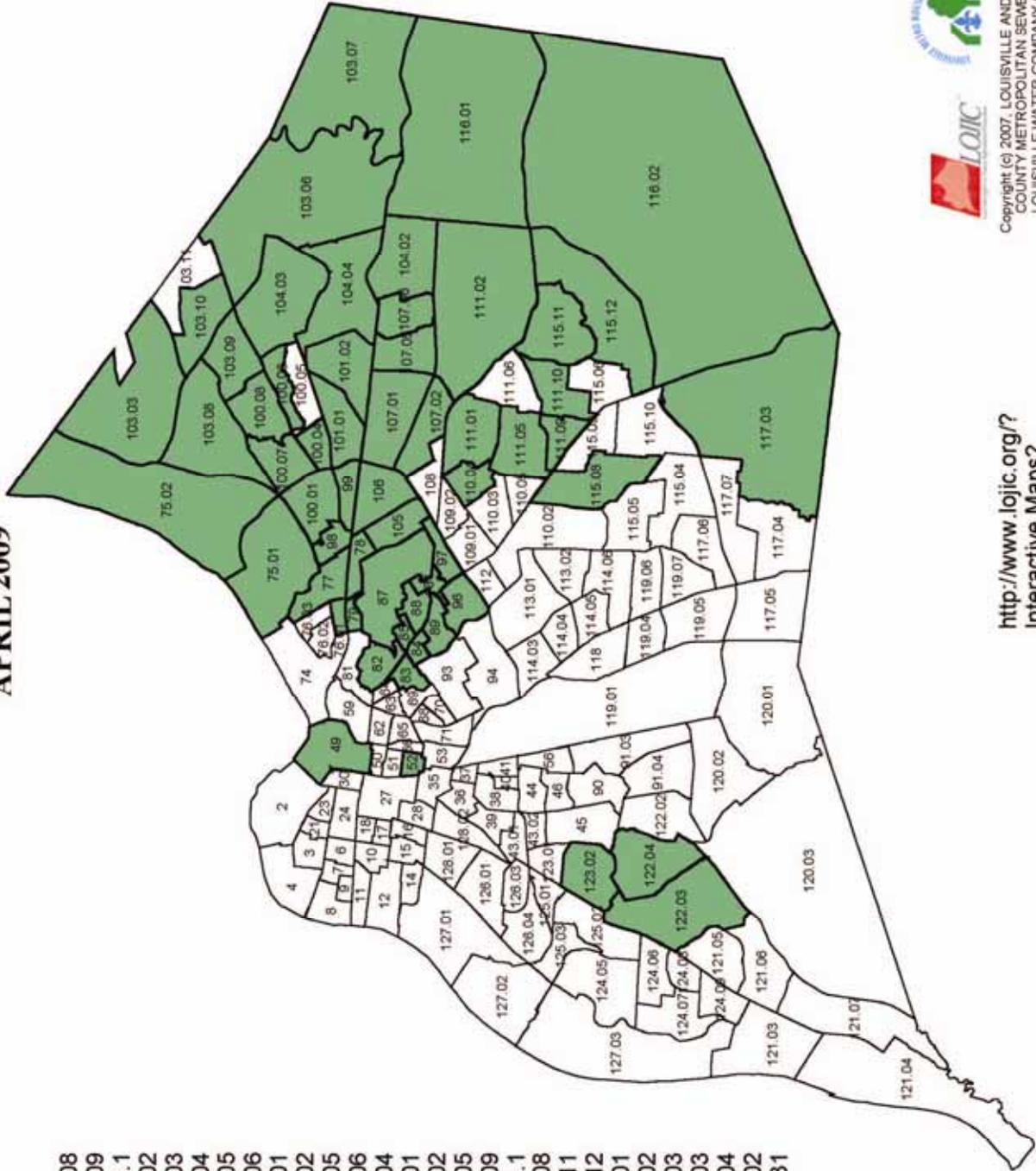
LMHA's Homeownership Team tracks information from the point a potential buyer graduates from homeownership counseling through the end of their participation in the Housing Choice Voucher program. Metrics include the increase in the number of closings by qualified bedroom size in the Homeownership Exception Payment census tracts.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section D.2.a. Rent Policies and Term Limits – Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(i) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518, and 8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.

# HOUSING CHOICE VOUCHER HOMEOWNERSHIP EXCEPTION PAYMENT CENSUS TRACTS APRIL 2009

- 49 103.08
- 52 103.09
- 75.01 103.1
- 75.02 104.02
- 76.01 104.03
- 77 104.04
- 78 105
- 79 106
- 82 107.01
- 83 107.02
- 84 107.05
- 85 107.06
- 87 110.04
- 88 111.01
- 89 111.02
- 96 111.05
- 97 111.09
- 98 111.1
- 99 115.08
- 100.01 115.11
- 100.04 115.12
- 100.06 116.01
- 100.07 116.02
- 100.08 117.03
- 101.01 122.03
- 101.02 122.04
- 103.03 123.02
- 103.06 131
- 103.07



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## **Ongoing MTW Initiative – Multicultural Family Assistance Program**

### **A. Description of Proposed MTW Activity**

LMHA is in the process of hiring a full-time staff person that is well versed in the ways of Somali and African cultures and language to assist in property management, operations and lease enforcement. This position will be funded using Section 8 reserves. This individual will serve as a liaison and interpreter for LMHA, as well as any resident or applicant. This staff member will also conduct workshops and training for residents and staff on topics such as lease enforcement, housekeeping inspection requirements, resident programs, and other identified areas that will enhance the quality of life for these families. They will also refer families who are vulnerable or at risk of domestic violence and child protection problems to appropriate supportive services.

### **B. How this Activity Relates to Statutory Objectives**

This activity will improve LMHA staff's site management capabilities and ability to reduce costs and cost effectiveness in federal expenditures. It will also increase housing choices for low-income families.

### **C. The impact of this MTW activity on the Objective(s)**

Over the past two years the Louisville Metro community has experienced a large influx of immigrant families, mainly from Somali and other African countries, who are relocating to the area. These families are in need of housing and many other social and support services. LMHA has become one of the major housing choices for these families (approximately 160 Somalian families reside in LMHA public housing units at this time.) Since these families have differing beliefs, practices and lifestyles that can pose a challenge to adapting to a very different country and culture, the Authority is proposing an initiative that will address both the needs of families and the Agency. For example, in some instances cultural differences and a fledgling knowledge of their new home and community creates conflict or a violation of LMHA's Admissions and Continued Occupancy Policy. Language and communication barriers between LMHA staff and some of these families may be misperceived as insensitivity or un-cooperation.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Number of people assisted in the program and how they referred (self or other).
- Number and type of reported difficulties, failed inspections or lease violations with these families prior to implementing the initiative.
- Number and type of reported difficulties, failed inspections or lease violations with these families after the Multicultural Family Assistance Program is launched.
- Amount of Section 8 reserves used for this MTW activity.

### **E. Data collection process and measurement of progress/performance**

LMHA will track the above factors as related to this initiative to determine if these families are able to address the complex issues they face, adapt to their new community and are successful in meeting ongoing occupancy requirements. They will also gauge residents' satisfaction with their housing.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.1. Single Fund Budget with Full Flexibility – Sections 8 and 9 of the 1937 Act and 24C.F.R. 982 and 990.

## **Ongoing MTW Initiative – Homeownership Program Maintenance Specialist**

### **A. Description of Proposed MTW Activity**

LMHA has restructured its homeownership inspection, training and consultation process (these duties were split among three different individuals) and insteads steer all these tasks through a Home Maintenance Specialist (H.M.S.) staff member. This position is funded using Section 8 reserves.

### **B. How this Activity Relates to Statutory Objectives**

This activity reduces costs and improves cost effectiveness in federal expenditures. It also increases housing choices for low-income families.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA currently has three active homeownership (HO) programs including a 5(h) program, a Section 32 lease to purchase program, and a Section 8 Homeownership (S8HO) program, all which require annual inspections. As a prerequisite to these programs, residents must complete an approved HO counseling program. As a post purchase requirement to the S8HO program, all homeowners must complete a specific 11-class schedule which includes:

- Financial literacy and home maintenance
- An in-home workshop performed by an inspector teaching homeowners how to maintain various systems in their home;
- Six one-on-one sessions with a HO counselor to help prepare them for the future.

In addition, Section 8 homeowners are required to participate in a 3-year IDA savings agreement; the savings is used for home repairs and maintenance. As a further benefit, LMHA provides a Home Maintenance Specialist (H.M.S.) to act as a consultant to homeowners for the first three years they own their homes, allowing for a smoother transition from renting to homeownership. Renters typically lack the experience and knowledge of maintaining a home as landlords, managers and maintenance staff generally handle those tasks or repairs. The H.M.S. provides learning experiences through their consultation services that prepares homeowners for making repairs and performing ongoing maintenance. Homeowners will gain skills and knowledge over time and through each unique problem solving experience.

The above duties were previously performed by a city inspector (who conducted the in-home workshops), a LMHA Construction Manager (who conducted the 5(h) inspections and workshops), and a Homeownership Specialist (who assisted with counseling and case management.) Combining these tasks into the job of one Home Maintenance Specialist results in time and cost effectiveness, as well as helping homeowners avoid any unnecessary maintenance expenses, especially those that might jeopardize their homeownership status.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of contacts by LMHA and City staff with a homeownership program participant prior to implementing this initiative.
- Number of contacts by the H.M.S. with a homeownership program participant after the initiative is implemented.
- Amount of Section 8 reserves used for this MTW activity.

### **E. Data collection process and measurement of progress/performance**

LMHA will track the above information to determine if this streamlined process is reducing the amount of LMHA and City staff time spent working with an individual homeowner.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.1. Single Fund Budget with Full Flexibility – Sections 8 and 9 of the 1937 Act and 24 C.F.R. 982 and 990.

## **Ongoing MTW Initiative – Streamlined Demolition and Disposition Application Process for MTW Agencies**

### **A. Description of Proposed MTW Activity**

LMHA plans to further research and possibly utilize any guidance issued from HUD on streamlined Disposition, Demolition, and Disposition/Demolition Applications for MTW Agencies for future submissions to the Special Applications Center (SAC).

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity will reduce costs and achieve greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA follows HUD's standard demolition and dispositions instructions when submitting applications to the SAC. The ongoing initiative may allow LMHA staff to substantially reduce the amount of time and cost required to prepare future demolition and disposition applications.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of hours typically spent preparing a typical demolition and/or disposition application.
- Number of hours spent on preparing an application using any streamlined guidelines issued for MTW Agencies.

### **E. Data collection process and measurement of progress/performance**

LMHA staff will periodically check with HUD for streamlined guidelines and compare the time saving using the measures above. This number of staff hours and miscellaneous costs saved per application would be the performance measure on this initiative.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.8. Streamlined Demolition and Disposition Procedures following HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies."

## **Ongoing MTW Initiative – Locally Defined Definition of Elderly**

### **A. Description of Ongoing MTW Activity**

Continue to pilot the following local definition of elderly: An elderly household is any household in which the head, spouse or sole member is 55 years of age or older; two or more persons at least 55 years of age who live together; or one or more persons at least 55 years of age who live with one or more live-in aides.

### **B. How this Activity Relates to Statutory Objectives**

This local definition of elderly, approved by HUD after our last MTW Annual Plan submission, will help reduce costs and achieve greater cost effectiveness in Federal expenditures, and will increase housing choices for low income families.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA has experienced decreasing occupancy rates at several of its elderly sites for many years. Opening up these sites to non-disabled persons between ages 55 and 61 has increased the pool of available one-bedroom units for these applicants. LMHA has already seen greatly improved occupancy rates at St. Catherine Court because of this newly implemented definition of elderly. Higher occupancy rates improve LMHA's operating revenues and maximize the cost effectiveness of Federal funding.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics.**

- Occupancy rates at elderly sites prior to implementing the local definition of elderly.
- Occupancy rates at elderly sites after implementing the local definition of elderly.
- Number of non-disabled residents at each site age 55 to 61.

### **E. Data collection process and measurement of progress/performance**

LMHA managers, occupancy and finance department staff regularly track occupancy rates for sites. In response to the new guidelines outlined in the Amended and Restated Moving to Work Agreement, LMHA will also determine how many residents meet the new elderly definition at each site and calculate those numbers as a percentage of occupancy.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.3. Definition of Elderly Family – Section 3 (b)(3) and (G) of the 1937 Act and 24 C.F.R. 5.403.

## **Ongoing MTW Initiative – Two-Year Income Review and Recertification of Elderly Families for the Public Housing Program**

### **A. Description of Ongoing MTW Activity**

Continue to implement a two-year income review and recertification process for elderly families in the public housing program whose income includes Social Security entitlements. LMHA began this newly adopted recertification process on January 1, 2008 for elderly families who moved in on an even year.

### **B. How this Activity Relates to Statutory Objectives**

The two-year recertification for elderly families in the public housing program with SS entitlements will help reduce costs and achieve greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA occupancy staff will be able to substantially reduce the amount of time involved in conducting recertifications for a population that has a stable income with regular cost of living increases. Annual inspections will continue as always.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of recertifications conducted for elderly families in the public housing program whose income includes SS prior to the initiative.
- Number of recertifications conducted for elderly families in the public housing program whose income includes
- SS after implementation of the initiative.
- Length of time to conduct a recertification.

### **E. Data collection process and measurement of progress/performance**

Staff can easily determine the average length of time it takes to conduct an income review and recertification for an elderly family in the public housing program who receives SS entitlements. LMHA will use the above measures to calculate the total staff hours and costs saved annually by using the two-year recertification process.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - – Sections 3 (a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257.

## **Ongoing MTW Initiative – Two-Year Reexamination of Elderly Families in the Housing Choice Voucher Program**

### **A. Description of Ongoing MTW Activity**

Continue to implement a two-year income reexamination process for elderly families in the Housing Choice Voucher program whose income includes Social Security entitlements. All elderly families in the HCV program were reexamined during in FY2007, so the only action that took place during CY2008 was sending families a request for tenancy approval and new lease papers.

### **B. How this Activity Relates to Statutory Objectives**

The two-year reexamination period for elderly families in the HCV program with SS entitlements will help reduce costs and achieve greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA Section 8 staff will be able to substantially reduce the amount of time involved in conducting reexaminations for a population that has a stable income with regular cost of living increases. Annual inspections will continue as always.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of reexaminations conducted annually for elderly families in the HCV program whose income includes SS prior to the initiative.
- Number of reexaminations conducted annually for elderly families in the HCV program whose income includes SS after implementation of the initiative. (Approximately 500 families will qualify for the two-year reexamination period.)
- Length of time to conduct a reexamination.

### **E. Data collection process and measurement of progress/performance**

Staff can easily determine the average length of time it takes to conduct a reexamination for an elderly family in the HCV program who receives SS entitlements. In response to the new guidelines outlined in the Amended and Restated Moving to Work Agreement, LMHA will use the above measures to calculate the total staff hours saved annually by using the two-year recertification process.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section D.1.c. Operational Policies and Procedures – Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.

## **Ongoing MTW Initiative – Special Referral HCV Program – Center for Women and Families**

### **A. Description of Ongoing MTW Activity**

Continue to allocate Housing Choice Vouchers to a special referral program with Center for Women and Families for their long term transitional housing on their downtown campus (approximately 17 vouchers). While voucher recipients are initially required to reside on campus, and meet the Center for Women and Families program requirements, their vouchers resume full portability after they successfully graduate from their program. As a participant moves from the Center for Women’s campus, LMHA issues a voucher to the next eligible applicant.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity provide incentives to heads of household who are participating in programs at the Center for Women and Families that will assist them in becoming economically self-sufficient. It also increases housing choices for low-income families interested in the Center for Women’s and Families programs.

### **C. The impact of this MTW activity on the Objective(s)**

Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Participants in these programs often face multiple barriers to becoming self-sufficient. LMHA’s special referral HCV program addresses those obstacles and provides a strong incentive for participates to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 11,238 applicants. Because of the training and support participants will receive at the Center, they will have a higher likelihood of using their vouchers to participate in LMHA’s Section 8 homeownership program upon graduation or transitioning to market rate housing, which will open up voucher assistance for another low-income family.

Another impact of this ongoing MTW initiative is to the children of participants, who will have a stable school environment while their parent is enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

#### **Information related to Program and Participants**

- Number of program participants
- Income level and income type of participants upon entering the program
- Number of program graduates
- Job placement and income information of participants upon program completion
- Time period between entry and completion of the program
- Number of children that remain in the same school during their residency at Center for Women and Families (adjusting for transitions from elementary to middle to secondary school, etc.)

#### **Information related to Vouchers and Voucher Utilization**

- Number of vouchers issued to Center for Women and Families participants each year
- Number of Center for Women and Families graduates who transfer their vouchers to other locations upon graduation
- Number of Center for Women and Families graduates who enter LMHA’s Section 8 HO program
- Number of Center for Women and Families graduates who leave the Section 8 program

### **E. Data collection process and measurement of progress/performance**

In response to the new guidelines outlined in the Amended and Restated Moving to Work Agreement between LMHA and HUD, the Women and Families will begin tracking the factors related to program and participant

activities outlined above. LMHA staff will begin tracking the information related to vouchers and utilization. Graduation from the Center's programs, job placement and income increases, movement towards homeownership or market rate rental housing, and school stability for children will all be used to measure the success of this activity.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.

## **Ongoing MTW Initiative – Term Limits and Employment/Educational Work Requirements for Clarksdale Single Family Scattered Site Public Housing Replacement Units**

### **A. Description of Ongoing MTW Activity**

Continue to implement a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program. Heads of household must be employed and work at least 30 hours per week to be eligible for these units. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and persons with disabilities are exempt from the employment or school requirement and the time limitations.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing MTW initiative give incentives to families with children whose heads of household are either working or participating in educational programs that assist in obtaining employment and becoming economically self-sufficient. It also increases housing choices for low-income families.

### **C. The impact of this MTW activity on the Objective(s)**

The new single family scattered site single family rental units that have been developed as Clarksdale replacement housing are some of finest housing stock that LMHA offers. Residency at these sites is very desirable and much sought after. The five year time limitation and work/educational requirements uses public housing as an incentive for economic progress, and will ensure that these units help launch families and are turned over to other households working towards self-sufficiency goals.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of heads of households living in the Clarksdale scattered site single family replacement housing units that are not elderly or disabled.
- Length of residency in the Clarksdale scattered site single family replacement housing unit.
- Employment status and income of non-elderly or non-disabled person in the Clarksdale scattered site SF replacement housing.
- Number of HOH's residing in Clarksdale scattered site single family replacement housing units that move to market rate rental or homeownership.
- Number of heads of households living in other scattered site properties that are not elderly or disabled.
- Average length of residency in other scattered site properties without the time limitations or work requirements.
- Employment status and income of non-elderly or non-disabled person in other scattered site properties.
- Number of HOH's residing in other scattered site properties that move to market rate rental or homeownership.

### **E. Data collection process and measurement of progress/performance**

LMHA staff will track the above information for non-elderly and non-disabled residents of the Clarksdale scattered site single family replacement housing units and compare them to the same factors for non-elderly and non-disabled residents of LMHA's other scattered site properties.

The measures of progress with this initiative will be the numbers of employed residents, increases in income, and the number of residents that move to market rate rental or homeownership.

**F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.2. Local Preferences and Admission and Continued Occupancy Policies and Procedures – Section 3 of the 1937 Act and 24 C.F.R. 960.206 and Section C.5. Use of Public Housing as an Incentive for Economic Progress – Section 6© of the 1937 Act and 24 C.F.R. 960.201 subpart B.

## **Ongoing MTW Initiative – SRO Program Eligibility - YMCA**

### **A. Description of Ongoing MTW Activity**

Continue to authorize a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of SRO units on-site at the YMCA, and to house eligible applicants immediately upon completion of processing by the YMCA caseworker. Initial occupancy inspections of individual SRO units will continue to be waived upon move-in and all inspections will be held once per year concurrently at the site.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity reduces cost and achieves greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families interested in the YMCA's programs and housing facility.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA currently has a Housing Assistance Payment (HAP) Contract for a 41-unit SRO program with the YMCA of Louisville. The program has operated since 1989 and had been losing revenue due to occupancy issues prior to this initiative. The YMCA performs outreach to single, adult, income eligible males who are in need of housing. Many of these men have mental, emotional, and/or substance abuse problems that affect their ability to interact with others and perform the normal tasks required to be approved for admission to the program. LMHA's Housing Choice Voucher office is located approximately 50 blocks from the YMCA, and many individuals referred to the Authority for admission simply find themselves unable to make it to the HCV office for scheduled appointments. Many of those who do arrive for their initial appointment fail to submit required follow-up information necessary to complete the eligibility process. To address this problem, LMHA trained a YMCA-hired caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are housed immediately, the applicant packet is sent to LMHA for additional processing, and payments begin for that participant.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Occupancy level of YMCA SRO's prior to implementing these procedures.
- Occupancy level of YMCA SRO's after implementing these procedures.
- Time spent previously by LMHA staff interviewing and processing YMCA applicants.
- Time spent by LMHA staff only on the final processing of an applicant's packet.
- Time spent by LMHA staff separately inspecting units and conducting an initial occupancy inspection.
- Time spent by LMHA staff conducting one annual concurrent inspection of all 41 SRO's.

### **E. Data collection process and measurement of progress/performance**

The YMCA will track and report their current occupancy levels as compared to previous occupancy levels. LMHA staff will estimate the time spent on the other factors prior to and after implementation of the initiative and compare those measures. Progress will be determined by increased occupancy levels at the YMCA and reduced LMHA staff time spent on processing applications and conducting inspections.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

## **Ongoing MTW Initiative – Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program**

### **A. Description of Ongoing MTW Activity**

Continue the \$7,500 earned income disregard targeted to elderly families in the Housing Choice Voucher Program whose only other source of income is their Social Security entitlement.

### **B. How this Activity Relates to Statutory Objectives**

The earned income disregard helps reduce costs and achieves greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

This initiative will assist elderly families whose only source of income is Social Security and who may be struggling in today's economy, while it simplifies the rent calculation process for these families and reduces the time spent by LMHA Section 8 staff on those tasks. While the disregard currently only affects a small number of families, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. The disregard will be given only to families whose head of household or spouse is elderly. The disregard will not be given to families with elderly members where the head of household is not elderly.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of rent calculations LMHA conducts with elderly working families.
- Time spent calculating rent using the old method versus time spent calculating rent using the new method. .

### **E. Data collection process and measurement of progress/performance**

Staff will track the average time it takes to calculate rents for a family in the HCV program that meets the criteria described above using the old and new methods. LMHA will use that measure to calculate the total staff hours saved annually using the earned-income disregard.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section D.2.a.Rent Policies and Term Limits - Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.

## **Ongoing MTW Initiative – Rent Simplification for Public Housing and Housing Choice Voucher Programs – Standard Medical Deduction**

### **A. Description of Ongoing MTW Activity**

LMHA will continue to provide a standard deduction for medical expenses to all families in LMHA’s public housing and Section 8 programs whose head of household or spouse is elderly and whose income includes Social Security entitlements.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing initiative will achieve greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. All the family has to do to use the deduction is meet the eligibility criteria outlined above. If an individual family’s actual medical expenses are more than the deduction, then the family provides LMHA staff with documentation to support that amount and the verification process will be completed as it was previously before implementing this initiative. LMHA believes most families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Estimated amount of time spent verifying medical expenses for an eligible family versus using the standard medical deduction.
- Number of households using the standard medical deduction.

### **E. Data collection process and measurement of progress/performance**

LMHA staff will track the above information and compare it to an estimate of time spent on these tasks previously. The reduced time spent on these tasks will be the performance measure.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

## **Ongoing MTW Initiative – Spatial Deconcentration of HCV Assisted Units**

### **A. Description of Ongoing MTW Activity**

Continue the initiative limiting the concentration of HCV assisted units in complexes of one hundred or more units to 25%. This policy excludes both elderly/disabled and project-based sites.

### **B. How this Activity Relates to Statutory Objectives**

This initiative increases housing choices and promotes movement towards self-sufficiency for low-income families.

### **C. The impact of this MTW activity on the Objective(s)**

Several new landlords and management companies that were not formerly participating in the HCV program because of various concerns are now accepting Section 8 tenants because of the 25% cap on large complexes with 100 or more units. This opens up new housing opportunities in non-impacted areas for HCV participants and also facilitates their transition to housing self-sufficiency, as research has shown that families residing in areas with large concentrations of assisted housing are less successful in achieving their self-sufficiency goals.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Number of units by owner. Number of units in Exception Rent Areas.
- Number of units by Census Tracts.
- Further breakout of number of units by owner in the same zip code and/or by address.
- Confirmation of ownership and location using property valuation records as necessary.
- Changes in Census Tract / zip code data.

### **E. Data collection process and measurement of progress/performance**

Staff will track the number of units in the HCV program by owner, then further analyze by zip code Census Tract for any owners with 100 properties or more, confirming with property valuation records as necessary to monitor the number of vouchers located in a complex of 100 or more units. Measure of progress will be the overall number of large developments which meet the spatial deconcentration goals (all new properties will meet the goals.)

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section D.2.b.Rent Policies and Term Limits - Sections 8(o)(7) and 8(o)(13) of the 1937 Act and 24 C.F.R. 982.507.

## **Ongoing MTW Initiative – Housing Assistance Agreement with Day Spring**

### **A. Description of Ongoing MTW Activity**

LMHA plans to renew their Memorandum of Agreement with Day Spring to provide housing assistance to 3 households in Day Spring constructed units. These units include 1 single room occupancy unit, 1 one-bedroom unit, and 1 two-bedroom unit, none of which had housing assistance attached to them before FY2008.

### **B. How this Activity Relates to Statutory Objectives**

This ongoing activity increases housing choices for low-income families interested in the Day Spring's programs and housing facility and achieves greater cost effectiveness in Federal expenditures.

### **C. The impact of this MTW activity on the Objective(s)**

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services. Day Spring, a faith-based charitable organization, provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Day Spring received a grant under HUD's Supportive Housing for Persons with Disabilities program to construct a new 6-unit facility, increasing its total housing stock to 27 units.

LMHA will continue to provide housing assistance to the three units described earlier. Residents must meet HCV program income requirements; however, not all of the units will be subject to typical Housing Quality Standards and rent reasonableness requirements. LMHA will rely on the local HUD Field Office to monitor the physical condition of these properties, use the established PRAC for the single room occupancy unit, and perform the normal rent comparability for the one and two bedroom units. This effort is a small but important step in increasing housing choices for low-income individuals and families.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Time that would be normally spent by LMHA staff conducting rent comparabilities and inspecting units.
- Time spent obtaining that information from the local HUD Field Office.
- Number of people served in units that would not qualify for assistance if rent reasonableness and Housing Quality Standards applied to the SRO unit.

### **E. Data collection process and measurement of progress/performance**

LMHA staff will obtain inspection, PRAC and rent comparability information from HUD as needed, and estimate the time saved compared to conducting those same tasks. Day Spring staff will provide information on the number of persons that were housed in the SRO unit.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, Section D.1. f. Operational Policies and Procedures – Section 8(p) of the 1937 Act and 24 C.F.R. 983.53-54 and 982 Subparts H and M, Section D.2.a. Rent Policies – Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518, and Section D.2.c. Rent Policies – Section 8(0)(10) and 8(o)(13)(F)-(G) of the 1937 Act and 24. C.F.R. 982 Subpart L and 983 Subpart E.

## **Ongoing MTW Initiative – Housing Choice Voucher Homeownership – Flexibility in Third-Party Verifications**

### **A. Description of Ongoing MTW Activity**

LMHA staff will continue the Section 8 program changes that allow flexibility in third party verifications and income update process.

### **B. How this Activity Relates to Statutory Objectives**

These ongoing changes achieve greater cost effectiveness in Federal expenditures and increase housing choices for lower income families.

### **C. The impact of this MTW activity on the Objective(s)**

This ongoing initiative allows LMHA staff to speed up the processing time between the Section 8 HO application and briefing appointments, which ultimately results in families finding and moving into homes quicker. Staff time on the verification process is also reduced. To apply for the Section 8 Homeownership program, potential homeowners can now provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions. LMHA also has made Section 8 HO program changes that allow more flexibility in the income verification process. Federal regulations state that income verification is only good for 4 months. This makes sense for the rental portion of the Section 8 program, but not for the homeownership portion as potential buyers sometimes need up to a year to finalize their purchase (though LMHA has found that the majority of buyers purchase with 8 months.) Using our flexibility as a MTW Agency, LMHA has changed its policy to allow income verification data to be used for up to an 8 month period instead of 4.

### **D. Description of baselines, proposed benchmarks and progress/performance metrics**

- Time spent on third party verifications before and after implementation of this initiative.
- Amount of time between initial application and briefing appointments for families in the Section 8 Homeownership process.
- Number of Section 8 homeownership applications in process during the year.
- Number of times income data would have been re-verified after 4 months.
- Estimated time staff would have spent re-verifying income data.

### **E. Data collection process and measurement of progress/performance**

LMHA's Section 8 Homeownership team will track the above information and compare it to an estimate of time spent on these tasks previously. Staff will also measure the time reduction between the initial application and briefing appointments.

### **F. MTW Authorizations per Restated Agreement**

Attachment C, Section D.8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625.

### ***Evaluation***

At this time LMHA does not anticipate using outside evaluators for its MTW program. The Authority does collaborate with several outside agencies and organizations that will be involved in assessing the outcomes, successes and needed refinements to individual MTW initiatives.

## VII. Sources and Uses of Funding

### *Louisville Metro Housing Authority Sources and Uses of Funds*

The following documents comprise the annual, consolidated statement of sources and uses for all of Louisville Metro Housing Authority's (LMHA) programs as required in Attachment B of the revised MTW Agreement. This statement is for FYE June 30, 2010.

The LMHA's 2009 - 2010 operating plan provides for an overall, consolidated deficit of \$6,235,000. This deficit resides entirely in the Section 8 Voucher Program.

The Section 8 Voucher program will operate at a deficit due to a high utilization rate. LMHA has leased more than the total vouchers authorized in the current fiscal year and anticipates that will continue in the coming fiscal year. This was possible because of the freedoms offered by the MTW program and because HUD funded the Section 8 Voucher Program at more than 100% of eligibility for two consecutive years. LMHA expects the voucher utilization rate to reach more reasonable levels during the fiscal year ending June 30, 2011. This will be accomplished primarily through attrition. As voucher holders leave the program, new vouchers will not be issued until the annual costs of those vouchers is more commensurate with the annual income received by the Section 8 Program.

The Public Housing Program (AMPs) is budgeted as a "break-even budget". However, the break-even budget includes transfers from the Capital Program (\$2,446,000), the Section 8 Program (\$1,634,000), and the Central Office Cost Center (\$1,447,000). These transfers are necessary for several reasons. They include:

- a) An 11% anticipated shortfall in operating subsidy for the Public Housing Program. This shortfall is expected to cost the Public Housing Program approx. \$1,900,000 in lost revenue. If operating subsidy were funded at 100% of eligibility, no transfer at all would be required from the Section 8 Program.
- b) A substantial increase in utility costs. Natural gas rates in Louisville have risen 24%, and water rates have increased by 5%. Based on spending levels in the current fiscal year, utility costs for the public housing program contained in this budget have been increased more than \$1,300,000. Although the increased costs and consumption will eventually be factored into the "3 year rolling base" utilized in calculating operating subsidy, that offers no immediate relief to the public housing program. Any additional subsidy that may result will not occur until late calendar year 2010.
- c) A significant reduction in interest income earned. Rates have dropped to extremely low levels. LMHA can invest in only the most conservative investments. The current year's budget data was developed using a rate of almost 5%. Actual rates are now down to .2% to .3%. Consequently, those lower rates are reflected in the budget for FYE 6/30/10.

LMHA staff did not accommodate the projected operating subsidy shortfall in the Public Housing Program by only transferring funds in from the Capital and Section 8 Voucher Programs (funding in these 3 programs is fungible). LMHA has attempted to control operating expenses by accumulating vacancy credits on open positions (both administrative and maintenance), scrutinizing and reducing overtime costs, contracting with telecommunications specialists to reduce annual telephone charges, successfully petitioning the state of Kentucky to waive its bonding requirements for self-insured workers' compensation participants, and thoroughly screening new hires for any history of worker compensation problems. Wages, employee benefits, and insurances costs represent a large part of LMHA's routine operating expenses.

LMHA's Board of Commissioners has approved the use of the funding fungibility authority within the MTW program to augment the Public Housing Program with Section 8 and Capital Fund dollars. Additionally, they have approved the transfer of surplus funds within the Central Office Cost Center to the Public Housing Program as allowed under asset management. Public housing operating reserves could also have been used to absorb expected shortfalls. However, the Board of Commissioners has established a policy of maintaining 4 months of operating expenses in reserves. These reserves provide adequate cash flow in case of delays in HUD funding (which has occurred over the years), fund emergencies or disasters that may occur, and keep the Authority on sound financial ground.

The 2009-2010 budget is only the third to be developed under HUD's "asset management" model. Consequently, this budget was prepared with only one full year of actual activity on which to build estimates. As more historical data becomes available, future budgets can be more accurately forecast.

Additionally, it should be noted that the 'Employee Benefits' line contained in the 'General Expense' section of the supporting Public Housing schedule has been appropriately "redistributed" to the broader categories that contain salaries, i.e. Administration, Tenant Services, Maintenance, and Protective Services, on the consolidated budget page. Of course, total expenses always remain the same.

LOUISVILLE METRO HOUSING AUTHORITY

CONSOLIDATED BUDGET FYE 6/30/10

(1000s)

Worksheet: H:\12009-2010 Public Library\HMA Downloads\Consolidated Budget FY 2009-2010.xls

SOURCES OF FUNDING	2009 - 2010 PUBLIC HOUSING	2009 - 2010 CENTRAL OFFICE COST CENTER (COCC)	2009 - 2010 CAPITAL & REPLCT HOUSING FUNDS	2009 - 2010 HOUSING CHOICE VOUCHERS (SEC 8)	2009 - 2010 STATE & LOCAL FUNDS	2009 - 2010 CONSOLIDATED BUDGET
FEDERAL SUBSIDY	\$15,501		\$11,180	\$61,461		\$88,142
DWELLING RENTAL	5,698					\$5,698
EXCESS UTILITIES	191					\$191
NON-DWELLING RENTAL	92					\$92
FEE INCOME		10,335				\$10,335
INTEREST INCOME	225	94		\$58		\$377
OTHER INCOME	387	15				\$402
TRANSFERS FROM OTHER FUNDS	5,527					\$5,527
<b>TOTAL SOURCES</b>	<b>\$27,621</b>	<b>\$10,444</b>	<b>\$11,180</b>	<b>\$61,519</b>	<b>\$0</b>	<b>\$110,764</b>
<b>USES OF FUNDING</b>						
ADMINISTRATION	2,919	5,437	336	\$3,855		\$12,547
FEE EXPENSE	2,814		1,048	\$2,045		\$5,907
RESIDENT SERVICES	501	33	67	1,011		\$1,612
UTILITIES	7,785	10				\$7,795
MAINTENANCE	11,757	3,190		5		\$14,952
PROTECTIVE SERVICES	1,081	3		20		\$1,104
GENERAL	681	219		33		\$933
CAPITAL EXPENSE			7,283			\$7,283
RENTAL ASSISTANCE PAYMENTS	83			59,151		\$59,234
TRANSFERS TO OTHER FUNDS		1,552	2,446	1,634		\$5,632
<b>TOTAL USES</b>	<b>\$27,621</b>	<b>\$10,444</b>	<b>\$11,180</b>	<b>\$67,754</b>	<b>\$0</b>	<b>\$116,999</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$6,235)</b>	<b>\$0</b>	<b>(\$6,235)</b>

**OPERATING  
BUDGET  
Detailed  
2010**

Marionette HD: C:\Users\mcompton\Desktop\budgets\51309-AMP Budget for MW 0425122E.xls\BUDGET

Line Item	Acct #	Beecher 002	PUM	Parkway 003	PUM	Sheppard 004	PUM	Iroquois 005	PUM
Gross Rent Potential		\$1,012,320	\$111.00	\$782,388	\$103.00	\$379,464	\$97.00	\$506,340	\$87.00
Vacancy Loss		(44,320)	(4.86)	(57,388)	(7.56)	(14,464)	(3.70)	(6,340)	(1.09)
Net Dwelling Rent	3110	\$968,000	106.14	\$725,000	95.44	\$365,000	93.30	\$500,000	85.91
Excess Utilities	3120	30,000	3.29	60,000	7.90	37,000	9.46	16,000	2.75
Non-Dwelling Rent	3190		0.00	6,000	0.79		0.00	6,000	1.03
Total Rental Income		998,000	109.43	791,000	104.13	402,000	102.76	522,000	89.69
Interest Income	3610	39,000	4.28	35,000	4.61	18,000	4.60	35,000	6.01
Other Income	3690	76,000	8.33	71,000	9.35	35,000	8.95	78,000	13.40
Total Other Income		115,000	12.61	106,000	13.95	53,000	13.55	113,000	19.42
Asset Mgmt Fee - Sites	3693		0.00		0.00		0.00		0.00
Management Fees	3694		0.00		0.00		0.00		0.00
Bookkeeping Fee - Sites	3695		0.00		0.00		0.00		0.00
Central Services Fees	3696		0.00		0.00		0.00		0.00
Adm Fee - Mixed Finance	3697		0.00		0.00		0.00		0.00
Other Fees	3698		0.00		0.00		0.00		0.00
Total Fee Revenue		0	0.00	0	0.00	0	0.00	0	0.00
Operating Subsidy	3691	3,073,000	336.95	2,664,000	350.71	1,792,000	458.08	2,707,000	465.12
Interfund Transfers - Sec 8	3692		0.00		0.00	244,518	62.50		0.00
Interfund Transfers - CF	3692.50	188,789	20.70	680,496	89.59	272,948	69.77	115,897	19.91
Interfund Transfers - COCC or AMPs	3692.60		0.00		0.00		0.00		0.00
Total Income		\$4,374,789	479.69	\$4,241,496	558.39	\$2,764,466	706.66	\$3,457,897	594.14
Administrative Salaries	4110	\$329,000	36.07	\$252,000	33.18	\$180,000	46.01	\$247,000	42.44
Legal	4130	12,000	1.32	9,000	1.18	5,000	1.28	7,000	1.20
Training	4140	1,000	0.11	1,000	0.13	1,000	0.26	1,000	0.17
Travel	4150		0.00		0.00		0.00	500	0.09
Accounting / Auditing	4170/4171	2,800	0.31	2,400	0.32	1,200	0.31	2,400	0.41
Sundry . . .	4190 . . .	70,200	7.70	67,400	8.87	47,300	12.09	81,800	14.05
Total Administrative Expense		415,000	45.50	331,800	43.68	234,500	59.94	339,700	58.37
Asset Mgmt Fee - Sites	4185	91,200	10.00	75,960	10.00	39,120	10.00	58,200	10.00
Management Fee	4186	396,094	43.43	317,310	41.77	173,342	44.31	229,914	39.50
Bookkeeping Fee	4187	65,535	7.19	52,500	6.91	28,680	7.33	38,040	6.54
Adm Fee - Mixed Finance	4189		0.00		0.00		0.00		0.00
Total Fee Expense		552,829	60.62	445,770	58.68	241,142	61.64	326,154	56.04
Tenant Services Salaries	4210	28,000	3.07	24,000	3.16	12,000	3.07	24,000	4.12
Recreation, Publications, etc.	4220	18,100	1.98	14,750	1.94	7,950	2.03	10,175	1.75
Tenant Serv-FSS Case Mgmt	4230.05	43,000	4.71	22,000	2.90	24,000	6.13	8,000	1.37
Tenant Serv-Eviction Prev Pgm	4230.17	18,000	1.97	10,000	1.32	12,000	3.07	23,000	3.95
Total Tenants Services Expense		107,100	11.74	70,750	9.31	55,950	14.30	65,175	11.20
Water	4310	190,570	20.90	235,520	31.01	134,789	34.46	139,264	23.93
Electricity	4320	305,884	33.54	242,634	31.94	167,418	42.80	162,708	27.96
Gas	4330	754,066	82.68	679,245	89.42	403,340	103.10	663,240	113.96
Sewer	439010	190,776	20.92	237,925	31.32	119,163	30.46	137,282	23.59
Total Utilities Expense		1,441,296	158.04	1,395,324	183.69	824,710	210.82	1,102,494	189.43
Maintenance Labor	4410	482,000	52.85	662,000	87.15	450,000	115.03	506,000	86.94
Maintenance Materials	4420	35,000	3.84	62,000	8.16	52,000	13.29	64,000	11.00
Maintenance Contracts . . .	4430 . . .	836,800	91.75	769,500	101.30	537,400	137.37	597,000	102.58
Total Maintenance Expense		1,353,800	148.44	1,493,500	196.62	1,039,400	265.70	1,167,000	200.52
Security Labor	4460	15,000	1.64	12,000	1.58	6,000	1.53	12,000	2.06
Security Materials	4470	1,000	0.11	700	0.09	400	0.10	800	0.14
Security Contracts	4480	62,000	6.80	65,000	8.56	65,000	16.62	62,000	10.65
Total Security Expense		78,000	8.55	77,700	10.23	71,400	18.25	74,800	12.85
Insurance	4510	76,230	8.36	54,560	7.18	43,780	11.19	75,020	12.89
Terminal Leave	4530	5,285	0.58	5,873	0.77	4,011	1.03	4,879	0.84
Employee Benefits	4540 . . .	309,209	33.90	343,969	45.28	234,623	59.98	285,675	49.09
Collection Losses	4570	29,040	3.18	21,750	2.86	10,950	2.80	15,000	2.58
Other General Expense	4590	7,000	0.77	500	0.07	4,000	1.02	2,000	0.34
Total General Expense		426,764	46.79	426,652	56.17	297,364	76.01	382,574	65.73
Rental Assistance Payments	4710		0.00		0.00		0.00		0.00
Transfers to Other Funds	4711		0.00		0.00		0.00		0.00
Transfers to AMPs or COCC	4711.15		0.00		0.00		0.00		0.00
Capital Expense	CF		0.00		0.00		0.00		0.00
Total Expense		\$4,374,789	479.69	\$4,241,496	558.39	\$2,764,466	706.66	\$3,457,897	594.14
Surplus / (Deficit)		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

Dosker 012	PUM	St Catherine 013	PUM	Ave & 550 Apts 14	PUM	SS I-V, Newburg 017	PUM
\$1,075,248	\$131.00	\$375,876	\$197.00	\$588,060	\$165.00	\$619,164	\$189.00
(160,248)	(19.52)	(66,876)	(35.05)	(49,060)	(13.77)	(72,164)	(22.03)
\$915,000	111.48	\$309,000	161.95	\$539,000	151.23	\$547,000	166.97
	0.00		0.00		0.00	20,000	6.11
	0.00		0.00		0.00		0.00
915,000	111.48	309,000	161.95	539,000	151.23	567,000	173.08
36,000	4.39	11,000	5.77	14,000	3.93	14,000	4.27
41,000	5.00	4,000	2.10	15,000	4.21	34,000	10.38
77,000	9.38	15,000	7.86	29,000	8.14	48,000	14.65
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
0	0.00	0	0.00	0	0.00	0	0.00
1,749,000	213.08	326,000	170.86	886,000	248.60	1,003,000	306.17
980,403	119.44		0.00	403,946	113.34		0.00
408,662	49.79	153,667	80.54	177,446	49.79	163,106	49.79
	0.00		0.00		0.00	629,930	192.29
\$4,130,065	503.18	\$803,667	421.21	\$2,035,392	571.10	\$2,411,036	735.97
\$199,000	24.24	\$66,000	34.59	\$123,000	34.51	\$144,000	43.96
6,000	0.73	1,000	0.52	2,000	0.56	6,000	1.83
1,000	0.12	1,000	0.52	1,000	0.28	1,000	0.31
100	0.01		0.00		0.00		0.00
2,500	0.30	600	0.31	1,100	0.31	1,000	0.31
62,900	7.66	9,800	5.14	19,200	5.39	21,600	6.59
271,500	33.08	78,400	41.09	146,300	41.05	173,600	52.99
82,080	10.00	19,080	10.00	35,640	10.00	32,760	10.00
312,958	38.13	76,970	40.34	142,064	39.86	80,506	24.57
51,780	6.31	12,735	6.67	23,505	6.60	13,320	4.07
	0.00		0.00		0.00		0.00
446,818	54.44	108,785	57.02	201,209	56.46	126,586	38.64
25,000	3.05	6,000	3.14	11,000	3.09	10,000	3.05
14,625	1.78	3,600	1.89	6,450	1.81	6,300	1.92
3,000	0.37		0.00	3,000	0.84	7,000	2.14
4,000	0.49	1,000	0.52	3,000	0.84		0.00
46,625	5.68	10,600	5.56	23,450	6.58	23,300	7.11
95,807	11.67	26,391	13.83	49,528	13.90	104,326	31.85
423,233	51.56	135,723	71.13	252,834	70.94	166,730	50.89
310,709	37.85	17,216	9.02	124,632	34.97	266,682	81.40
100,497	12.24	22,988	12.05	55,088	15.46	127,540	38.93
930,246	113.33	202,318	106.04	482,082	135.26	665,278	203.08
654,000	79.68	73,000	38.26	273,000	76.60	287,000	87.61
13,000	1.58	3,000	1.57	19,000	5.33	262,000	79.98
875,600	106.68	145,000	76.00	582,900	163.55	654,800	199.88
1,542,600	187.94	221,000	115.83	874,900	245.48	1,203,800	367.46
13,000	1.58	3,000	1.57	6,000	1.68	5,000	1.53
800	0.10	200	0.10	300	0.08	300	0.09
447,000	54.46	96,000	50.31	96,000	26.94	1,000	0.31
460,800	56.14	99,200	51.99	102,300	28.70	6,300	1.92
74,910	9.13	18,590	9.74	32,890	9.23	31,020	9.47
5,509	0.67	917	0.48	2,555	0.72	2,758	0.84
322,607	39.30	53,587	28.09	149,536	41.96	161,484	49.29
27,450	3.34	9,270	4.86	16,170	4.54	16,410	5.01
1,000	0.12	1,000	0.52	4,000	1.12	500	0.15
431,476	52.57	83,364	43.69	205,151	57.56	212,172	64.77
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
	0.00		0.00		0.00		0.00
\$4,130,065	503.18	\$803,667	421.21	\$2,035,392	571.10	\$2,411,036	735.97
\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

Lourdes & Bishop 018	PUM	HOPE VI Repicts 034	PUM	Total Sites	PUM
\$322,848	\$177.00	\$869,700	\$223.00	\$6,337,512	\$129.00
(6,848)	(3.75)	(355,700)	(91.21)	(639,512)	(13.02)
\$316,000	173.25	\$514,000	131.79	\$5,698,000	115.98
	0.00	28,000	7.18	\$191,000	3.89
	0.00	80,000	20.51	\$92,000	1.87
316,000	173.25	622,000	159.49	5,981,000	121.74
9,000	4.93	14,000	3.59	\$225,000	4.58
8,000	4.39	25,000	6.41	\$387,000	7.88
17,000	9.32	39,000	10.00	612,000	12.46
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
0	0.00	0	0.00	0	0.00
340,000	186.40	961,000	246.41	\$15,501,000	315.52
	0.00	5,124	1.31	\$1,633,991	33.26
90,814	49.79	194,175	49.79	\$2,446,000	49.79
636,155	348.77	181,159	46.45	\$1,447,244	29.46
\$1,399,969	767.53	\$2,002,458	513.45	\$27,621,235	562.23
\$99,000	54.28	\$119,000	30.51	\$1,758,000	35.78
1,000	0.55	6,000	1.54	\$55,000	1.12
1,000	0.55	1,000	0.26	\$10,000	0.20
	0.00		0.00	\$600	0.01
600	0.33	700	0.18	\$15,300	0.31
44,300	24.29	18,100	4.64	\$442,600	9.01
145,900	79.99	144,800	37.13	2,281,500	46.44
18,240	10.00	39,000	10.00	\$491,280	10.00
137,441	75.35	126,833	32.52	\$1,993,432	40.58
22,740	12.47	20,985	5.38	\$329,820	6.71
	0.00		0.00	\$0	0.00
178,421	97.82	186,818	47.90	2,814,532	57.29
6,000	3.29	7,000	1.79	\$153,000	3.11
3,625	1.99	6,275	1.61	\$91,850	1.87
	0.00	11,000	2.82	\$121,000	2.46
7,000	3.84	2,000	0.51	\$80,000	1.63
16,625	9.11	26,275	6.74	445,850	9.08
20,786	11.40	63,470	16.27	\$1,060,451	21.59
108,693	59.59	243,568	62.45	\$2,209,425	44.97
54,507	29.88	128,987	33.07	\$3,402,624	69.26
25,817	14.15	95,426	24.47	\$1,112,502	22.64
209,803	115.02	531,451	136.27	7,785,002	158.46
154,000	84.43	208,000	53.33	\$3,749,000	76.31
64,000	35.09	103,000	26.41	\$677,000	13.78
429,900	235.69	544,800	139.69	\$5,973,700	121.59
647,900	355.21	855,800	219.44	10,399,700	211.69
3,000	1.64	4,000	1.03	\$79,000	1.61
200	0.11	200	0.05	\$4,900	0.10
74,000	40.57	700	0.18	\$968,700	19.72
77,200	42.32	4,900	1.26	1,052,600	21.43
17,160	9.41	25,520	6.54	\$449,680	9.15
1,617	0.89	2,093	0.54	\$35,497	0.72
94,863	52.01	122,381	31.38	\$2,077,934	42.30
9,480	5.20	15,420	3.95	\$170,940	3.48
1,000	0.55	4,000	1.03	\$25,000	0.51
124,120	68.05	169,414	43.44	2,759,051	56.16
	0.00	83,000	21.28	\$83,000	1.69
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
	0.00		0.00	\$0	0.00
\$1,399,969	767.53	\$2,002,458	513.45	\$27,621,235	562.23
\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

## VIII. Administrative

The following resolutions were presented to the Louisville Metro Housing Authority's Board of Commissioners and approved on April 14, 2009.

### **RESOLUTION NO. 14 - 2009 (4/14/09)**

#### **RESOLUTION APPROVING LMHA'S MOVING TO WORK PROGRAM FY2010 ANNUAL PLAN**

##### **ITEM NO. 5.b.**

**WHEREAS**, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville (HAL), executed a Moving to Work (MTW) Agreement on August 2, 1999 and an Amended and Restated Agreement on April 15, 2008 which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

**WHEREAS**, as part of the Amended and Restated MTW agreement, an Annual Plan for Fiscal Year 2010 must be developed and submitted to HUD to formally enable the Authority to fully use the policy and budget flexibility provided to participants in the MTW Program; and

**WHEREAS**, a Board Resolution approving the proposed MTW Annual Plan and required Certification must be included in the submission provided to HUD; and

**WHEREAS**, LMHA staff distributed the Annual Plan to the Board of Commissioners and conducted a Public Hearing on March 30, 2009 to discuss the proposed FY2010 MTW Annual Plan prior to its submission to HUD.

**NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS** that the FY2010 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to submit this plan to the U.S. Department of Housing and Urban Development.

## **RESOLUTION BACKGROUND STATEMENT**

### **RESOLUTION APPROVING LMHA'S MOVING TO WORK (MTW) PROGRAM FY2010 ANNUAL PLAN**

#### **ITEM NO. 5.b.**

##### **I. STATEMENT OF FACTS**

Moving to Work (MTW) is a deregulation demonstration program legislated by Congress in 1996 that provides increased autonomy for selected Public Housing Authorities (PHAs) to meet specific local housing needs. The MTW Demonstration Program provides participating PHAs flexibility to test various housing approaches that achieve greater cost effectiveness, provide incentives to residents to obtain employment and become economically self-sufficient, and to increase housing choices for low-income families. MTW legislation allows participating housing authorities to combine federal resources from the Operating Budget, Capital Fund and the Housing Choice Voucher Tenant-Based Rental Assistance programs, and the flexibility to efficiently utilize these HUD funding sources.

In October 1997, the former Housing Authority of Louisville was chosen as one of 24 MTW demonstration awardees. HAL'S MTW agreement, which specified the regulatory relief afforded to the organization, was finalized and signed on August 2, 1999, and was originally for a five-year period. This agreement, which now covers the Louisville Metro Housing Authority, was to expire as of June 30, 2005. LMHA was fortunate to receive a one-year extension, followed by an additional three-year extension.

On December 20, 2007 HUD notified LMHA of its intent to amend and restate MTW agreements with participating PHAs. This new agreement was adopted by the Board in a resolution on April 15, 2008 and will extend participation in the MTW program until June 30, 2019.

MTW demonstration agencies are still required to prepare and submit MTW Annual Plans in lieu of the Public Housing Annual Plan as is currently required of other agencies. The FY2010 Annual Plan will be effective from July 1st, 2009 to June 30th, 2010.

Copies of the proposed FY2010 MTW Annual Plan were distributed to the Board of Commissioners and discussed at a Public Hearing on March 30, 2009 prior to the Board's motion.

As part of the FY2010 MTW Annual Plan submission, Executive Director Tim Barry will be required to certify to a number of statements as required by HUD. A list of these certifications is attached.

**RESOLUTION BACKGROUND STATEMENT**

**RESOLUTION APPROVING LMHA'S MOVING TO WORK (MTW)  
PROGRAM FY2010 ANNUAL PLAN**

**ITEM NO. 5.b.**

**II. ALTERNATIVES**

- A. Approve the resolution authorizing the submission of the proposed FY2010 Moving to Work Annual Plan.
- B. Do not approve the resolution authorizing submission of the proposed FY2010 Moving to Work Annual Plan.

**III. RECOMMENDATION**

Staff recommends Alternative "A".

**IV. JUSTIFICATION FOR RECOMMENDATION**

- LMHA staff, in consultation with residents, has developed the proposed FY2010 Moving to Work Annual Plan.
- Approval of this resolution is a contractual requirement under the MTW program that will allow LMHA to move forward and take advantage of the flexibility afforded to Moving to Work sites.

**Submitted by:** Tim Barry  
Executive Director  
April 14, 2009

**RESOLUTION NO. 15 - 2009 (4/14/09)**

**APPROVAL TO REVISE FLAT RENTS FOR SCATTERED SITES AND OCCUPANCY CRITERIA  
FOR CLARKSDALE HOPE VI SCATTERED SITES**

**ITEM NO. 5.c.**

**WHEREAS**, the Louisville Metro Housing Authority (LMHA) currently offers its residents the option of a flat rent or income-based rent at its public housing properties and the current flat rent structure is the same per bedroom size at all of its family, high-rise and scattered sites; and

**WHEREAS**, occupancy criteria for scattered sites currently includes residency in a family or elderly site for a one-year period and a recommendation by the site manager as an outstanding resident; and

**WHEREAS**, LMHA has the authority and flexibility through its participation in the Moving to Work Demonstration (MTW) program to develop rent reforms that achieve greater cost effectiveness in Federal expenditures and occupancy criteria that give incentives to heads of households who are becoming economically self-sufficient; and

**WHEREAS**, LMHA staff desires to implement a MTW initiative to 1) increase flat rents at all scattered sites to reflect each particular property's square footage, location, age and amenities and 2) to revise occupancy criteria for Clarksdale HOPE VI Replacement scattered sites to include mandatory participation in a case management program and active movement towards self-sufficiency; and

**WHEREAS**, LMHA staff conducted a Public Hearing on March 30, 2009 to discuss the proposed flat rent and occupancy criteria changes as a Moving to Work initiative; and

**WHEREAS**, HUD requires Board approval for any MTW initiative involving rent reforms.

**NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS** that the proposed increase in flat rents at all scattered sites and the occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites are approved.

Staff is to follow HUD posting requirements as it relates to rents.

**RESOLUTION NO. 15 - 2009 (4/14/09)**

**APPROVAL TO REVISE FLAT RENTS FOR SCATTERED SITES AND OCCUPANCY CRITERIA  
FOR CLARKSDALE HOPE VI SCATTERED SITES**

**ITEM NO. 5.c.**

**I. STATEMENT OF FACTS**

The Louisville Metro Housing Authority currently offers residents the option of a flat rent or income based rent at all the public housing properties it owns and manages. The current flat rent structure is the same for all family, high-rise and scattered site units of the same bedroom size regardless of square footage, location, age or amenities. Many of the Authority's scattered sites, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement scattered site units, are highly desirable properties that could easily command increased rents. The existing low rent structure for these properties may, in some instances, discourage residents from moving out of the unit towards self-sufficiency. It also limits the availability of LMHA's best housing stock for other low-income families. (There is a five-year term limit for Clarksdale single-family scattered site public housing replacement units only.) The proposed flat rent ranges could increase the availability of these units and increase rent revenues generated from these properties.

The following outlines the current flat rents versus the proposed flat rent ranges by bedroom size:

Bedroom Size	Current Flat Rent	Proposed Flat Rent Ranges
0 Bedroom	\$269	Same
1 Bedroom	\$278	\$308-\$412
2 Bedrooms	\$289	\$358-\$475
3 Bedrooms	\$358	\$408-\$537
4 Bedrooms	\$400	\$458-\$598

In conjunction with these increased flat rents, staff is proposing occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites. Currently residents must have lived in a family or elderly site for a one-year period and have a recommendation by the site manager as an outstanding resident. The revised occupancy criteria would also require mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households may be exempted from these criteria.

A copy of the proposed MTW initiative outlining the increased flat rent structure for all scattered sites and the occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites was made available for review as part of the Agency's MTW Annual Plan at the Central Office and at a Public Hearing on March 30, 2009.

These documents were also posted on LMHA's website for 30 days prior to the Board's motion.

## **RESOLUTION BACKGROUND STATEMENT**

### **APPROVAL TO REVISE FLAT RENTS FOR SCATTERED SITES AND OCCUPANCY CRITERIA FOR CLARKSDALE HOPE VI SCATTERED SITES**

#### **ITEM NO. 5.c.**

#### **II. ALTERNATIVES**

- A. Approve an increase in flat rents for all scattered sites and the occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites.
- B. Do not approve an increase in flat rents for all scattered sites and the occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites.

#### **III. RECOMMENDATION**

Staff recommends Alternative "A".

#### **IV. JUSTIFICATION FOR RECOMMENDATION**

- The occupancy criteria requiring case management will move residents towards self-sufficiency and improved quality of life.
- LMHA's rent revenues could be increased through the revised flat rents.
- Residents would have increased access to LMHA's most desirable properties through the proposed changes.
- LMHA staff, in consultation with residents and the public, developed the proposed increase in flat rents for all scattered sites and the occupancy criteria changes for Clarksdale HOPE VI Replacement scattered sites.
- Approval of this resolution is a requirement under the MTW Demonstration program.

**Submitted by:** Kathy Head  
Manager of Leased Housing  
April 14, 2009

Certifications of Compliance with Regulations:  
Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA and conducted a public hearing to discuss the Plan and invited public comment.
2. The Agency took into consideration public and resident comment before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan;
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
5. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
6. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
7. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
8. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
9. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
10. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
11. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

12. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.

13. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

15. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

16. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

17. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.

18. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Louisville Metro Housing Authority

KY 001

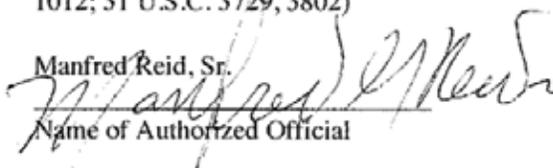
\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Manfred Reid, Sr.

Chairman of the Board

  
\_\_\_\_\_  
Name of Authorized Official

\_\_\_\_\_  
Title

April 14, 2009

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

form HUD-50077-MTW  
(xx/xx/20xx)

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name  
 Louisville Metro Housing Authority  
 Program/Activity Receiving Federal Grant Funding

## Moving to Work Demonstration Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

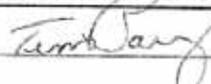
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

All Louisville Metro Housing Authority sites.

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
 (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Tim Barry	Signature 	Title Executive Director	Date 4/14/09
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X

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352  
(See reverse for public burden disclosure.)

Approved by OMB  
0348-0046

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: <sup>4c</sup>			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Louisville Metro Housing Authority 420 South Eighth Street Louisville, Ky 40203  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> US Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Moving to Work Deregulation Demonstration Program CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ N/A		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): N/A			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI): N/A		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the fee above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Tim Barry</u> Print Name: <u>Tim Barry</u> Title: <u>Executive Director</u> Telephone No.: <u>502-569-3420</u> Date: <u>4/14/09</u>		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification of Payments  
to Influence Federal Transactions**

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Louisville Metro Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Deregulation Demonstration Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

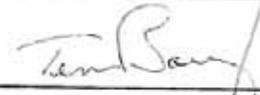
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Tim Barry	Executive Director
Signature 	Date (mm/dd/yyyy) 4/14/09

Genevieve  
Apply 4738 Dale Hwy  
Mon-Fri 9 - 4  
Montgomery Realtors

## CAN YOU QUALIFY FOR THIS SALES CAREER?

Ambitious, energetic person wanted as an automotive replacement parts SALES REPRESENTATIVE for the company which represents A/R's Heating & Cooling Group. The products that you will be selling include automotive fan belts, radiator hoses, thermostats, air conditioning parts, wipers, and other related items.

Position requires management of new and existing accounts, visits to the Louisville area, hands-on sales to service dealers and stores, field survey activity, and detailed computer record keeping. Overnight travel up to 50% of the time. Ability to lift up to 50 pounds required. Working knowledge of MS Excel and Word is a must. MS PowerPoint skills are helpful. Automotive after-market sales experience is preferred, but not required. A high school diploma or GED equivalent is required. A college degree is a plus. Three to five years sales experience is required. Hydraulic experience is a plus.

Complete benefit package includes vacation, hospital, sick leave, health insurance and 401K plan. Compensation includes base + commission and monthly and year end bonus plan. Company vehicle, computer and expense account provided. Please forward resume and salary history to:

NAP Heating & Cooling  
Attn: Regional Sales Manager  
524 Cottage Place  
Rte 10n, PA 17268  
610-424-0400 ext 202

## MAINTENANCE TECHNICIAN



It's waaaay better than fast food  
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Maintenance Technician needed with HVAC and refrigeration skills a must, good troubleshooting skills, including kitchen equip., minor plumbing and electrical. Excellent salary & benefits. Send resume & salary history to:

Maintenance Manager  
Wendy's/BF South  
1903 Stanley Gault Pkwy.  
Louisville, KY 40223  
Phone: 502-773-6974  
Fax: 502-254-7031  
jcissell@bfcompanies.com

attend required trainings and have a valid KY driver's license. Agency policy regarding background checks and drug screens applies. GED or HS Diploma and computer experience required; knowledge of home repair and basic principles of energy systems helpful. Send resume letter to: Kenneth Jones, 608-N. Hill, P.O. Box 504, Clay City, KY 40312

Part-Time, home-based internet business. Earn \$500-\$1000/month or more. Flexible hours. Training provided. No selling required. FREE details. www.K348.com

Special Ops US Navy. Elite training. Daring missions. Generous pay/benefits. HS grads ages 17-34. Do you have what it takes? Call Mon-Fri (800)282-1384

Spencerian College (Burlington) seeks a Financial Planning Coordinator. Requires knowledge of Federal and State tax and an Associate Degree in related field. Email resume: bhigley@spencerian.edu. EOE.

Sullivan University (Ft. Knox) is looking for an Adjunct Economics Instructor to teach two web-assist courses on Monday evenings beginning March 30, 2009. Requires a Master's degree with 18 graduate hours in economics. Email: puphus@sullivan.edu. EOE.

**622 EMPLOYMENT WANTED**  
WILL CARE FOR YOUR ELDER at home, also help with Housekeeping. 18 years experience. Good references. Call Bonnie at 358-4817.

**626 DOMESTIC CARE**  
Caregiver for U.S. Army Veteran (quadriplegic). Male military veteran preferred. Strong healthy worker to help man in a wheelchair, car, bed etc. PT to start. Must have valid drivers license. Call John 502-266-9995 or 502-905-1316.

## SCHOOL

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www.oeo of them on CareerBuilder.com  
The Career Journal monthly journal

LEGAL NOTICE RFP P-2308 Notice is hereby given that the Transit Authority of River City (TARC) is requesting proposals for: EMPLOYEE ASSISTANCE PROGRAM Copies of the Request for Proposals are available from the Transit Authority of River City (TARC), Purchasing Department, 1000 West Broadway, Louisville, Kentucky 40203-2031, by contacting Mary Cooper, Buyer at the above address or by phone (502) 213-3200, or by e-mail at mcooper@tardarc.org. All proposals shall be submitted in accordance with requirements set forth in the RFP, and shall be received in the office of J. Barry Barker, Executive Director, TARC, 1000 W. Broadway, Louisville, KY 40203 before 3:00 p.m., local time Thursday, April 23, 2009. All late bids will be returned unopened. A Pre-Proposal Conference will be held Thursday, March 24, 2009 at 10:00 a.m., local time, for this solicitation. TARC hereby notifies all proposers that in regard to any contract entered into pursuant to this RFP, advertisement or solicitation, disadvantaged business enterprises will be afforded full opportunity to submit proposals and no one will be subjected to discrimination on the basis of race, color, creed, religion, sex, disability, age, or national origin in consideration for an award. TARC reserves the right to postpone, accept or reject any and all proposals and to waive any informality in the RFP process as TARC deems in its own best interest. J. Barry Barker, Executive Director

Don't be a mail rat. Shop the Great Deal Classifieds and find something unique. courier-journal.com

Questions regarding the RFP should be directed to Tera West at (502) 574-4350.

## Louisville Metro Housing Authority (LMHA's) Public Hearing MTW Annual Plan

There will be a public hearing on March 30, 2009 at 6:00 PM at Dosker Manor, Building A, 413 East Muhammad Ali Boulevard, in the Nutrition Room. The subject of the meeting will be the Agency's FY 2010 Moving To Work (MTW) Annual Plan, revisions to its Five-Year Capital Plan and a rent reform initiative to increase flat rents for Liberty Green HOPE VI Re-located Sites. The revised Five Year Capital Plan and proposed Rent Initiative are part of the FY2010 Annual Plan which will be available for review on March 16th to April 14th, 2009 on the LMHA website ([www.lmha1.org](http://www.lmha1.org)) and at LMHA's Central Offices, located at 420 S. 8th Street, or by mail as requested. For additional information, call (502) 569-3420.

## STUFF

- 22 Air-Heat
- 24 Antiques/Collectibles
- 26 Appliances
- 28 Baby Items
- 30 Bicycles
- 34 Building Materials
- 35 Business/Miscellaneous
- 38 Cell Phones/Pagers
- 40 Cemetery Lots
- 42 Children's Items/Toys
- 44 Computers
- 46 Jewelry
- 56 Firewood/Pellets
- 57 Health & Fitness Equipment
- 58 Household Goods
- 60 Cleaning/Pets
- 62 Golf Clubs
- 66 Hot Tubs, Spas, etc.
- 72 Industrial Equipment
- 74 Lawn & Garden
- 78 Medical
- 82 Musical Instruments
- 84 Tools
- 88 Stoves
- 90 TV, Video Games
- 92 Wheelchairs
- 94 Miscellaneous

## 26 APPLIANCES

DRYER, WASHER, RANGE, \$125 each. REFRIGERATOR \$225. White, All late models. Warranty & Delivery. 812-283-1207

REFRIGERATOR AND STOVE, Whirlpool Both black Both 1 yr. old. MOVING, MUST SELL! 502-952-7540

Refrigerator & Dishwasher (GE). Also a never used mountable microwave (Samsung) \$500 for all! 502-969-5218

the atmosphere.

Dupont denies the allegations of the lawsuit and disputes that Plaintiffs have been injured or are entitled to any damages.

On or about August 15, 2008, the Plaintiffs reached an agreement with Dupont to settle the case. The terms of the settlement agreement were presented to the Court on January 8, 2009. The Court granted preliminary approval of the settlement and ordered that notice be given to the Dupont Class.

In full, complete, and final settlement of the case, Dupont has agreed to pay a total of \$600,000 ("Settlement Funds") for (i) compensation of the Class Members, (ii) the costs of administering the settlement, and (iii) Plaintiffs' attorneys' fees and costs as approved by the Court. Defendant will deposit \$600,000.00 (less attorney's fees and costs) into a scholarship fund, which shall have as its purpose providing scholarship assistance in the form of grants to help defray college or university expenses of graduating high school students residing in the Class Area. Selection of the recipients of the annual scholarships to be provided from the Scholarship Fund shall be in the discretion of the Scholarship Fund Selection Committee.

Class Members who wish the settlement to be approved will not be required to file any type of approval form or claim document. If Dupont Class Members contact Class Counsel for information on how to express approval for the proposed settlement, those Class Members will be encouraged to write a short letter expressing their approval to the Court which will be mailed to Class Counsel and immediately dispatched to the Court and Defense Counsel. Dupont Class Members who fail to take any action within sixty (60) days of the mailing of the notice and who have not effectively opted out of the Dupont Class shall be bound by the settlement.

Claims Released by Class Members. In exchange for the foregoing actions and payments by Dupont, Dupont Class Members will release Dupont from all claims, causes of action (whether class, individual, or otherwise in nature), injunctive relief of any kind, punitive and other damages of any kind, liabilities of any nature whatsoever, that any Class Member or Members, ever had, now has, or hereinafter can, shall or may have relating to the matters alleged and complained of in the Litigation including, without limitation, any claims that have been or could have been asserted in the Litigation. This foregoing Release does not apply to any claims for personal injury that could not have been asserted, in whole or in part, prior to the date of the Settlement Agreement or to claims based solely on future operations by Dupont that both (i) involve substantially different manufacturing processes and (ii) result in substantially different or greater releases or emissions than current or historical operations. The Plaintiff class further agrees that for a period of five (5) years unless a catastrophic accident occurs, which causes damages to the Plaintiff class, or if Dupont causes the emission of odors by substantially different manufacturing processes, which result in substantially different or greater releases or emissions than current or historical operations, that no person in the DuPont Class may assert any claim arising from or relating to air emissions, releases or odors from the Facility. If you are a member of the Dupont Class but do not wish to be a part of this settlement, you have the option of excluding yourself from the settlement class by mailing a written, signed request to be excluded, including (1) your full name and (2) your current address. Your request must be post-marked on or before April 15, 2009 and mailed, postage prepaid, to Class Counsel at the above address. If you remain in the Dupont Class, you will be bound by the terms of this settlement, even if you do not complete a Proof of Claim and Release Form and do not receive a distribution from the Settlement Funds.

The terms of the settlement are subject to final approval by the Court at a fairness hearing scheduled for April 20, 2009 at 9:00 a.m. before the Honorable John G. Heyburn II, United States District Judge, at the Gene Snyder United States Courthouse, 501 West Broadway, Louisville, Kentucky 40202. Upon approval by the Court, a final Judgment will be entered dismissing the lawsuit against Dupont with prejudice, and all settlement class members shall be deemed to have released Dupont from any and all claims within the scope of the settlement, unless they have effectively \*opted out of the class as described above. If you have any questions concerning this settlement or would like a copy of the more detailed notice and a Proof of Claim and Release Form, call toll free 1-800-536-0045 or contact Class Counsel at the address below. Please DO NOT contact the Court, the Clerk's Office, or the Judge.

Dupont Settlement Administration  
Macuga, Liddle & Dublin, P.C.  
975 E Jefferson Avenue  
Detroit, MI 48207

Lou. Metro Housing Auth.

# Classified Advertising

## LEGAL NOTICE

## ADVERTISEMENT FOR BID

### Louisville Metro Housing Authority (LMHA)'S Public Hearing MTW Annual Plan

There will be a public hearing on March 30, 2009 at 6:00 PM at Donker Manor, Building A, 413 East Muhammad Ali Boulevard, in the Nutrition Room. The subject of the meeting will be the Agency's FY 2010 Moving To Work (MTW) Annual Plan, revisions to its Five-Year Capital Plan and a rent reform initiative to increase flat rents for Liberty Green HOPE VI Replacement Scattered Sites. The revised Five Year Capital Plan and proposed Rent Initiative are part of the FY2010 Annual Plan which will be available for review on March 16th to April 14th, 2009 on the LMHA Website ([www.lmha1.org](http://www.lmha1.org)) and at LMHA's Central Offices, located at 420 S. 8th Street, or by mail as requested. For additional information call (502) 569-3420.

### INVITATION TO BID

The Jefferson County Public School System will receive sealed bids and award contract(s) for: **RENOVATION - PHASE 1 AT FRAYSER ELEMENTARY SCHOOL**, Louisville, KY.

Bids will be received until 2:00 p.m., April 7, 2009, at the Facility Planning Unit, C. B. Young, Jr. Service Ctr, 3001 Crittenden Dr, Lou, KY 40209, at which time and place bids will be opened and read aloud. Bidders must be present at the bid opening. Bid documents are prepared by K. Norman Barry Assoc. Arch., and are available from Don Meredith, 2434A Crittenden Dr, Lou, KY 40217, 636-0155.

The Owner reserves the right to accept any bid, to reject any or all bids, to waive any informalities in bids received where such acceptance, rejection, or waiver is considered to be in the best interest of the Owner.

## BIDS

## FOR RENT

### ADVERTISEMENT FOR BID

Sealed bids will be accepted in the Louisville Water Company Purchasing Department up to 11:00 a.m. Local Time on the bid opening date(s) indicated for the following project(s):

Bid 09-23 / Project 12421 / Westport Road Transmission Main - Phase 2  
Bid Opening Date: April 8, 2009  
Estimated Contract Value: \$1,000,001 - \$3,000,000  
Prequalification: 20-inch - 48-inch Ductile Iron AND 4-inch - 16-inch Ductile Iron  
Buyer:Phone: Greta Howard (502) 569-3600, ext. 2256  
Any contract resulting from this bid will be a prevailing wage contract.

For additional information, bidders must refer to the plans and specifications. Plans and specifications may be obtained from Lynn Imaging located at 11460 Bluegrass Pkwy., Louisville, KY 40299 (502) 499-8400 and [www.lynnimaging.com](http://www.lynnimaging.com) or [www.lwckyp1ansson.com](http://www.lwckyp1ansson.com). One copy of Bid Documents (includes technical specifications and a full set of plans) will be available at no charge (not including shipping/delivery charges) to Contractors that are prequalified with

### H. TEMPLE SPEARS

1515 Cypress Street  
Louisville, KY 40210  
(502) 776-7000  
\$99 Move in special  
\$150 Security deposit  
\$30 application fee  
All utilities paid

Our property features

- On-site manager and maintenance
- A large community room
- Hair Salon
- Secured entry
- Laundry facility on-site and an exercise room



## BIDS

### ADVERTISEMENT FOR BID

Sealed bids will be accepted in the Louisville Water Company Purchasing Department up to 11:00 a.m. Local Time on the bid opening date(s) indicated for the following project(s):

Bid 09-47 / Project 12447 / Saratoga Drive Area Lead Service Renewal Project  
Bid Opening Date: April 1, 2009

**LEGAL NOTICE RFP P-2308** Notice is hereby given that the Transit Authority of River City (TARC) is requesting proposals for **EMPLOYEE ASSISTANCE PROGRAM**. Copies of the Request For Proposals are available from the Transit Authority of River City (TARC), Purchasing Department, 1000 West Broadway, Louisville, Kentucky 40203-2031, by contacting Mary Cooper, Buyer at the above address or by phone (502) 213-3200, or by e-mail at [mcooper@ridetarc.org](mailto:mcooper@ridetarc.org). All proposals shall be submitted in accordance with requirements set forth in the RFP, and shall be received in the office of J. Barry Barker, Executive Director, TARC, 1000 W. Broadway, Louisville, KY 40203 before 3:00 p.m., local time, Thursday, April 23, 2009. All late bids will be returned unopened. A Pre-Proposal Conference will be held Thursday, March 24, 2009 at 10:00 a.m. local time, for this solicitation. TARC hereby notifies all proposers that in regard to any contract entered into pursuant to this RFP, advertisement or solicitation, disadvantaged business enterprises will be afforded full opportunity to submit proposals and no one will be subjected to discrimination on the basis of race, color, creed, religion, sex, disability, age, or national origin in consideration for an award. TARC reserves the right to postpone, accept or reject any and all proposals and to waive any informality in the RFP process as TARC deems in its own best interest. J. Barry Barker Executive Director

# *MTW Annual Plan*

## **Public Hearing**

Monday, March 30, 2009

6:00 pm

Dosker Manor  
413 East Muhammad Ali Blvd  
Building A, Nutrition Room

### **Louisville Metro Housing Authority** **Public Hearing MTW Annual Plan**

The public hearing will discuss the Agency's FY 2010 Moving To Work Deregulation Demonstration Program (MTW) Annual Plan, revisions to the Five-Year Capital Plan and a rent reform initiative to increase flat rents for Liberty Green HOPE VI Replacement Scattered Sites. The revised Five-Year Capital Plan and proposed Rent Initiative are part of the MTW Annual Plan that will be available for review from March 16th to April 14th, 2009 on the LMHA website ([www.lmha1.org](http://www.lmha1.org)) and at LMHA's Central Offices, located at 420 S. 8th Street, or by mail as requested.



Louisville Metro Housing Authority

420 South Eighth Street  
Louisville, Kentucky 40203

Phone: 502-569-3420  
Fax: 502-569-3459

**For Further Information  
or to Arrange  
Transportation  
Call (502) 569-3420**

MOVING TO WORK PUBLIC HEARING

March 20, 2009

6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	Michael J. Doherty	1000 N. 100th St.	40202	Birmingham, AL	205-988-1111
2	M. J. Doherty	1000 N. 100th St.	40202	Birmingham, AL	205-988-1111
3	Michael J. Doherty	1000 N. 100th St.	40202	Birmingham, AL	205-988-1111
4	Philip M. Cochran	113B Walnut St. A-109	40202	Lowell, KY	618-1029
5	Robert J. Cochran	113B Walnut St. A-119	40202	Lowell, KY	618-1029
6	William C. Cochran	113B Walnut St. B-119	40202	Lowell, KY	618-1029
7	John J. Cochran	113B Walnut St. C-119	40202	Lowell, KY	618-1029
8	Kyle L. Cochran	113B Walnut St. D-119	40202	Lowell, KY	618-1029
9	Michael J. Cochran	113B Walnut St. E-119	40202	Lowell, KY	618-1029
10	Robert J. Cochran	113B Walnut St. F-119	40202	Lowell, KY	618-1029
11	William C. Cochran	113B Walnut St. G-119	40202	Lowell, KY	618-1029
12	John J. Cochran	113B Walnut St. H-119	40202	Lowell, KY	618-1029
13	Kyle L. Cochran	113B Walnut St. I-119	40202	Lowell, KY	618-1029
14	Michael J. Cochran	113B Walnut St. J-119	40202	Lowell, KY	618-1029
15	Robert J. Cochran	113B Walnut St. K-119	40202	Lowell, KY	618-1029
16	William C. Cochran	113B Walnut St. L-119	40202	Lowell, KY	618-1029
17	John J. Cochran	113B Walnut St. M-119	40202	Lowell, KY	618-1029
18	Kyle L. Cochran	113B Walnut St. N-119	40202	Lowell, KY	618-1029
19	Michael J. Cochran	113B Walnut St. O-119	40202	Lowell, KY	618-1029
20	Robert J. Cochran	113B Walnut St. P-119	40202	Lowell, KY	618-1029
21	William C. Cochran	113B Walnut St. Q-119	40202	Lowell, KY	618-1029
22	John J. Cochran	113B Walnut St. R-119	40202	Lowell, KY	618-1029
23	Kyle L. Cochran	113B Walnut St. S-119	40202	Lowell, KY	618-1029
24	Michael J. Cochran	113B Walnut St. T-119	40202	Lowell, KY	618-1029
25	Robert J. Cochran	113B Walnut St. U-119	40202	Lowell, KY	618-1029

MOVING TO WORK PUBLIC HEARING

March 20, 2009

6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	Elizabeth Leota	612317	41212		583-1355
2	Beth Johnson	4205 MA... 306	40203		
3	Ally Hunter	415 E. ... 403	40204	MHC	512-9405
4	Ally Hunter	P.O. Box 4556	40204		584-6558
5	Jenna Brown	1001-B	41203		
6	Devin Smith	1705 E	40204		585-1458
7	Eric Spier	952 Clusadee Rd	40204	MHC	458-4041
8	Avantia	415 E. ... 411	40203	L.D.H.I.	714-0317
9	Silla Summers	934 E. ... Alpha	40204	R. ... Apts.	712-2699
10	Daniel Thompson	813 E. ... 412	40203	45W 1092	
11	Beth Johnson	415 E. ... 310	40203	Dyker Manor	585-1941
12	Chynna Powell	415 E. ... 212	40202	Dyker Manor	562-5825
13	Billie ...	LA 114			
14	William ...	LA 114			
15	John ...	A 1731	40203	Dyker Manor	
16	Angela ...	A 303	40203	Dyker Manor	154-7134
17	Robert ...	A 402	40202	Dyker Manor	290-7517
18	D. ...	A 1207	40202	Dyker Manor	
19	Crystal ...	57 C 409	40202		
20	Charles ...	431 F. ...	40203	CLARK SPAK	584-7684
21	Charles ...	413 E. ... 1003A	40202	DYKER MANOR	593-1889
22	Charles ...	2-107 ...	40209	DEPT COMMUNITY	435-0515
23	Grace ...	415 E. ...	40202	LEGAL AID SOCIETY	614-3113
24	Angela ...	322 ... St	40202		
25	Angela ...	413 E. ...	40202	Dyker Manor	619-8260

**MOVING TO WORK PUBLIC HEARING**  
 March 20, 2009  
 6:00p.m.

	NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example:	John Doe	123 Marshall St. #42	40202	Clarksdale	555-5555
1	Barbara P. Lewis	413 E. Washington	40202		582-3388
2	TORNA WISE	420 S. 8th apt 118	40203	LMHA	569-4385
3	Jacob Washington	413 E. Washington	40202	LMHA	
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# **LOUISVILLE METRO HOUSING AUTHORITY**

## **DRAFT FY2010 MTW ANNUAL PLAN, REVISIONS TO THE FIVE-YEAR CAPITAL PLAN AND A RENT REFORM INITIATIVE**

**PUBLIC HEARING – MARCH 30, 2009**

### **AGENDA**

- **Welcome & Introduction of LMHA Staff**
- **Overview of Moving to Work (MTW) Program Goals:**
  - To reduce costs and achieve greater cost effectiveness in Federal expenditures,
  - To give incentives to families with children where the head of household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs that assist people to obtain employment and become economically self-sufficient; and
  - To increase housing choices for lower-income families
- **Major Capital Improvements and Demolition Activities for FY2010**
- **Revised 5 Year Capital Plan**
- **Key MTW Initiatives for FY2010 including Increased Flat Rents and Occupancy Criteria Changes for Scattered Sites**
- **Public comments on FY2010 MTW Annual Plan, Five-Year Capital Plan or Rent Reform Initiative**
- **Adjournment**

Proceedings will be recorded on tape and a summary of comments and responses will be forwarded to HUD for review.
---

Summary of Minutes, including Questions and Comments from the  
Moving To Work Public Hearing  
Dosker Manor  
Monday, March 30, 2009  
6:00 p.m.

Tim Barry opened the meeting noting this public hearing was being held to get input, thoughts, and recommendations on LMHA's FY2010 MTW Annual Plan. He also noted folks would remain after the meeting to answer any questions not answered immediately during this meeting.

Other LMHA staff in attendance was Diane Foster, Art Wasson, Will Seay, Tonya Wise and Jeff Ralph. Also in attendance were Board of Commissioner members Thelma Martin and Manfred Reid, and Kathleen O'Neil, consultant.

Mr. Reid said some of the capital projects that LMHA previously had on the Five Year Plan could now be done sooner because of the President's stimulus package, and that tonight they'd have the opportunity to express other improvements they'd like to see done.

Barry said one of the most significant things that has happened to the Housing Authority in the last few months has been the President Obama's stimulus package. LMHA will receive approximately \$14 million in ARRA (American Recovery and Reinvestments Act) capital funds. He noted there are many restrictions with this capital money, one being that the money has to be spent on existing public housing facilities. LMHA will also receive regular annual capital money that can go to projects that need to be addressed, including the elevators at Dosker.

Barry then went over the MTW program goals:

- To reduce costs and achieve greater cost effectiveness in Federal expenditures
- To give incentives to families with children where the head of household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs that assist people to obtain employment and become economically self-sufficient
- To increase housing choices for lower-income families

Barry then gave a description of Major Capital Improvements and Demolition Activities planned for FY2010.

- Replace underground piping to boilers at Beecher Terrace (which is already underway because it became an emergency situation;
- Replace sidewalks/correct drainage/sewer lines and convert stove and gas line to electric and replace boilers at Parkway Place;
- Replace roofs, replace basement doors, sidewalks, and drainage repairs, repave parking lot and convert gas ranges to electric at Sheppard Square;
- Demolition of 16 public housing units at Iroquois. Barry noted we have been doing staggered relocation/demolition of Iroquois. The Authority is proceeding more quickly now, so the site will be completely gone within the next several years. Barry stated that the LMHA may be the only housing authority in the country that's doing one-for-one replacement, and that any hard unit that's lost, will be replaced with a hard unit someplace else in the city, not Section 8 voucher but a hard replacement unit. Barry said he speaks for the staff and the Board that we don't want to be in a position to create a net loss of affordable housing in this community, that it is counterintuitive to the purpose of the Housing Authority. Barry said we have not caught up yet with all replacement housing to offset the Iroquois demolition but we are getting there;
- Parapets replacement, repave parking lot, paint hallways, replace interior doors/hardware in the hallway in Dosker Manor buildings "B" and "C", integrate building systems including fire alarms, access controls, closed circuit security, and upgrade elevators. Barry said the engineering and design work for the elevator improvements is already underway;
- Energy assessment, elevator renovation, repave parking lot, install mini blinds, and light fixture replacement at Avenue Plaza;

- Repave parking lot, replace roofs and replace concrete stairs at 550 Apartments;
- Construct the new Liberty Green Community Center;
- Replace windows at St. Martins;
- Modernize the Friary;
- Replace roof and replace generator at Bishops Lane Senior Living Facility; and
- Replace cabinets at several scattered site locations.

Barry reiterated that the entire revised Five-Year Capital Plan is available for perusal. He said HUD requires every housing authority to do a capital plan to show what projects we hope to do over the next five years. The plan was amended to reprioritize and add potential stimulus projects. Stimulus projects are supposed to be drawn from our existing capital plan and the MTW process gives us an opportunity to amend that capital plan and add projects earmarked for stimulus funding that might not have been on the previous five-year capital plan.

Barry then described key MTW initiatives for FY2010 including increased flat rents and occupancy criteria changes for scattered sites, and noted that they are reviewed in detail in the draft MTW Annual Plan.

Barry then asked for public comments on the draft FY2010 MTW Annual Plan, the revised Five-Year Capital Plan or the proposed Rent Reform Initiative.

Cathy Hinko, with the Metropolitan Housing Coalition, voiced concerned with trends at LMHA over the last few years. She has commented on these in previous years, but now there is added urgency to these concerns because of the economic crisis. Hinko noted that there are 7,600 homeless children in the Jefferson County public school system. She lays part of the blame at the door of the LMHA who she believes has systemically turned its back on the most fragile children in our community over the last decade. She said one factor impacting homelessness is the reduction of public housing units. In 2004, she stated, LMHA had 5,140 public housing units; in 2010 that number is projected to be 4,698, a decrease of 458 units. And these numbers do not include the 900 units lost during the Park DuValle HOPEVI revitalization. While LMHA may state that they will replace Iroquois in the 2010 MTW program, no replacement units are included in the MTW Annual Plan to offset all the units that have been demolished at the site. There is a specific number however, 161, of Iroquois units that will come down during the fiscal year. Hinko believes LMHA should build at least part of the replacement housing before tearing units down. Also, Hinko noted that in 1998, only 85 of the 4,624 units, or 2%, were scattered sites, which have more stringent occupancy criteria.. Now, in FY2010, 30%, or 1,392 public housing units will have these higher criteria which, she believes, require higher income people who can pay their rent every month. Hinko feels this demonstrates how LMHA has systemically and deliberately turned its back on the most fragile children. Another example Hinko cited of how this occurs is, is the manner that funding is allocated for unit renovation. Hinko realizes that most people at the public hearing are from Dosker, but she has come to the point where we have to speak for the children. LMHA can't give away the one-bedroom units anymore; they have to have incentive programs to give away the housing for the elderly; they've lowered the definition of the elderly. There are elderly units that are going unused but not enough family units, so we have homeless children, a lot of homeless children. When you impose those higher occupancy standards, you are taking away the ability for the most fragile, the most problematic households to find housing. If a housing authority is not willing to house the people who are really difficult, it's not going to happen through Section 8 or anywhere else. It makes it easier to manage, granted, Hinko said, but you have forced children into homelessness and that is the burden you have to live with as you face what you are doing with your public housing. She feels LMHA has systematically denied the rehabilitation and capital investment monies to family units in the past and that is repeated in the FY2010 MTW plan. The only way that Parkway and Sheppard Square got any funding of substance is because of the stimulus money. Other places like Lourdes or St. Catherine get money no matter what. Hinko said, it's important to preserve the regular family units that do not have the higher occupancy criteria. LMHA really needs to think about the children in our community because they are very real and they are very much in need and these policies have contributed to the low ranking of Kentucky and how we treat our children. Hinko said there are some wonderful things LMHA is doing such as the energy efficiency pilot. She loves that LMHA has over-leased the Section 8 program because people are in need right now, and you are serving them now and are not hoarding that money. She wants to thank every staff member for that, as she knows how hard it is to raise those numbers on Section 8, but the Agency's whole philosophy in general does not seem to be housing people who are most desperate for housing.

Barry told Hinko he appreciated her comments, as always, and asked if there were any more comments or questions. (The response to Cathy's Hinko's comments follows the minutes.)

Emma Wiley, of Dosker Manor "C" building said she is worried about security in her building. She wondered if their doors can be locked at 8:00 p.m. so the non-residents who are coming in will have to go to the guard shack and go through the proper procedures to enter the building. Reid encouraged her to continue to call whenever there is a problem. Improved security is one of the improvements planned at Dosker. A woman asked for some information about the rent changes they are going to have at scattered site housing because that's where she lives. Foster asked her to give her information at the end of the meeting so Kathy Head could follow-up with her.

Another woman asked about moving into Liberty Green. She has already applied, so staff advised her to find out where she is on the waiting list. Barry said there are units set aside for low-income families with rents based on 30% of income, for which she could qualify. Barry said there are also certain qualifications if you are disabled or elderly. Foster said if you are a current public housing resident, she could give her a phone number to call if she's interested in Liberty Green. Hinko asked Foster to give some of the extra occupancy criteria they have to meet. Foster noted that LMHA doesn't lease Liberty Green units, and gave the phone number and contract person to call to get more information – call 569.1188 and talk to Uclesia Sistrunk. Foster said there are 30+ people on a waiting list for one-bedrooms at Liberty Green, so there are not that many vacant one-bedroom units; but still go ahead and give them a call and get the application in the works because people on the waiting list sometimes change their mind. The woman said she's called and left her name and number but they haven't got back to her. Foster said she'd take care of that, just make sure to call and leave your information and we'd follow up and get back to her tomorrow. The woman said she didn't understand the criteria for Liberty Green and the minimum income needed to get into the apartment. Barry explained there is a HOPE VI grant involved and there are different criteria for Liberty Green and Park DuValle, including work requirements. Barry said if you are disabled or elderly, you are exempted from those work requirements.

Barry said Mr. Reid asked him to address apparent rumors going around that LMHA is going to demolish Dosker or that somebody is going to demolish the site. Barry said these questions come up every year and that's not the case. There are no plans to do anything with Dosker other than try to make it a better place to live.

A man asked about houses or townhouses like what was done at Southwick/Cotter Homes. Barry said that is what will be built on Liberty Green site eventually. Barry said LMHA had hoped to start the homeownership component much earlier this year but because of the economy it might be the end of the year.

A woman asked if you had to have children to live in scattered sites. Barry said no. Foster noted that there are some new one-bedrooms coming available at 801 W. Broadway. Seay said we only have a small number of one-bedrooms scattered site units, and that if you are interested you need to talk to your manager. He said that LMHA has focused on larger units for the most part with scattered sites instead of singles because we have a lot of facilities with one-bedroom units for seniors and disabled. Hinko noted this is the first year LMHA did not include a chart with the bedroom sizes of the total number of units and she asked for it to be included. (Households served and waitlist charts were added to the final plan in response to Hinko's comment.)

A man commented that in his opinion, money was being wasted repairing the elevators at Dosker. In his opinion, they should be torn out and one elevator should be dedicated for moving. Barry agreed that elevators at Dosker needed to be completely redone, and that the stimulus funds would be used for that purpose. Barry didn't see a feasible way however, to insert an elevator shaft in this existing building for a service elevator.

Being no further questions/comments, the meeting was adjourned.



April 14, 2009

Ms. Cathy Hinko  
Executive Director  
Metropolitan Housing Coalition  
P.O. Box 4533  
Louisville, KY 40204

Dear Ms. Hinko:

RE: Comments on the FY2010 Moving to Work (MTW) Annual Plan

Thank you for attending the recent public hearing on the Authority's draft MTW Annual Plan. We appreciate your interest and input, and your strong commitment to affordable housing within this community. Your comments and this letter of response will be included within the MTW Annual Plan submission.

- I. You expressed concerns over the decreased number of LMHA's public housing units. While you are correct that we experienced a net loss of units from the Park DuValle HOPE VI Revitalization, LMHA pledged one-for-one replacement of Clarksdale public housing units, which is now complete through the on-site construction and off-site acquisition for Liberty Green. We also have pledged one-for-one replacement of the public housing units lost during the phased demolition of Iroquois Homes, albeit this will proceed at a slower pace than what can be accomplished through a HOPE VI program. While you commented that no replacement units appear in the plan for Iroquois, in actuality LMHA has started replacing those units. Because of the flexibility provided through the MTW program, LMHA is combining Iroquois Replacement Housing Factor Funds with Clarksdale Replacement Housing Factor Funds and the leverage provided through the HOPE VI program to purchase units for Iroquois. If we purchased the units outright with only Iroquois Replacement Housing Factor Funds, that additional leverage would not be available. To date, 5 of the units listed under Clarksdale replacement units (shown in Table II-1.A Housing Stock Information) actually are above and beyond what's needed to replace Clarksdale and count towards Iroquois replacement units. The 31 units LMHA projects acquiring for KY1-34 during FY2010 will also count towards Iroquois replacement units. While they were shown as Clarksdale units in the FY2010 Annual Plan because of their combined funding sources, they will be more clearly indicated as Iroquois replacement units in the next MTW Annual Report.



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2. You also voiced concern over LMHA's growing number of scattered site units as a percentage of our overall housing stock and the differing occupancy criteria for those sites. LMHA as well as many other PHAs across the nation are firmly committed to eradicating their problem plagued large family public housing sites. While these sites served a much need purpose for many years, policy changes and shifting demographics have resulted in a drastically different living environment for lower-income households than what was envisioned when these sites were originally constructed. Furthermore, warehousing people in barracks style housing is beyond passé, it's both demeaning and demoralizing to those who must live in that kind of housing. It is our hope to see the number of scattered sites continue to grow over the next few decades. While we realize that not all households can currently meet the criteria for those sites, LMHA has committed extensive resources and staff to help households meet those occupancy criteria including the Family Self-Sufficiency program, and case management and other supportive services for Clarksdale residents as provided through the HOPE VI grant.

For the families and individuals who will not be able to meet those criteria, LMHA has established a long-term goal of "developing programs and housing stock targeted to populations with special needs who are not adequately served elsewhere in the community." True, some of these needs can be transitional, but we also recognize that other households will need long-term support, particularly the elderly, younger persons with disabilities and single parents with young children. The Authority has experienced growing success partnering with local organizations that have social services strengths that can be added to the housing component we provide. These special program, including the one that you helped launch with the Center for Women and Families, are supporting individuals or families that are hardest to house, or who face obstacles that currently prevent them from moving into our scattered sites. Each year more of these programs are focused on parents with children, including this year's newly proposed initiative with Project Women and Spalding University.

3. You also noted that you believe LMHA has not invested capital funds into its family sites and would not have done so this year if not for ARRA funds. It has been difficult to juggle the growing backlog of needs at LMHA properties now for many years and the ARRA funds does allow the Authority to pump an infusion of capital into thousands of family units. As we detailed in last year's response to this concern, LMHA has been using capital and operating funds to focus on stabilizing building envelopes and mechanical systems at Iroquois Homes, Sheppard Square and Parkway Place. The Authority does not intend to do comprehensive modernization projects at those sites because of its plans to systematically replace them over the next two decades. (Beecher Terrace underwent a comprehensive modernization during the 1990's at a cost of over \$21,000,000, so there are no plans to demolish this site at this time.) Demolition of any of these sites, (or a portion thereof), most likely will not begin in earnest until the demolition of Iroquois Homes is complete and replacement of those units

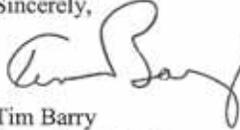
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is further along. Many factors will impact how and when these sites are demolished however, especially the availability of funding for these purposes. The number of replacement units that can be acquired or built before the demolition of any of those sites begins will also depend on funding sources and specific criteria for those funds. We agree that it would be ideal to have replacement housing units available well in advance of demolition activities to facilitate the relocation process and to minimize the impact to LMHA's inventory, and would encourage HUD to consider revising its programs to address this need.

4. We appreciate your positive feedback on the weatherization and energy efficiency pilot. Your ideas and assistance were pivotal to the design of this much needed initiative. LMHA intends to test the pilot with 25 Section 8 homeowners during FY2010. If the pilot is successful, we hope to expand it to rental properties during the following year.

We look forward to working with you on other initiatives to address the difficult issues you touched upon at the public hearing. Thank you again for your participation and valuable input.

Sincerely,



Tim Barry  
Executive Director

TB:KO/mc

**COALITION  HOMELESS**  
*Educate Advocate Coordinate*

March 30, 2009

Mr. Tim Barry, President  
Metro Louisville Housing Authority  
Louisville, Kentucky

Dear Tim:

Many thanks to the Housing Authority for being creative and assisting so many of our partners in creating innovative programming to address the needs of people experiencing Homelessness. There are so many positive new approaches to housing the growing number of families needing case management and assistance in order to access safe, decent affordable housing. I have two concerns that I would like to pose for consideration. One, we have discussed before and that is the time line for people living in the new complexes. The other concern is the raise in rent. Many of our folks are barely making ends meet and even the slightest change in rent can send them down spiraling down into homelessness. As of now, 20% of people living in our shelters are working and cannot make it so I would implore you not to raise the rent in any way.

I value our partnership and look forward to creating more innovative programs to serve those who will need help now as well as in the future. The greatest population that concerns us at this time is the safety of children experiencing homelessness. Kentucky ranks number 42 in the nation for homeless children. Over 29,000 children meet the definition of homelessness here in KY working together. The best action that we can take is to quickly stabilize housing.

Sincerely,

**Marlene**

Marlene Gordon, Executive Director



April 14, 2009

Ms. Marlene Gordon  
Executive Director  
Coalition for the Homeless  
1115 S. Fourth Street, 3<sup>rd</sup> Fl.  
Louisville, KY 40203-3103

Dear Marlene:

RE: Comments on the FY2010 Moving to Work Annual Plan

Thank you for your comments regarding the Louisville Metro Housing Authority's (LMHA) FY2010 Moving to Work Annual Plan. The Authority welcomes input from organizations like the Coalition for the Homeless, who share the mission of providing safe and affordable housing. Your comments and this letter of response will be included within the MTW Annual Plan submission.

1. The first concern outlined in your letter was the time line for people living in new complexes. LMHA adopted this MTW initiative after HUD established time limits as a rating factor in the HOPE VI Revitalization program. We felt limiting this initiative to a very small pilot with the 69 Clarksdale HOPE VI single family scattered site replacement units, (time limits do not apply to any other Clarksdale HOPE VI replacement units), would give the Agency an opportunity to test whether using public housing as an incentive for economic progress is a successful approach to helping families move towards their self-sufficiency goals. If this initiative does not prove to assist families in achieving those goals, the policy will be modified accordingly. The elderly and persons with disabilities are exempt from the time limitations.
2. You also voiced concern over LMHA's proposed revisions to the flat rent structure for our scattered sites. This initiative was specifically designed to address residents with the highest incomes, not those in the lowest or zero income brackets.

As shown in Table II-D.3, a small but significant percentage of residents living in the scattered sites where this initiative will apply (KY1-17, KY1-34, and KY1-43) have incomes between 50% and 80% of AMI (73 households) or at 80% or more of AMI (15 households). Table II-D.3 also shows that households at 80% of AMI



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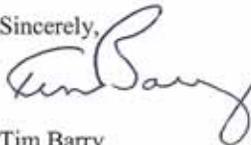
have incomes that range from \$34,450 to \$64,950, and that households between 50% and 80% of AMI have incomes between \$21,550 to \$40,600, depending on their family size. If those households are using the flat rent structure, they are currently paying between \$269 and \$400 in monthly rent, depending on bedroom size. Unless a household has an unusual number of exemptions, these rents are well below 30% of adjusted gross income for households falling within those income brackets, which is why higher income households generally select the flat rent structure.

Since all households will still have the choice of selecting an income-based rent, only households with the highest incomes should be impacted by the proposed initiative. Rest assured that LMHA staff will guide lower-income and zero households in selecting income-based rents when it is to their benefit. The proposed initiative is meant to impact only those that can afford the increases, which in most cases, will still be much less than the income-based rents these higher income households would pay.

There is also a hardship policy in place to allow residents who paying flat rents to adjust to an income-based one if they experience a drop in their income. Income-based rents can be as low as \$0, the minimum rent for LMHA properties. Households would contact their site manager in these instances to explain their circumstances.

LMHA also values our partnership with the Coalition for the Homeless and looks forward to working with you and other agencies to implement successful MTW initiatives during the upcoming year. It will take these and other innovative approaches during these difficult times to serve all those who need quality, affordable housing. Thank you again for your input on the FY2010 MTW Annual Plan.

Sincerely,



Tim Barry  
Executive Director

TB:KO/mc