

# **LOUISVILLE METRO HOUSING AUTHORITY**

## *Moving to Work Demonstration Program*

**Annual Plan FY2009**



**Louisville Metro Housing Authority**  
**FY2009 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 have 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 achieves 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-driven 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 HA 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 FY2009 Moving to Work Annual Plan include:

- A simplified approach to the Public Housing development process that will involve bi-annual submissions of bundled development proposals instead of separate submissions for each property;

- A special referral Housing Choice Voucher Program that will provide Project Women participants HCV assistance while they are enrolled in their program;
- 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; and
- Exploring HUD's streamlined demolition and disposition application process for MTW agencies for possible use with future LMHA applications.

Ongoing Moving to Work initiatives within the FY2009 Moving to Work Annual Plan include:

- 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 while they are enrolled in their program;
- 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 for 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 re-certification 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.

**II.**  
**General Housing Authority**  
**Operating Information**

## II - General Housing Authority Operating Information

### *A. Housing Stock Information*

#### **Public Housing**

##### **Changes in Housing Stock (Units to be Acquired, Constructed or Removed)**

The Louisville Metro Housing Authority projects that as of June 30, 2008 there will be a total of 4,626 annual contribution contract (ACC) units in its public housing stock, 4,046 of which are owned and managed by the Agency, and 580 that are privately owned and/or managed. This is an overall increase of 25 ACC units since the end of the previous fiscal year end. This net increase can be attributed to the construction of 87 units on-site at KY-049 Liberty Green and 2 off-site Clarksdale replacement units in KY1-047, the acquisition of 14 Clarksdale replacement units in KY1-034, and the upcoming demolition of 78 units in a 3<sup>rd</sup> phase of demolition at KY-005 Iroquois Homes.

During FY2009, LMHA projects it will further increase its public housing stock by 163 ACC units, bringing the total to 4,789, including 4,079 units owned and managed by LMHA, and 710 that will be privately owned and/or managed. This increase will result from the construction of the final 130 public housing units on-site at KY1-049 Liberty Green and the 2 last off-site Clarksdale replacement units for KY-047, the acquisition of the final 101 Clarksdale replacement units for KY-034, and razing 70 more units at KY1-005 Iroquois Homes, which will complete the 3<sup>rd</sup> phase of demolition at the site.

Staff is currently awaiting approval on an application for a 4<sup>th</sup> phase of demolition at Iroquois Homes that was submitted to HUD's Special Application Center in January 2008. If approved, an additional 192 units (16 buildings with 12 units each) will be scheduled for demolition during FY2010. LMHA will also be submitting an application for the 5<sup>th</sup> phase of demolition of Iroquois during FY2009. If HUD issues a notice of funding availability (NOFA) for a HOPE VI Demolition program, the Authority will apply for HOPE VI 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 gradually replace these units through acquired or developed properties using Section 8 reserve funds, as allowed through LMHA's participation in the MTW program. Staff will begin acquiring these units as soon as Clarksdale replacement housing goals have been completed.

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 FY2012. This table provides data by type of site and by development or phase. Table II-A.2 shows the units that will be added by the end of FY2009 by site and projected bedroom sizes. All estimates reflect

the completion of public housing replacement construction and acquisition for Clarksdale by the end of FY2009.

### **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 nearly \$4,250,000 (includes contingency) in committed capital funding during FY2009. Table II-A.6 at the end of this section summarizes the proposed capital improvements projects at LMHA's sites over the next five years. During the upcoming FY2009 period, a number of projects in addition to the Clarksdale/Liberty Green HOPE VI Revitalization are planned or are currently underway including:

- Playground equipment at KY1-2 Beecher Terrace;
- Reserves for roofing replacement at KY1-4 Sheppard Square;
- Elevator cab rehab and other improvements at KY 1-10,11 & 12 Dosker Manor;
- Roof replacement and other improvements at the 550 Apartments (now part of AMP KY1-14); and
- Kitchen cabinet replacement and painting at KY1-41 Scattered Sites.

### **Housing Choice Vouchers Authorized**

The Agency anticipates managing 8,600 Housing Choice vouchers in its leased housing program at the beginning of FY2009 and increasing this number by 500 to 9,100 over the course of the year.

### **Project Based Housing Choice Vouchers/MTW Special Referral HCV Program**

While LMHA does not currently have any project based vouchers, it developed a MTW special referral HCV program with the Center for Women several years ago that has proved to be successful. The Agency plans to replicate this MTW referral voucher program in a partnership with Project Women during FY2009, which will bring the total allocation up from 17 to 43. Two properties will be involved in this MTW initiative including Scholar House I, a new facility owned by Project Women that will open later this year, and the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale which will be renamed Scholar House II.

This MTW referral program will require participants to meet criteria established by both Project Women and LMHA's HCV staff to initially receive a HCV voucher that starts out 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" their voucher by issuing a new one to the next Scholar House participant. In addition to the requirement to reside at Scholar House 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. Table II-A.3 includes a list of vouchers that LMHA anticipates allocating to the MTW Special Referral HCV Program during FY2009.

**Other Housing Managed by LMHA**

Table II-A.4 lists other non-public housing currently managed by LMHA, including four condominium developments, their addresses and the number of units. LMHA provides management services for these units only and no funding assistance. LMHA does not anticipate managing any new properties during FY2009.

**Other LMHA Owned or Managed Properties**

Table II-A.5 outlines LMHA non-dwelling properties including those located at developments, other properties such as maintenance and purchasing facilities, miscellaneous properties to be razed and redeveloped, those that have been purchased for resale, vacant land and pending purchase agreements. LMHA does not anticipate acquiring any new non-dwelling properties during FY2009.

***B. Lease Up Information***

**Public Housing**

As shown in Table 2-4, the Louisville Metro Housing Authority's average lease up rate for its managed public housing developments is anticipated to be 92% as of July 1, 2008. This level is expected to increase to 93% by the end of FY2009, primarily through occupancy increases at the elderly and scattered site developments. The Authority has experienced much improved occupancy rates at St. Catherine Court (from 73% to 86%) since HUD's approval of our locally defined definition of elderly as outlined in our FY2008 MTW Plan.

The overall occupancy level at the Agency's privately managed public housing sites is expected to be 90% as of July 1, 2008 and 94% by the end of FY2009. The July 2008 is lower than normal largely due to the number of new Clarksdale replacement units becoming available for initial lease-up. The Authority has also had some difficulty finding eligible households to refer to the Stephen Foster site for the six 2 bedroom units. Therefore, LMHA staff is currently working with management staff to trade the 2 bedroom units for 1 bedroom units, which have strong demand.

Due to the steadily decreasing occupancy rates at Dosker Manor, the Authority will also determine whether an elderly and/or disabled designation of units at one or more Dosker Manor buildings is appropriate during FY2009 and submit a plan to HUD if such designation is deemed beneficial. LMHA received approval from HUD to extend its elderly-only designations at St. Catherine and the Weathers building at Park DuValle for another two years in February 2008, other elderly and/or disabled-only designations may be sought for a small number of new units constructed or acquired in conjunction with the Clarksdale HOPE VI Revitalization.

**Housing Choice Vouchers**

Also shown in Table II-B are the anticipated leasing numbers for LMHA's Housing Choice Voucher program. As of July 1, 2008, the number of leased vouchers is projected to be 8,600. This level is expected to increase to 9,100 before the expansion of leasing is completed as noted below.

Background information on funding and leasing efforts are provided to give a clear understanding of the situation that the LMHA is currently experiencing related to its HCV program. There was a great deal of uncertainty about the funding that was to be made available to the agency in CY2007 as projections ranged from the \$54.29 million funded in the previous calendar year to \$52.46 million based on information provided by HUD in January 2007. In March of 2007 the LMHA had 8,472 units under lease and was using of 100.2% of all funding provided for the HCV program. At that time it was projected that LMHA's funding would be cut substantially in CY2007 based on information provided by HUD in January 2007. It was estimated that to meet the projected funding cuts and provide a portion of the HCV program funding to the HOPE VI program that LMHA would only be able to support approximately 8,000 units per month in the coming fiscal year. Efforts were begun to reduce the number of units under lease.

The Authority received the actual fund assignment for CY2007 in a letter from HUD dated June 22, 2007. Rather than the decrease LMHA had anticipated, we were assigned \$62.27 million, or nearly \$10 million more than expected. Based on the anticipated funding reduction, LMHA had already taken steps to reduce leasing and the number of units under lease fell to a low of 8,052 early in FY2008. The assigned funding will be sufficient to support approximately 9,100 units in FY2009. Consequently, immediately after receipt of the funding notification, LMHA began activities to increase utilization. A total of 2,085 applicants have attended the New Family Orientation since August 2007 and LMHA expects our leasing goal to be reached by the end of the 2008 calendar year. The number of units under lease at March 1, 2008 was 8,409.

As noted in the previous MTW Plan, the Annual Contributions Contract number of units (9,341) 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 unit numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. The reasons for this change are: 1) funding for the Section 8 program by HUD for calendar year 2006 was limited to 94.599% of eligibility in CY2006 and before the actual CY2007 allocation, funding was projected to be limited to 88.476% of eligibility for the year (actual funding was 105.017%). The anticipated amount was well short of the amount needed to fully fund all units allocated under the ACC and, 2) the increasing costs of housing assistance affects the number of units that can be assisted by the agency. An additional factor affecting LMHA's leasing is our strategy to limit Section 8 costs to 95% of the actual funding made available in order to use the remaining 5% to supplement revitalization efforts in the HOPE VI programs. Of the funding available for rental assistance, 92% of funding was utilized at March 1, 2008 which results in an increase of 8% percent in funding utilization since the first of the fiscal year.

This projected leasing number will be held slightly below LMHA's maximum utilization rate. As noted, 5% of the HCV funding will be used to supplement capital and HOPE VI Revitalization funds, as done in the past, for the acquisition and development of replacement housing units. Continuing this strategy will enable LMHA to utilize HCV

funding to continue its support of the Clarksdale HOPE VI Revitalization efforts during FY2009.

LMHA will apply for other available and appropriate vouchers, especially with regard to the relocation of Iroquois Homes residents during upcoming phases of demolition. However, due to the increasing competitive nature of funding for new increments, LMHA does not anticipate receiving any additional fair share vouchers in FY2008/FY2009.

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

Prior to merger, the former Housing Authority of Louisville (HAL) maintained a central based waiting list for all of its owned and managed family and elderly public housing sites. HAL also maintained a combined referral list for its public housing scattered site units and its Housing Choice Voucher program. The former Housing Authority of Jefferson County maintained a combined central waitlist for its public housing units and its Housing Choice Voucher program.

Since merger, LMHA maintains one centralized waiting list for its owned and managed family and elderly public housing sites. A referral system is used for all LMHA scattered sites, including the newly acquired replacement units for Park DuValle and Clarksdale, and any future LMHA scattered site acquisitions. Eligibility requirements for scattered sites includes residency in a family or elderly public housing development for a one year period and a recommendation by the site's manager as an outstanding resident. Outstanding resident status is attained by having no late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. Using the flexibility afforded through the MTW Demonstration, the Authority also recently established time limitations on residency in the new scattered site public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program.

A waitlist is separately maintained for the Housing Choice Voucher program. During Clarksdale relocation, Clarksdale residents went to first place on the Housing Choice Voucher waitlist as well as all other LMHA wait lists. Now that relocation has been completed, Clarksdale residents will receive preference for Clarksdale off-site replacement units and Liberty Green units only. Iroquois residents that will be relocated due to the phased demolition projects will also have these same preferences.

Site-based waiting lists are currently maintained for all but three of the privately managed and/or owned public housing units - St. Francis, Stephen Foster and Village Manor. Applicants for those sites are recommended from LMHA's referral list for scattered sites. Park DuValle Phase I has a waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) and a combined waitlist is kept for Park DuValle Phases II, III and IV. The waitlists for Park DuValle contain the total number of applicants by desired unit size only.

LMHA's conducted a complete purge and update of its waiting list in 2005. This was accompanied by intensive applicant interviewing until the public housing waitlist was

completely exhausted. Since that time LMHA staff continually updates the waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 2 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times through utilization and bringing families on the program, there has never been a formal purge of applications.

Tables II. C.1-3 show the anticipated number families on LMHA's central based waiting list, the site based waiting lists for Park DuValle I, Park DuValle II, III and IV, and KY1-49 Liberty Green, and the Housing Choice Voucher program. The waitlist currently reflects a combined total of 15,612 applicants for all housing programs. This includes a total of 3,244 for LMHA managed public housing programs. Of the applicants for the LMHA managed public housing units, 43% need one-bedroom units (down from 56% in FY2007), 36% need two bedroom units (up from 30% in FY2007), 17% need three bedroom units (up from 11%), and 4% need four bedroom units (up from 3%). The reduction in applicants for one-bedroom units reflects the intensive interviewing activities that LMHA staff has been conducting for this size unit at the family sites for several months, and not a decreased need for this unit size. Because waiting list data is used to determine future housing stock needs, including the reconfiguration of existing units, and projections for the number of bedrooms needed in newly acquired or built units, LMHA will continue to closely monitor these needs and trends.

Over 76% of all applicants on LMHA's central-based waiting list for public housing and 63% of the Housing Choice Voucher wait list are racial or ethnic minorities. 89% of Housing Choice Voucher wait list applicants earn below 30% of the Area Median income.

The overall number of applicants on the LMHA's waiting lists increased by .8%. Waitlist levels are not expected to change appreciably during the coming year if Section 8 funding levels remain at similar levels to last year and if the other changes in housing stock transpire as described earlier.

TABLE II-A.1  
HOUSING STOCK INFORMATION  
PROJECTED FY2009

	ACTUAL										PROJECTED									
	12/31/99	12/31/00	12/31/01	12/31/02	12/31/03	12/31/04	12/31/05	12/31/06	12/31/07	12/31/08	6/30/08	6/30/09	6/30/10	6/30/11	6/30/12	6/30/13	6/30/14			
<b>PUBLIC HOUSING</b>																				
<b>Family Developments</b>																				
KY 101 Clarisdale - Demolition Completed FY2006	724	724	724	714	714	714	714	714	714	714	714	714	714	714	714	714	714			
KY 1002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	760	760	760	760	760			
KY 1003 Parkway Place	636	633	633	634	634	634	634	634	634	634	634	634	634	634	634	634	634			
KY 1004 Sheppard Square	327	326	326	325	325	325	325	325	325	325	325	325	325	325	325	325	325			
KY 1005 Koozsa Homes	853	853	853	850	850	850	850	850	850	850	850	850	850	850	850	850	850			
Future Replacements Housing																				
<b>Elderly/Disabled Developments</b>																				
KY 101E Doctor Manor A,B, & C Buildings	675	681	681	679	679	679	679	679	679	679	679	679	679	679	679	679	679			
KY 101B St. Catherine Court	172	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169			
KY 101H Avenue Plaza*	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224			
KY 101B Lourdes Hill Bishop Lane Plaza	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62			
Scattered Sites																				
KY 101P Scattered Sites (LH/VV, Newburg)	183	178	178	179	183	183	183	183	183	183	183	183	183	183	183	183	183			
KY 1034 Clarisdale III Replacement*					9	16	15	15	15	15	15	15	15	15	15	15	15			
KY 1047 (P)NDHF Scattered Sites and LVO (C)Jaks (Replacement)																				
<b>HOPE Voucher Income (Non-LMHA managed)**</b>																				
KY 1027 Park DuValle Phase I	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39	39			
KY 1030 Park DuValle Phase II					92	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	78	78			
KY 032 Park DuValle Phase IV					43	43	43	43	43	43	43	43	43	43	43	43	43			
KY 036 St. Francis (Clarkeville Replacement Housing)																				
KY 1043 Steven Foster (Park DuValle Replacement)																				
KY 1046 Village Manor (Clarkeville Replacement)																				
KY 1049 Liberty Green On-Site Phase I																				
KY 1049 Liberty Green On-Site Phase II																				
KY 1049 Liberty Green On-Site Phase III																				
KY 1049 Liberty Green On-Site Phase IV																				
<b>TOTAL PUBLIC HOUSING DWELLING UNITS</b>	<b>4624</b>	<b>4674</b>	<b>4674</b>	<b>4674</b>	<b>4756</b>	<b>4833</b>	<b>5125</b>	<b>4663</b>	<b>4428</b>	<b>4401</b>										
<b>HOUSING CHOICE VOUCHER PROGRAM</b>																				
Housing Choice Vouchers Authorized	684	684	760	982	1087	1087	1087	1087	1087	1087	1087	1087	1087	1087	1087	1087	1087			
<b>TOTAL HCY UNITS</b>	<b>684</b>	<b>684</b>	<b>760</b>	<b>982</b>	<b>1087</b>															
<b>TOTAL HOUSING STOCK</b>	<b>5308</b>	<b>5358</b>	<b>5434</b>	<b>5738</b>	<b>5920</b>	<b>5833</b>	<b>5125</b>	<b>4663</b>	<b>4428</b>	<b>4401</b>										

\* As part of its transition to AMP numbers, the development 250 Apartments\* (72 units) was included in AMP KY 1014 M 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 to be Added by FY2009  
By Site and Bedroom Sizes**

<b>Scattered Sites</b>	
KY 1-034 Clarksdale I/II Replacement*	
1 Bedroom	40
2 Bedroom	52
3 Bedroom	13
4 Bedroom	10
New Units at Site	115
KY 1-047 HPV/NDHC Scattered Sites and LTO (Clarksdale I Replacement)	
1 Bedroom	
2 Bedroom	
3 Bedroom	4
4 Bedroom	
New Units at Site	4
<b>HOPE VI/Mixed Income (Non-LMHA managed)**</b>	
KY1-49 Liberty Green On-Site Phase II	
1 Bedroom	9
2 Bedroom	25
3 Bedroom	7
4 Bedroom	1
New Units at Site	42
KY1-49 Liberty Green On-Site Phase IIIa	
0 Bedroom	4
1 Bedroom	20
2 Bedroom	57
3 Bedroom	18
4 Bedroom	3
New Units at Site	102
KY1-49 Liberty Green On-Site Phase IIIb	
0 Bedroom	0
1 Bedroom	4
2 Bedroom	21
3 Bedroom	0
4 Bedroom	0
New Units at Site	25
KY1-49 Liberty Green On-Site Phase IV	
1 Bedroom	4
2 Bedroom	15
3 Bedroom	26
4 Bedroom	3
New Units at Site	48
<b>TOTAL NEW UNITS BY FY2009</b>	<b>336</b>

**Table II - A. 3**

**MTW Special Referral HCV Program Vouchers**

Project Name	FY2008 MTW Initiative HCVs	FY2009 MTW Initiative HCVs
Center for Families and Children	17	17
Scholar House I		15
Scholar House II		11
<b>Total MTW Special Referral HCV Program Vouchers</b>	<b>17</b>	<b>43</b>

**Table II - A.4**

**Other LMHA Managed Properties\***

**Non-Public Housing or Non-Housing Choice Voucher**

<b>Condominiums</b>	
HPP I	36
601 W Breckinridge St	
HPP II	15
601 W Breckinridge St	
HPP III	20
601 W Breckinridge St	
Parkland Place	12
601 W Breckinridge St	
<b>TOTAL UNITS BY FY2009</b>	

\* LMHA manages these properties but does not provide any funding assistance

Table II-A.5

**LMHA Non-Dwelling Properties**

Name	Address
<b>Properties at Developments</b>	
KY1-2 Beecher Terrace	1125 Cedar Court
Community Bldg.	
KY1-3 Parkway Place	1703 & 1705 So. 13th Street
Community Bldg.	
Day Care Center	
Gymnasium	
KY1-5 Iroquois Homes	
Community Bldg.	1644 Squires Drive
Gymnasium	
Day Care Center	4100 Lentz Ave.
<b>Other Properties:</b>	
Section 8 Division	801 Vine Street
Maintenance Garage	1645 Patton Court
Family Investment Center	1411 Algonquin Pkwy.
Regional Maintenance	3225 Seventh St. Road
Central Stores	3223 Seventh St. Road
St. Peter Claver Church, School, Garage & Residence	526 Lampton Street
<b>Misc Properties to be Razed. (Land to be held for future residential development.)</b>	
1636 Beech St	
529 Finzer	
733 S Clay St (Pool Hall)	
801 E. Muhammad Ali Blvd (Cousins Liquors)	
<b>Purchased for Resale (Park Duvalle)</b>	
3538 Cotter Drive	
<b>Vacant Land Newburg/Hikes Lane</b>	
Petersburg Road	Tract R-69, Jefferson County
	Tract R-61, Jefferson County
	Tract 2 (B), Louisville
<b>Purchase Agreements</b>	
	4929 Wheatley Court
	4928 Shasta Trail
	4919 Shasta Trail
	4918 Shasta Trail
	5003 Lively Court
	5000 Lively Court
	4914 Shasta Trail
	4903 Shasta Trail
	5012 Lively Court
	5009 Lively Court

Table II – A.6 Capital Improvements and Expenditures by Project

Site	Total Funding	2007-2011 Budget	CFP-03	CFP-04	CFP-05	CFP-06	CFP-07	CFP-08	CFP-09	CFP-10	CFP-11	CFP-12	Comments
			464	664	664	507	508	Prepared	Prepared	Prepared	Prepared	Prepared	
<b>CLARNSDALE</b>													
A/E Fees & Master Planning	215,011					225,971							
Phase 1	6,252,117				2,150,486								
Phase 2	4,514,010				1,118,881								
Phase 3	277,500												
Relocation	254,000												
Redistribution Reserve	754,000												
<b>Site Total</b>	<b>15,010,508</b>	<b>962,180</b>	<b>3,531,561</b>	<b>3,290,377</b>	<b>1,777,000</b>	<b>841,000</b>	<b>300,000</b>	<b>700,000</b>	<b>280,000</b>	<b>105,000</b>	<b>85,000</b>		
<b>BEECHER TERRACE</b>													
Paint Apartments	300,000												
Perimeter Equipment	200,000												
Chain lifting	50,000												
Exterior Lighting (West Side)	150,000												
Roof Repair (Rooster Court)	430,000												
Paving	1,873,107												
Resident Council Office Improvements	3,003,107												
<b>Site Total</b>	<b>3,003,107</b>	<b>1,033,107</b>	<b>470,000</b>	<b>200,000</b>	<b>90,000</b>	<b>200,000</b>	<b>20,000</b>	<b>700,000</b>	<b>300,000</b>	<b>280,000</b>	<b>105,000</b>	<b>85,000</b>	
<b>PARKWAY PLACE</b>													
Exterior Lighting	200,000												
Paving Lot Paving / Speed Bumps	105,000												
Replace Rugs on Balg and Stairways	1,197,342												
Replace Basement Doors													
AE Day	121,810												
Pickup Truck	25,000												
Replace Columns, Balbs, Downspouts	30,000												
Replace Staircase connect change	3,000												
<b>Site Total</b>	<b>1,526,152</b>	<b>1,390,152</b>	<b>1,390,152</b>	<b>1,037,342</b>	<b>921,810</b>	<b>25,000</b>	<b>30,000</b>	<b>100,000</b>	<b>200,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	
<b>SHEPPARD SQUARE</b>													
Replace Gutters, Sills, Downspouts	50,000												
Replace Stairwells	50,000												
Paints Improvements	1,336,000												
Relocation for Land Abatement	37,218												
Replace Basement Doors	72,000												
Roof Replacement	1,916,000												
Garage - Phase 1st	85,000												
Phase 2 Stairs/Parking Lots	128,000												
<b>Site Total</b>	<b>3,671,218</b>	<b>372,218</b>	<b>1,658,000</b>	<b>600,000</b>	<b>216,000</b>	<b>78,000</b>	<b>173,000</b>	<b>900,000</b>	<b>900,000</b>	<b>87,000</b>	<b>87,000</b>	<b>28,000</b>	
<b>IROQUOIS HOMES</b>													
Ramp to Maintenance Shop	25,000												
A/E Fee a Day Car													
<b>Site Total</b>	<b>25,000</b>	<b>25,000</b>											

Table II-A.6 Capital Improvements and Expenditures by Project

Site	Total Funding 2009-2011	CFP-03		CFP-04		CFP-05		CFP-06		CFP-07		CFP-08		CFP-09		CFP-10		CFP-11		CFP-12		Comments
		BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
<b>DOSKER MANOR</b>																						
Replace Panel Service - Shared Doors	144,000																		144,000			
Accessed Door - Shared Doors	168,646																		100,000			
New Door Locks in A, B, C	150,000																		150,000			
Building Lobby B & C	450,000	60,000																				
Paint Hallways	150,000																					
Floor tile - Bldg A	450,000																					
Excavate Cabriobab - 9 elevators	85,000																					
Excavate Shared Doors (A)	25,000																					
Replace Ceiling Tiles - Lobbies	20,000																					
AAE Hot Water	197,283	87,383																				
Transfer Switches	100,000																					
Replace A/C units as needed	1,300,000																					
Refrigerator replacement																						
Minor Costs																						
<b>Site Total</b>	<b>2,900,029</b>	<b>156,029</b>																				
<b>ST CATHERINE COURT</b>																						
Comprehensive Renovation																						
Resident Council Office Upgrade																						
<b>Site Total</b>																						
<b>AVENUE PLAZA</b>																						
Emergency Lighting	20,000																					
Shared Lobby	20,000																					
Heat AC Unit Replacement	24,000																					
Automatic Lobby Doors	6,938,640																					
Comprehensive Renovation																						
Rebaration																						
<b>Site Total</b>	<b>7,002,640</b>																					
<b>LOURDES HALL</b>																						
Air Condition Hallways	200,000																					
Emergency Notification / Intercom System	30,000																					
HVAC wall units	50,000																					
Paint Apartments	15,000																					
Fire Escape Handrail Repairs	20,000																					
Replace Roof	100,000																					
Carpet																						
Landscaping																						
<b>Site Total</b>	<b>415,000</b>																					
<b>SCATTERED SITE LMHA</b>																						
Ap 1-17 Miscellaneous Site Improvements	150,000																					
Roof - 50 Apartments	100,000																					
Common Stairs - 50 Apartments	100,000																					
2nd Fl Apartments - 50 Apartments	100,000																					
<b>Site Total</b>	<b>450,000</b>																					

Table II – A.6 Capital Improvements and Expenditures by Project

Site	Total Funding	CFP-03		CFP-04		CFP-05		CFP-06		CFP-07		CFP-08		CFP-09		CFP-10		CFP-11		CFP-12		Comments
		BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	
<b>312/008 23-10</b>																						
300 Units Top - 300 Apartments	60,000																					
Roofs - Scattered Sites	60,000																					
Cabries - Scattered Sites	20,000																					
Paint - Scattered Sites	10,000																					
2 Pickup Trucks - Scattered Sites	50,000																					
2731-2733 Algonquin Parkway	683,772																					
Ky 1-18 and 1-22 Lead removal	600,000																					
St. Martins Windows	300,000																					
Vine Street Windows	300,000																					
1448 Hancock Renovation	186,675																					
Firs House Renovation	50,000																					
Algonquin Apartments	-																					
Coal Avenue	60,000																					
300 Apartments Units	2,962,477																					
Site Total		313,224	357,977	506	41,122	860,506											710,000	311,240				
<b>BISHP LANE PLAZA</b>																						
Garbage Collection	10,198																					
Garbage Enclosure	200,028																					
Sheet Metal Common Areas	25,000																					
Repairs Carpet	25,000																					
Area Paving Lot	30,000																					
Repairs Sidewalk	25,000																					
Upgrade Fire Alarm System	800																					
Panel Replacement	800																					
Site Total	316,306																					
<b>SCATTERED SITES HAJAC</b>																						
The Floors	90,000																					
Kitchen Cabinets - 54 units	200,000																					
Steel A/C Panels	75,000																					
Window replacement	275,000																					
Kitchen Rehab	90,000																					
Repairs Siding and Gutters	198,000																					
Architectural/Engineering	1,500																					
SCM Kitchen Renovation	142,914																					
Roofing Structure	5,800																					
Repairs Parking Lots	25,000																					
Site Total	1,103,246																					
<b>Admin Costs HAJAC</b>																						
Salary and Benefits	21,745																					
Study Expense	7,485																					
A&E Costs	7,485																					
Site Total	29,230																					

Table II – A.6 Capital Improvements and Expenditures by Project

Site	Total Funding	CFP-03		CFP-04		CFP-05		CFP-06		CFP-07		CFP-08		CFP-09		CFP-10		CFP-11		CFP-12	
		Budget	504	Budget	505	Budget	506	Budget	507	Budget	508	Prepared	Proposed								
<b>Mixed Finance Capital Contributions</b>																					
Phase II - Park Drive	72,623	31,827	30,000	72,600	73,112	78,780	81,890	83,166	85,166	88,573	92,116	95,891	98,573	101,116	103,891	106,573	109,116	111,891	114,573	117,116	119,891
Phase III - Park Drive	384,623	31,891	32,782	33,785	34,778	35,822	36,906	38,031	39,206	40,421	41,678	42,976	44,315	45,594	46,913	48,272	49,671	51,110	52,589	54,108	55,667
Phase IV - Park Drive	335,785	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180	51,180
<b>Site Total</b>	<b>1,097,034</b>	<b>84,417</b>	<b>153,622</b>	<b>161,225</b>	<b>166,860</b>	<b>172,622</b>	<b>178,386</b>	<b>184,203</b>	<b>190,071</b>	<b>196,000</b>	<b>202,000</b>	<b>208,000</b>	<b>214,000</b>	<b>220,000</b>	<b>226,000</b>	<b>232,000</b>	<b>238,000</b>	<b>244,000</b>	<b>250,000</b>	<b>256,000</b>	<b>262,000</b>
<b>Annual Capital Program/Service Contracts</b>																					
Environmental Consultant - Remediation Monitoring	2,700,000		300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	2,250,000		250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Annual A/E Contract	2,607,277	818,277	216,000	220,000	224,000	228,000	232,000	236,000	240,000	244,000	248,000	252,000	256,000	260,000	264,000	268,000	272,000	276,000	280,000	284,000	288,000
Annual Lead Paint Removal Contract	795,025	795,025																			
Vacuum Pump Contract	2,742,317	198,317	160,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000	308,000
Tree Trimming	33,652	38,652																			
Landscaping	483,109	485,109																			
Central Maintenance Improvements	500,000																				
Site Barn Booms and doors	60,000																				
A/C Conditions - Health Hazard	500,000																				
Capital Equipment	6,834,487	542,487	594,000	618,000	645,000	669,000	694,000	719,000	744,000	769,000	794,000	819,000	844,000	869,000	894,000	919,000	944,000	969,000	994,000	1,019,000	
Expenditure Replacement	2,858,000	225,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000	224,000
<b>Total Annual Contracts</b>	<b>22,849,700</b>	<b>2,049,700</b>	<b>1,700,000</b>	<b>1,958,000</b>	<b>1,979,000</b>	<b>2,020,000</b>	<b>2,061,000</b>	<b>2,102,000</b>	<b>2,143,000</b>	<b>2,184,000</b>	<b>2,225,000</b>	<b>2,266,000</b>	<b>2,307,000</b>	<b>2,348,000</b>	<b>2,389,000</b>	<b>2,430,000</b>	<b>2,471,000</b>	<b>2,512,000</b>	<b>2,553,000</b>	<b>2,594,000</b>	<b>2,635,000</b>
<b>Management Improvements</b>																					
Master Specification Upgrade	8,284	8,284	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Technical Staff Training/Development	80,099	80,099	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Stipends	90,181	90,181	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
<b>Total Management Improvements</b>	<b>1,954,184</b>	<b>79,184</b>	<b>100,000</b>																		
<b>Administrative Costs</b>																					
Construction Administration	4,882,684	1,387,684	800,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000	876,000
Construction Administration 10% Incentive	5,896,001	3,285,754	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000	2,380,000
General Fund for Operations	25,433,724	4,681,218	2,952,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000	3,052,000
<b>Total Administrative Costs</b>	<b>36,212,409</b>	<b>11,354,656</b>	<b>11,132,000</b>	<b>11,328,000</b>																	
<b>Total Capital Projects</b>	<b>38,026,653</b>	<b>4,020,548</b>	<b>6,012,586</b>	<b>5,803,506</b>																	
Construction	1,619,045	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183
Construction	1,619,045	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183	48,183
<b>Total Sub-Costs</b>	<b>1,619,045</b>	<b>48,183</b>																			
<b>TOTALS US\$B</b>	<b>102,856,208</b>	<b>11,858,808</b>	<b>11,071,382</b>	<b>11,121,070</b>	<b>10,826,878</b>	<b>9,284,421</b>	<b>9,878,800</b>	<b>9,778,000</b>													
<b>Replacement Housing Account</b>	<b>16,590,681</b>	<b>2,013,031</b>	<b>2,827,776</b>	<b>2,868,028</b>	<b>1,808,007</b>	<b>2,315,455</b>	<b>1,145,955</b>														
<b>ARF Admittance 3% Transfer</b>	<b>203,822</b>	<b>13,871,837</b>	<b>13,388,141</b>	<b>13,227,888</b>	<b>12,844,283</b>	<b>11,971,461</b>	<b>10,887,198</b>														
<b>Total</b>	<b>16,794,503</b>	<b>13,905,868</b>	<b>13,388,141</b>	<b>13,227,888</b>	<b>12,844,283</b>	<b>11,971,461</b>	<b>10,887,198</b>														
<b>Replacement Housing Budget</b>	<b>2,800,000</b>	<b>2,013,031</b>	<b>1,800,000</b>																		
<b>Used for Capital Projects/Misc Development</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>	<b>5,500,000</b>
<b>Replacement Housing Pledged to Clarkdale Phase I</b>	<b>18,990,681</b>	<b>2,013,031</b>	<b>2,827,776</b>	<b>2,868,028</b>	<b>1,808,007</b>	<b>2,315,455</b>	<b>1,145,955</b>														
<b>Replacement Housing Pledged to Clarkdale Phase II</b>	<b>10,000,000</b>	<b>11,800,000</b>	<b>11,500,000</b>	<b>10,800,000</b>	<b>10,000,000</b>	<b>9,000,000</b>	<b>8,000,000</b>	<b>7,000,000</b>	<b>6,000,000</b>	<b>5,000,000</b>	<b>4,000,000</b>	<b>3,000,000</b>	<b>2,000,000</b>	<b>1,000,000</b>	<b>0,000,000</b>	<b>0,000,000</b>	<b>0,000,000</b>	<b>0,</b>			

**Louisville Metro Housing Authority  
Lease Up Information  
Target vs. Actual FY2009**

**Table II- B  
Lease Up Information**

Public Housing	7/1/08	6/30/09
<b>LMHA Managed Developments</b>		
<b>Family Developments</b>		
KY 1-002 Beecher Terrace	97%	97%
KY 1-003 Parkway Place	92%	94%
KY1-004 Sheppard Square	97%	97%
KY1-005 Iroquois Homes*	94%	97%
<b>Elderly/Disabled Developments</b>		
KY1-012 Dosker Manor A, B & C Bldgs.	83%	87%
KY 1-013 St. Catherine Court	86%	91%
KY 1-014 Avenue Plaza**	92%	94%
KY 1-018 Lourdes Hall & Bishop Lane Plaza	98%	98%
<b>Scattered Sites ***</b>		
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	90%	93%
KY1-034 Clarksdale I,II Replacement	88%	92%
KY 1-047 HPI/NDHC Scattered and LTO	100%	100%
<b>Average Public Housing Units Leased ****</b>	<b>92%</b>	<b>93%</b>
<b>Privately Managed Developments</b>		
<b>Mixed Income Sites</b>		
KY 1-027 The Oaks of Park DuValle	95%	97%
KY 1-30 Park Duvalle II	95%	98%
KY1-031 Park DuValle III	95%	98%
KY1-032 Park DuValle IV	95%	98%
KY1-036 St. Francis (Clarksdale I Replacement)	100%	100%
KY 1-043 Steven Foster (Park DuValle Replacement)	64%	94%
KY 1-046 Village Manor	94%	94%
KY 1-049 Clarksdale On-Site Phase I, II, III, IV	80%	93%
<b>Average Public Housing Units Leased ****</b>	<b>90%</b>	<b>94%</b>
<b>Housing Choice Voucher Program</b>	<b>7/1/08</b>	<b>6/30/09</b>
HCV Vouchers	93%	94%
<b>Housing Choice Vouchers Leased</b>	<b>93%</b>	<b>94%</b>

\* LMHA will demolish 148 Iroquois units during FY2008/2009.

\*\* In conjunction with the Authority's transition to AMP numbers, the development "550 Apartments" (72 units) was included in AMP KY1-014 at the beginning of FY2008.

\*\*\* Clarksdale Scattered Site AMP numbers continue to add new units through acquisition and construction. Vacancy numbers may be temporarily inflated as units are prepared for initial occupancy.

\*\*\*\* Average Lease Up Levels weighted by total number of unites associated with each AMP number.

**LOUISVILLE METRO HOUSING AUTHORITY  
WAIT LIST DATA  
BY  
UNIT SIZE**

**PROJECTED FY2009**

**TABLE II-C.1**

<b>FY 2009</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>
<b>PUBLIC HOUSING</b>					
<b>Central Based Waiting Lists</b>					
Family	995	1036	488	108	2627
Elderly	92	18	7	2	119
Disabled	313	128	47	10	498
<b>TOTAL CENTRAL BASED</b>	<b>1400</b>	<b>1182</b>	<b>542</b>	<b>120</b>	<b>3244</b>
<b>Site Based Waiting Lists</b>					
KY 1-27 Park DuValle I **	450	700	475	125	1750
KY 1-30, 31 & 32 Park DuValle II, III & IV *	213	395	185	65	858
KY1-45 Liberty Green (Clarksdale I On-site)*	214	155	144	0	513
<b>TOTAL SITE BASED</b>	<b>663</b>	<b>1095</b>	<b>660</b>	<b>190</b>	<b>3121</b>
<b>SECTION 8</b>					
Vouchers	4931	2890	1200	226	9247
<b>TOTAL VOUCHER PROGRAM</b>	<b>4931</b>	<b>2890</b>	<b>1200</b>	<b>226</b>	<b>9247</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>6994</b>	<b>5167</b>	<b>2402</b>	<b>536</b>	<b>15612</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  
PROJECTED FY2009**

**TABLE II - C.2**

<b>FY 2009</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>
<b>PUBLIC HOUSING</b>					
<b>Central Based Waiting List</b>					
Family	N/A	N/A	N/A	N/A	2627
Elderly	N/A	N/A	N/A	N/A	119
Disabled	N/A	N/A	N/A	N/A	498
<b>TOTAL CENTRAL BASED</b>	N/A	N/A	N/A	N/A	<b>3244</b>
<b>Site Based Waiting Lists</b>					
<b>KY 1-27 Park DuValle I*</b>	N/A	N/A	N/A	N/A	1750
<b>KY 1-30, 31, &amp; 32 Park DuValle II, III &amp; IV*</b>	N/A	N/A	N/A	N/A	858
<b>KY1-45 Liberty Green (Clarksdale I On-site)*</b>	N/A	N/A	N/A	N/A	513
<b>TOTAL SITE BASED</b>	0	0	0	0	3121
<b>SECTION 8</b>					
<b>Vouchers</b>	8231	1016			9247
<b>TOTAL VOUCHER PROGRAM</b>	<b>8231</b>	<b>1016</b>	0	0	<b>9247</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>8231</b>	<b>1016</b>	0	0	<b>15612</b>

\*Characteristics by income group are not maintained.  
Wait List contains total number of applicants by desired unit size.  
Applicant's Income is verified during occupancy interviews.

**LOUISVILLE METRO HOUSING AUTHORITY  
WAIT LIST  
BY RACE AND ETHNICITY  
PROJECTED FY2009**

**TABLE II-C.3**

<b>FY 2009</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>	<b>7/1/08</b>
<b>PUBLIC HOUSING</b>	<b>African American</b>	<b>White</b>	<b>Other</b>	<b>Totals</b>
<b>Central Based Waiting Lists</b>				
Family	2036	536	55	2627
Elderly	57	48	14	119
Disabled	292	186	20	498
<b>TOTAL CENTRAL BASED</b>	<b>2385</b>	<b>770</b>	<b>89</b>	<b>3244</b>
<b>Site Based Waiting Lists</b>				
KY 1-27 Park DuValle I **	N/A	N/A	N/A	1750
KY 1-30, 31 & 32 Park DuValle II, III & IV **	N/A	N/A	N/A	858
KY1-45 Liberty Green (Clarksdale I On-site)**	N/A	N/A	N/A	513
<b>TOTAL SITE BASED</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3121</b>
<b>SECTION 8</b>				
Vouchers	5583	3441	223	9247
<b>TOTAL VOUCHER PROGRAM</b>	<b>5583</b>	<b>3441</b>	<b>223</b>	<b>9247</b>
<b>TOTAL OF ALL PROGRAMS</b>	<b>7968</b>	<b>4211</b>	<b>312</b>	<b>15612</b>

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

**III.**  
**Long-term MTW Plan**

## Long-term Moving to Work Plan

The Louisville Metro Housing Authority 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) increasing 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 family developments formerly owned and managed by the Housing Authority of Louisville 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 towards 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/program participants, and is 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; others are for programs that 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 – to encourage families to work.

**Programs Included**

LMHA's Moving to Work Demonstration program encompasses the following programs within the Agency:

- Public Housing (LMHA Owned and Managed & Privately Owned and Managed);
- the Capital Fund Program; and
- the Housing Choice Voucher Program.

**IV.**  
**Proposed MTW Activities:**  
**HUD approval requested**

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

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

LMHA currently submits separate mixed income proposals to HUD for every public housing property it purchases. These proposals are extensive packages of documents which require numerous staff hours to complete. Each proposal is accompanied by related costs for appraisals and environmental testing. After discussions with the local HUD field office, the Authority is proposing to bundle 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 will be done for each separate property.

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

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

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

LMHA staff will be able to substantially reduce the amount of time and cost required to prepare two development proposals per year over 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 would be a small savings in printing and reproduction costs as well.

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

Number of hours typically spent on preparing 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 determine 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.

**Proposed MTW Initiative – Special Referral HCV Program – Project Women**

**A. Description of Proposed MTW Activity**

Allocate Housing Choice Vouchers to a special referral program with Project Women at Scholar House I (approximately 15 vouchers) and Scholar House II (approximately 11 vouchers.) While voucher recipients will initially be 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 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 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 9,200 applicants. Because of the training and support participants will 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, thereby allowing the voucher to be passed to another low-income family to be used for rental assistance.

Another benefit/impact of Project Women is that it allows children of participants to have stable school environments while their parents are 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.

**Proposed 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 is proposing to authorize 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 would also be housed immediately upon completion of processing by the Center for Women and Families (CFW) caseworker. Initial occupancy inspections units would 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 proposed activity would reduce cost and achieve 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 stabilize these households and maximizes the number of families that can be served through CFW's shelter.

To expedite this process, LMHA will train 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 will be moved to the long-term housing facility as soon as a unit is available, the applicant packet will be sent to LMHA for additional processing, and payments will 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 will track and report 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 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 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.

## Proposed MTW Initiative – Housing Choice Voucher Homeownership

### A. Description of Proposed MTW Activity

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 proposed activity will increase 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 terms of the voucher.

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

Exception Payments are needed to help families find and purchase decent and affordable housing. A Payment Standard increase to 120% is most needed to promote residential choice, help families move closer to areas of job growth, and de-concentrate 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. From the start of our program to the end of 2007 we had closed with buyers on a total of 113 units yet that year was also the first year since program inception that we did not have an increase in new homeowners from the previous year. A substantial factor has been the tightening of the overall mortgage market but a factor that we have some control over is the setting of payment standards.

With this MTW initiative we are most interested in giving a boost to 2-bedroom qualified potential buyers. There is a significant difference between the level of payment standard between 2-bedroom (\$729) and 3-bedroom (\$1,018) 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] but 75% of potential buyers who do not close are 2-bedroom qualified.

With this MTW initiative we are also interested in promoting residential choice outside of high poverty areas. Only 6 of the 118 homebuyers to date (5%) have bought in exception payment areas.

Our political structure is divided into 26 Metro Council Districts and our homebuyers live in 21 of the 26 with the remaining districts all lying in the proposed Homeownership Exception Payment census tracts. (See Jefferson County map of proposed Section 8 Homeownership Exception Payment census tracts as compared to the current census tracts of Section 8 HO buyers.)

An increase in payment standard to 120% will allow 2-bedroom qualified potential homebuyers to increase buying power by approximately \$10,000. For those who are 3 and 4-bedroom qualified, the increase will be approximately \$14,000.

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

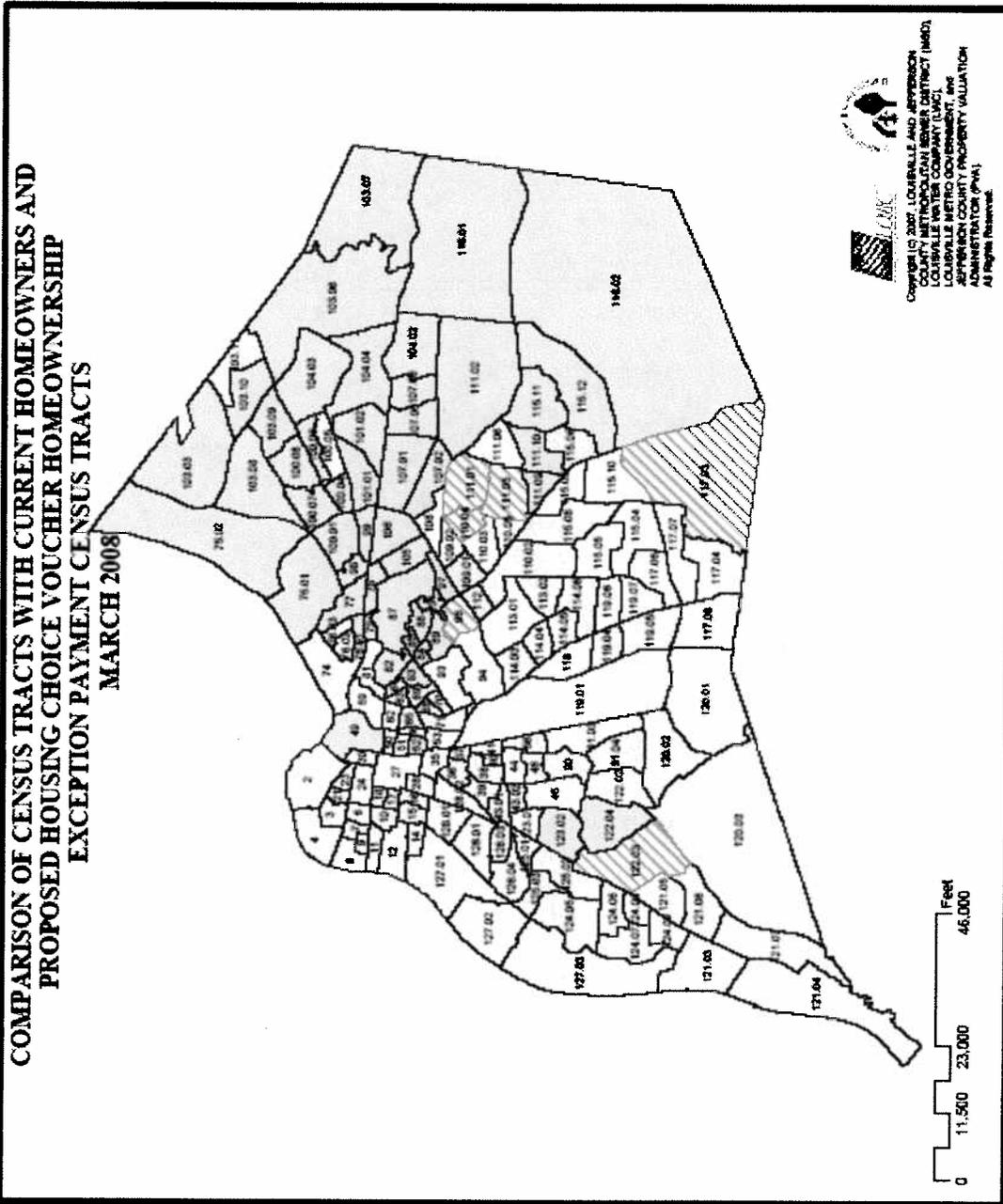
The Homeownership team of LMHA tracks from the point a potential buyer graduates from homeownership counseling through the end of participation in the Housing Choice Voucher program.

Proposed 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.





**Proposed MTW Initiative – Multicultural Family Assistance Program**

**A. Description of Proposed MTW Activity**

LMHA plans to hire 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.

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

This proposed activity will improve LMHA staff's site management capabilities 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.**

Current number and type of reported difficulties, failed inspections or lease violations with Somalian and African culture immigrant families.

Number and type of reported difficulties, failed inspections or lease violations with Somalian and African culture immigrant families after the Multicultural Family Assistance Program is launched.

Number of referrals to the Multicultural Family Assistance Program.

Number of people who voluntarily seek services from the Multicultural Family Assistance Program.

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 24 C.F.R. 982 and 990.

**Proposed MTW Initiative – Homeownership Program Maintenance Specialist**

**A. Description of Proposed MTW Activity**

LMHA plans to restructure the current homeownership inspection, training and consultation process (these duties are currently split among three different individuals) and instead steer all these tasks through a Home Maintenance Specialist (H.M.S.) staff member. This position will be funded using Section 8 reserves.

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

This proposed activity will reduce costs and improve cost effectiveness in federal expenditures.

**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 preventative maintenance procedures and how to maintain the various operating 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 will provide 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 are currently performed by a city inspector (who conducts the in-home workshops), an LMHA Construction Manager (who conducts the 5(h) inspections and group workshops), and a Homeownership Specialist (who assists with counseling and case management.) Combining these tasks into the job of one Home Maintenance Specialist will result in time and cost effectiveness, as well helping homeowners avoid any unnecessary maintenance expenses, especially those that might jeopardize their homeownership status. The HMS will begin as a part-time position, but will increase to full-time if demand increases (as anticipated once it is offered as a benefit to S8 HO participants.)

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

Current number of contacts by LMHA and City staff with a homeownership program participant.

Number of contacts by the H.M.S. with a homeownership program participant once 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.

**Proposed MTW Initiative – Streamlined Demolition and Disposition Procedures**

**A. Description of Proposed MTW Activity**

LMHA plans to further research and possibly utilize HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" for future submissions to the Special Applications Center (SAC).

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

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

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

LMHA currently follows HUD's standard demolition and dispositions instructions when submitting applications to the SAC. The proposed 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 HUD's streamlined guidelines for MTW Agencies.

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

LMHA staff will conduct further research on the streamlines 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."

**V.**  
**Ongoing MTW Activities:**  
**HUD approval previously granted**

**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 CY2007, so the only actions that will occur during CY2008 are processing the Request for Tenancy Approval and the 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 provides 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 participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 9,200 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 benefit/impact of this ongoing MTW initiative is that it allows children of participants to have stable school environments while their parents are 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 in recent years. 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 – Housing Choice Voucher Program Operating Procedures

### A. Description of Ongoing MTW Activity

Continue the new MTW initiative implemented during 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 will still come in for an appointment and attend a briefing upon conclusion of the re-certification process.

Also during FY2008 LMHA began assigning HCV clients to a specific Housing Specialist for a three year period. This “case management” style procedure will also be continued.

Annual inspections will continue as always.

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

These operating procedure changes will help reduce costs and achieve greater cost effectiveness in Federal expenditures.

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

In the past, LMHA has had a great deal of difficulty getting participants to attend recertification appointments. LMHA Section 8 staff will be able to substantially reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments.

Prior to FY2008, clients were only assigned to caseworkers for their annual recertification or when additional processing was required, as in cases where there were changes in income or household composition. Clients were randomly assigned to caseworkers based on availability of staff. Clients were often confused about who to call with follow up questions or issues during the ensuing year. The newly implemented procedure assigns a client to the same caseworker for a three year period, providing clients with a specific contact if they have any questions about their participation in the HCV program.

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

Number of recertifications with families remaining in the same residence prior to implementing the new operating procedure.

Time spent on each recertification.

Amount of time typically spent rescheduling appointments.

Amount of time lost to missed appointments.

Estimated number of missed appointments with families remaining in the same residence. Number of recertifications submitted by mail since the new operating procedure was implemented.

Time spent processing mailed recertifications.

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

Staff will compare the time typically spent scheduling, rescheduling, waiting on missed appointments and recertifying families who are remaining in the same residence to the time processing mailed-in recertifications. The measure of progress will be the total staff hours saved annually by using the mail-in procedure.

**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 – 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.**

The benchmark is the number of assisted units in complexes that meet the measurement criteria, i.e., 100 or more units. In addition, the number of units in each census tract/zip code will be monitored and the changes in the number of units located within these areas will be tracked as an indicator for spatial de-concentration.

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

Staff will track the number of units in the HCV program by complex in properties containing 100 units or more. Measure of progress will be the overall number of large developments which fail to meet the spatial de-concentration goals (all new properties will meet the goals.) Additionally, the expansion of assisted units to under utilized zip codes/census tracts will be monitored as an indicator of the success of the efforts to de-concentrate assisted units.

**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 with 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 gets families into their new 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 valid 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 within 8 months.) Therefore, 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 amount of 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.

**VI.**  
**Sources and Uses of Funding**

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**LOUISVILLE METRO HOUSING AUTHORITY**  
**SOURCES AND USES OF FUNDS**

The following documents comprise the annual, consolidated budget that includes all of Louisville Metro Housing Authority's (LMHA) major programs for FYE June 30, 2009. Also included for comparison purposes are the budgets for FYE June 30, 2008. Immediately following the budget are "notes" that relate to the consolidated budget. These notes help to explain some of the variances between the budget approved by LMHA's Board of Commissioners for the coming fiscal year vs. the budget for the past fiscal year.

The LMHA's 2008 - 2009 operating plan provides for an overall, consolidated surplus of \$1,511,000. Most of this surplus originates in the Central Services area (otherwise known as the Central Office Cost Center, or COCC). The Central Services area generates income from multiple sources. They include property management, asset management, and bookkeeping fees, as well as fees for services billed to the public housing sites; administrative fees billed to capital programs; Section 8 administrative and bookkeeping fees; and other misc. fee income.

The public housing program (AMPs) is budgeted at a very small surplus (\$60,000) for FYE 6/30/09. This surplus is contained within the St. Catherine Court site. All other AMPs have a "break-even" budget. However, the break-even budget includes transfers from the Capital (\$2,352,000) and Section 8 (\$1,509,000) Programs. These transfers are necessary, for the most part, because of a 16% anticipated shortfall in operating subsidy for the Public Housing Program. This shortfall is expected to cost the Public Housing Program approx. \$2,847,000 in lost revenue. If operating subsidy were funded at 100% of eligibility, no transfer at all would be required from the Section 8 Program. Additionally, the Capital Program transfer would be greatly reduced. In an effort to maintain the current level of services at the public housing sites while promulgating a balanced budget, LMHA's Board of Commissioners have approved the use of the funding fungibility authority within the MTW program. Public housing operating reserves could also have been used to absorb operating deficits. 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

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**LOUISVILLE METRO HOUSING AUTHORITY**  
**SOURCES AND USES OF FUNDS**

Page 2

years), fund emergencies or disasters that may occur, and keep the Authority on sound financial ground.

LMHA staff did not accommodate the projected operating subsidy shortfall in the Public Housing Program by simply transferring funds in from the Capital and Section 8 Voucher Programs (funding in these 3 programs is fungible). Although fund transfers are still sizable, it should be noted that "Total Uses" for the Public Housing Program on the Consolidated Budget Statement actually declined from the prior year (\$507,000). Even after allowing for an expected decrease in utility costs (\$438,000), total uses in the Public Housing Budget have remained essentially the same as the prior year. This is difficult to achieve as salaries and fringe benefits (particularly health insurance), as well as other costs continue to rise. 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, aggressively 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.

The 2008-2009 budget is only the second to be developed under HUD's "asset management" model. Consequently, this budget was prepared with only 5 – 6 months of actual activity on which to build estimates. When a full year or more of historical data is available, future budgets can be more accurately forecast.

There are also detailed, supporting schedules that contain income and expenses for each program area represented on the consolidated budget page. Additionally, the reader should note that the 'Employee Benefits' line contained in the 'General Expense' section of the supporting schedules 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. Again, please examine the

**LOUISVILLE METRO HOUSING AUTHORITY**  
**SOURCES AND USES OF FUNDS**

Page 3

“notes” that follow the consolidated budget for a more in depth examination of the 2008-2009 budget as compared to the prior year.

LOUISVILLE METRO HOUSING AUTHORITY

CONSOLIDATED BUDGET FYE 6/30/09

(1000s)

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	2007 - 2008 PUBLIC HOUSING	2008 - 2009 PUBLIC HOUSING	2007 - 2008 CENTRAL SERVICES	2008 - 2009 CENTRAL SERVICES	2007 - 2008 CAPITAL BUDGET	2008 - 2009 CAPITAL BUDGET	2007 - 2008 SECTION 8 VOUCHERS	2008 - 2009 SECTION 8 VOUCHERS	2008 - 2009 CONSOLIDATED BUDGET
<b>SOURCES OF FUNDING</b>									
FEDERAL SUBSIDY <sup>(a)</sup>	13,874	\$14,949			10,273	\$9,584	52,837	\$50,461	\$65,024
DWELLING RENTALS	5,841	5,782							\$7,022
EXCESS UTILITIES	206	206							\$208
NONDOWELLING RENTAL	12	12							\$12
FEE INCOME	615	579	10,025	9,819			725	3,868	\$9,819
INTEREST INCOME	337	452	50	121					\$1,068
OTHER INCOME	337	452	50	50					\$502
TRANSFERS FROM OTHER FUNDS	3,518	3,881							\$3,881
<b>TOTAL SOURCES</b>	<b>24,502</b>	<b>\$23,843</b>	<b>10,075</b>	<b>\$9,990</b>	<b>10,273</b>	<b>\$9,584</b>	<b>53,562</b>	<b>\$51,459</b>	<b>\$109,876</b>
<b>USES OF FUNDING</b>									
ADMINISTRATION	2,821	2,985	4,948	5,405	620	234	3,520	3,808	\$12,442
FEE EXPENSE	2,858	2,833			1,185	959	1,890	1,890	\$5,681
RESIDENT SERVICES	489	500	14	19	100	100	484	982	\$1,811
UTILITIES	6,857	6,419							\$6,419
MAINTENANCE	11,021	10,859	2,822	3,038			3	6	\$13,903
PROTECTIVE SERVICES	1,185	1,185	305	285			18	17	\$1,218
GENERAL	902	902					48	34	\$1,231
CAPITAL EXPENSE	77	81	97	107	4,006	5,940			\$6,940
RENTAL ASSISTANCE PAYMENTS							45,210	51,977	\$52,056
TRANSFERS TO OTHER FUNDS					2,352	2,352	1,186	2,403	\$4,862
<b>TOTAL USES</b>	<b>26,230</b>	<b>\$25,783</b>	<b>8,287</b>	<b>\$8,871</b>	<b>10,273</b>	<b>\$9,584</b>	<b>52,349</b>	<b>\$51,127</b>	<b>\$105,365</b>
<b>8URPLUS (DEFICIT)</b>	<b>(1,728)</b>	<b>\$60</b>	<b>1,788</b>	<b>\$1,119</b>	<b>0</b>	<b>\$0</b>	<b>1,213</b>	<b>\$332</b>	<b>\$1,511</b>

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**Notes for Consolidated Budget, FYE 6/30/09**

- a. \$1.075M variance is due to several factors. The 2008 federal subsidy budget was based on 83% funding eligibility. The 2009 federal subsidy budget is estimated at 84% funding eligibility. Additionally, the 2009 estimate is based on actual advances currently being received from HUD. The advances also contain additional units that were not in the 2008 calculation.
- b. Interest Income has changed from the previous year because operating reserves (and the cash associated with them) have now been more accurately distributed between the AMPs and the Central Office Cost Center. This distribution occurred in keeping with asset management guidelines. The 2008 budget contained a very general estimate of that distribution and the associated interest income.
- c. Transfers from Other Funds include \$2.352M from the Capital Fund and \$1.509M from the Section 8 Program. These transfers are necessary due to an operating fund shortfall of 16% (estimated at approx. \$2.8M). Absent a funding shortfall, no Section 8 funds would need to be transferred to the AMPs, and the Capital Fund transfer would be significantly reduced. With the transfers, all AMP budgets are balanced.
- d. Utility costs decreased \$438K due to vacating and demolition of Iroquois Homes' units (resulting in less consumption). Utility expense can be difficult to estimate because of regular changes in utility rates as well as fluctuations in consumption (caused by the weather).
- e. The small decline in Maintenance Expense is related to the conversion to an asset management model. The 2007-2008 maintenance budget was a general estimate with no historical data related to asset management on which to base the budget. The 2008-2009 budget was based on five to six months of actual activity under asset management. Future years' budgets will become easier to prepare as one full year of activity (or more) becomes available under asset management.
- f. Fee income declined slightly. As mentioned in "e" above, the prior year's budget was a general estimate with no historical data on which to base the budget. With five to six months of actual data generated under asset management, the 2008-2009 budget should be improved. Future years' budgets should become more accurate as a full year's data becomes available under asset management.
- g. The largest portion of Administration expense is salaries and benefits. This category allows for a 3% cost of living increase, as well as increases in health insurance and retirement benefits (which are based on wages). Additionally, positions that are not a legitimate, direct labor cost to the AMPS are being absorbed in the COCC. The budget for this category will become more well defined in the future as historical data becomes available under asset management.

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**Notes for Consolidated Budget, FYE 6/30/09**

- h.** Federal Subsidy for the Capital Fund has decreased by \$689,000. The funding level each year is determined by HUD. It is closely tied to the number of units in inventory. LMHA has recently demolished over 700 units at Clarksdale Homes (HOPE VI site), and more than 200 at Iroquois Homes. The reduction in units results in fewer Capital dollars available.
- i.** Administration costs have decreased \$386. This is primarily due to the movement of budgeted positions from the Capital Fund to the COCC, as required by asset management rules. The Capital Fund now pays COCC an Administrative Fee (10%) to help pay for those positions. Because budgeting under asset management is still in its infancy, some of the budgets were broad estimates in the first year. Consequently, the comparison of the 2008-2009 budget year to the 2007-2008 budget year resulted in a variance.
- j.** Fee Expense declined by \$237,000. The administrative fee paid by the Capital Fund to the COCC is set at 10% of the funding authorization. Reduced federal subsidy (see "h" above) results in a reduced administrative fee. Additionally, there was a small miscalculation in the administrative fee for 2007-2008.
- k.** Federal Subsidy increased by \$7,654,000. The budget for the 2008-2009 fiscal year is based on the language contained in LMHA's MTW agreement, funded at 100% of eligibility. The budget for the 2007-2008 fiscal year was prepared anticipating an 11.5% funding shortfall. The difference between these two assumptions creates a significant variance when comparing year to year.
- l.** Interest Income increased \$243,000. This is based on current year earnings, with some allowance for decreased rates as the Federal Reserve lowers rates to stimulate the economy. Also, higher cash balances and longer term investments have helped to increase interest earnings.
- m.** The largest portion of Administration expense is salaries and benefits. This category allows for a 3% cost of living increase, as well as increases in health insurance and retirement benefits (which are based on wages).
- n.** Resident Services Expense has increased \$498,000. This category does contain salary and benefit costs for those working in the area of family self-sufficiency, homeownership, and other resident services based programs. Of course, salaries and benefits rise each year. It also includes a large case management contract that works with LMHA's FSS families. Because there are a large number of participants in the FSS program, the contractual costs have risen.

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**Notes for Consolidated Budget, FYE 6/30/09**

- o. Rental Assistance Payments have increased \$6,767,000. Due to increased funding (see "k" above), staff is making efforts to increase the utilization rate. The budget for this line item is developed to attempt to reach 95% utilization of available funds. Since the 2007-2008 budget for this line item was prepared with the expectation of an 11.5% funding shortfall, the difference between the two respective years is significant.
- p. Transfers to Other Funds increased \$1,237,000. The largest part of this increase (\$894,000) is the result of a change in accounting procedures (as recommended by LMHA's financial auditors). In the past under the MTW program, any utilization of Section 8 reserves for projects other than Section 8 related was charged directly to the reserves. This was common practice under the old HUD regulatory basis of accounting. Based on LMHA's financial auditors recommendations and GAAP accounting, a new fund has been created to capture all income and expenses related to the use of Section 8 reserves. The use of these reserves results in a charge to "transfers to other funds". Additionally, the transfer from Section 8 to public housing operations (AMPs) has increased \$343,000. This was necessary to balance the AMP's operating budgets. It should be noted that if public housing operating subsidy was funded at 100% of eligibility, no transfer from Section 8 would be necessary.

**OPERATING  
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Line Item	Acct #	Beecher 002	Parkway 003	Sheppard 004	Trudeau 005	Decker 012	Catherine 013	Ave & 560 Apts 14
Dwelling Rent	3110	\$1,013,000	\$683,000	\$363,000	\$480,000	\$1,045,000	\$291,000	\$584,000
Excess Utilities	3120	37,000	66,000	37,000	34,000			
Non-Dwelling Rent	3190		6,000		6,000			
<b>Total Rental Income</b>		1,050,000	755,000	400,000	520,000	1,045,000	291,000	584,000
Interest Income	3610	7,900	71,500	118,400	21,200	98,200	19,300	26,100
Other Income	3690	82,000	91,000	40,000	100,000	60,000	4,000	14,000
<b>Total Other Income</b>		89,900	162,500	158,400	121,200	158,200	23,300	40,100
Asset Mgmt Fee - Sites	3693							
Management Fees	3694							
Bookkeeping Fee - Sites	3695							
Central Services Fees	3696							
Adm Fee - Mixed Finance	3697							
Other Fees	3698							
<b>Total Fee Revenue</b>		0	0	0	0	0	0	0
Operating Subsidy	3691	2,784,278	2,433,021	1,385,554	2,433,175	2,078,331	481,551	880,609
Interfund Transfers - Sec 8	3692	204,737	213,480	325,392	135,432	281,792		104,692
Interfund Transfers - CGP	3692.50	319,195	332,825	507,301	211,146	439,328		183,219
<b>Total Income</b>		\$4,448,010	\$3,896,826	\$2,776,647	\$3,420,953	\$4,002,651	\$795,851	\$1,772,620
Administrative Salaries	4110	\$396,000	\$231,000	\$176,000	\$303,000	\$197,000	\$61,000	\$118,000
Legal	4130	13,000	14,000	7,000	11,000	8,000	1,000	2,000
Training	4140	1,200	600	500	600	1,400	100	1,000
Travel	4150				200	100		
Accounting / Auditing	4170/4171	2,800	2,400	1,200	2,400		600	1,100
Sundry ...	4190 ...	83,500	80,900	54,700	92,500	67,800	9,400	24,400
<b>Total Administrative Expense</b>		496,500	328,900	239,400	409,700	276,800	72,100	146,500
Asset Mgmt Fee - Sites	4185	91,200	76,000	39,100	76,000	82,100	19,100	35,600
Property Mgmt Fee - Sites	4186	390,000	320,000	171,000	274,000	327,000	68,000	149,000
Bookkeeping Fee - Sites	4187	64,000	53,000	28,000	45,000	54,000	11,000	25,000
Adm Fee - Mixed Finance	4189							
<b>Total Fee Expense</b>		545,200	449,000	238,100	395,000	463,100	98,100	209,600
Tenant Services Salaries	4210	27,000	23,000	12,000	23,000	24,000	6,000	11,000
Recreation, Publications, etc.	4220	18,250	15,000	7,950	11,525	14,600	3,225	6,825
Tenant Serv-FSS Case Mgmt	4230.05	50,900	37,000	12,300	35,000	3,500		5,500
Tenant Serv-Eviction Prev Pgr	4230.17	6,800	12,800	5,100	13,100	4,200		
<b>Total Tenants Services Expense</b>		102,950	87,800	37,350	82,625	46,300	9,225	23,325
Water	4310	213,000	158,000	78,000	125,000	61,000	20,000	54,000
Electricity	4320	389,000	327,000	256,000	68,000	393,000	90,000	254,000
Gas	4330	484,000	426,000	278,000	409,000	213,000	17,000	79,000
Sewer	439010	235,000	189,000	88,000	142,000	86,000	19,000	60,000
<b>Total Utilities Expense</b>		1,321,000	1,100,000	700,000	744,000	753,000	146,000	447,000
Maintenance Labor	4410	502,000	699,000	631,000	470,000	601,000	102,000	254,000
Maintenance Materials	4420	183,000	24,000	24,000	34,000	41,000	2,000	16,000
Maintenance Contracts ...	4430 ...	768,600	741,200	535,700	775,600	849,100	123,200	403,700
<b>Total Maintenance Expense</b>		1,453,600	1,464,200	1,190,700	1,279,600	1,491,100	227,200	673,700
Security Labor	4460	15,000	20,000	6,000	12,000	13,000	3,000	6,000
Security Materials	4470	1,500	1,200	600	1,200	1,300	300	600
Security Contracts	4480	54,000	55,000	55,000	51,000	595,000	95,000	95,000
<b>Total Security Expense</b>		70,500	76,200	61,600	64,200	609,300	98,300	101,600
Insurance	4510	125,930	61,670	35,596	175,490	64,930	18,544	28,694
Terminal Leave	4530	4,890	5,064	4,290	4,200	4,344	894	2,022
Employee Benefits	4540 ...	292,050	302,302	256,321	251,038	259,427	53,439	120,859
Collection Losses	4570	30,390	20,490	10,890	14,400	31,350	8,730	17,520
Other General Expense	4590	5,000	1,200	2,400	700	3,000	3,000	1,800
<b>Total General Expense</b>		458,260	390,726	309,497	445,828	363,051	84,607	170,895
Rental Assistance Payments	4710							
Transfers to Other Funds	4711							
Capital Expense	CF							
<b>Total Expense</b>		\$4,448,010	\$3,896,826	\$2,776,647	\$3,420,953	\$4,002,651	\$735,532	\$1,772,620
<b>Surplus / (Deficit)</b>		\$0	\$0	\$0	\$0	\$0	\$60,319	\$0

**OPERATING  
BUDGET  
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Line Item	Acct #	SS I-V, Newburg 017	ourdes & Bishop 018	HOPE VI Replots 034	Total Sites
Dwelling Rent	3110	\$546,000	\$326,000	\$451,000	\$5,782,000
Excess Utilities	3120	20,000		14,000	\$208,000
Non-Dwelling Rent	3190				\$12,000
<b>Total Rental Income</b>		566,000	326,000	465,000	6,002,000
Interest Income	3610	102,800	50,100	64,100	579,500
Other Income	3690	31,000	11,000	19,000	452,000
<b>Total Other Income</b>		133,800	61,100	83,100	1,031,500
Asset Mgmt Fee - Sit	3693				0
Management Fees	3694				0
Bookkeeping Fee - S	3695				0
Central Services Fee	3696				0
Adm Fee - Mixed Fin	3697				0
Other Fees	3698				0
<b>Total Fee Revenue</b>		0	0	0	0
Operating Subsidy	3691	1,116,647	434,048	921,535	14,948,749
Interfund Transfers -	3692	55,731	91,343	96,015	1,508,614
Interfund Transfers -	3692.50	86,888	142,409	149,689	2,352,000
<b>Total Income</b>		\$1,959,066	\$1,054,900	\$1,715,339	\$25,842,863
Administrative Salaries	4110	\$135,000	\$102,000	\$112,000	\$1,831,000
Legal	4130	6,000	1,000	4,000	\$67,000
Training	4140	100	600	2,000	\$8,100
Travel	4150				\$300
Accounting / Auditing	4170/4171	1,000	600	700	\$15,300
Sundry . . .	4190 . . .	21,800	46,400	22,400	\$503,800
<b>Total Administrative Expense</b>		163,900	150,600	141,100	2,425,500
Asset Mgmt Fee - Sit	4195	32,800	18,200	28,300	498,400
Property Mgmt Fee - S	4198	128,000	80,000	98,000	2,005,000
Bookkeeping Fee - S	4187	21,000	13,000	16,000	330,000
Adm Fee - Mixed Fin	4199				0
<b>Total Fee Expense</b>		181,800	111,200	142,300	2,833,400
Tenant Services Salary	4210	10,000	5,000	6,000	147,000
Recreation, Publicatic	4220	6,000	3,800	4,550	91,725
Tenant Serv-FSS Cal	4230.05	5,000		20,800	170,000
Tenant Serv-Eviction	4230.17		2,800		44,800
<b>Total Tenants Services Expense</b>		21,000	11,600	31,350	453,525
Water	4310	84,000	17,000	50,000	860,000
Electricity	4320	226,000	116,000	213,000	2,332,000
Gas	4330	183,000	23,000	105,000	2,217,000
Sewer	439010	105,000	21,000	65,000	1,010,000
<b>Total Utilities Expense</b>		598,000	177,000	433,000	6,419,000
Maintenance Labor	4410	241,000	129,000	175,000	3,804,000
Maintenance Material	4420	43,000	12,000	28,000	407,000
Maintenance Contract	4430 . . .	481,600	274,900	511,900	5,465,500
<b>Total Maintenance Expense</b>		765,600	415,900	714,900	9,676,500
Security Labor	4480	5,000	3,000	3,000	86,000
Security Materials	4470	500	300	300	7,800
Security Contracts	4480	700	73,000	700	1,074,400
<b>Total Security Expense</b>		6,200	76,300	4,000	1,168,200
Insurance	4510	66,672	26,022	58,752	682,300
Terminal Leave	4530	2,034	1,242	1,542	30,522
Employee Benefits	4540 . . .	121,480	74,256	91,965	1,823,137
Collection Losses	4570	16,380	9,780	13,530	173,460
Other General Expense	4590	16,000	1,000	1,900	36,000
<b>Total General Expense</b>		222,566	112,300	167,689	2,725,419
Rental Assistance Pd	4710			81,000	81,000
Transfers to Other Fu	4711				0
Capital Expense	CF				0
<b>Total Expense</b>		\$1,959,066	\$1,054,900	\$1,715,339	\$25,782,544
<b>Surplus / (Deficit)</b>		\$0	\$0	\$0	\$80,319

**OPERATING  
BUDGET  
DETAILED  
2009**

Line Item	Acct #	Total COCC	Capital	Section 8	Consolidated
Dwelling Rent	3110	\$0			\$5,782,000
Excess Utilities	3120	0			\$208,000
Non-Dwelling Rent	3190	0			\$12,000
<b>Total Rental Income</b>		0	0	0	\$6,002,000
Interest Income	3610	120,500		968,000	\$1,668,000
Other Income	3690	50,000			\$502,000
<b>Total Other Income</b>		170,500	0	968,000	\$2,170,000
Asset Mgmt Fee - S	3693	498,400			\$498,400
Management Fees	3694	4,878,000			\$4,878,000
Bookkeeping Fee -	3695	330,000			\$330,000
Central Services Fee	3696	3,782,000			\$3,782,000
Adm Fee - Mixed Fir	3697	82,000			\$82,000
Other Fees	3698	249,000			\$249,000
<b>Total Fee Revenue</b>		9,819,400	0	0	\$9,819,400
Operating Subsidy	3691	0	9,584,000	60,491,000	\$85,023,749
Interfund Transfers	3692	0			\$1,508,614
Interfund Transfers	3692.50	0			\$2,352,000
<b>Total Income</b>		\$9,989,900	\$9,584,000	\$61,459,000	\$106,875,763
Administrative Salary	4110	\$3,546,000	\$234,000	\$2,110,668	\$7,721,668
Legal	4130	96,000		556	\$163,556
Training	4140	54,000		1,337	\$63,437
Travel	4150	9,600		818	\$10,718
Accounting / Auditing	4170/4171	26,100		13,997	\$55,397
Sundry ...	4190 ...	571,300		1,119,212	\$2,194,312
<b>Total Administrative Expense</b>		4,303,000	234,000	3,246,588	\$10,209,088
Asset Mgmt Fee - S	4185	0			\$498,400
Property Mgmt Fee	4186	0	958,000	1,163,076	\$4,126,076
Bookkeeping Fee -	4187	0		726,924	\$1,056,924
Adm Fee - Mixed Fir	4189	0			\$0
<b>Total Fee Expense</b>		0	958,000	1,890,000	\$5,681,400
Tenant Services Sal	4210	11,000		224,307	\$382,307
Recreation, Publicat	4220	5,075	100,000		\$198,800
Tenant Serv-FSS C	4230.05	0		708,334	\$878,334
Tenant Serv-Eviction	4230.17	0			\$44,800
<b>Total Tenants Services Expense</b>		16,075	100,000	932,641	\$1,502,241
Water	4310	0			\$880,000
Electricity	4320	0			\$2,332,000
Gas	4330	0			\$2,217,000
Sewer	439010	0			\$1,010,000
<b>Total Utilities Expense</b>		0	0	0	\$6,419,000
Maintenance Labor	4410	2,110,000			\$5,914,000
Maintenance Materi	4420	165,000		2,062	\$574,062
Maintenance Contra	4430 ...	107,800		3,713	\$5,577,013
<b>Total Maintenance Expense</b>		2,382,800	0	5,775	\$12,065,075
Security Labor	4460	0			\$86,000
Security Materials	4470	200			\$8,000
Security Contracts	4480	6,000		17,304	\$1,097,704
<b>Total Security Expense</b>		6,200	0	17,304	\$1,191,704
Insurance	4510	262,700		31,577	\$956,577
Terminal Leave	4530	29,478			\$60,000
Employee Benefits	4540 ...	1,760,687		620,870	\$4,204,694
Collection Losses	4570	0			\$173,460
Other General Expense	4590	3,300		1,874	\$41,174
<b>Total General Expense</b>		2,056,165	0	654,321	\$5,436,905
Rental Assistance F	4710	0		51,976,752	\$52,057,752
Transfers to Other F	4711	107,000	2,362,000	2,403,120	\$4,862,120
Capital Expense	CF	0	5,940,000		\$5,940,000
		0			
<b>Total Expense</b>		\$8,871,240	\$9,584,000	\$61,126,501	\$105,364,285
<b>Surplus / (Deficit)</b>		\$1,118,660	\$0	\$332,499	\$1,511,478

**VII.**  
**Administrative**

RESOLUTION NO. 20-2008 (4/15/08)

**RESOLUTION APPROVING LMHA'S MOVING TO WORK  
PROGRAM FY2009 ANNUAL PLAN**

ITEM NO. \_\_\_\_\_

**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 2009 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 25, 2008 to discuss the proposed FY2009 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 FY2009 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to submit this item to the U.S. Department of Housing and Urban Development.

**RESOLUTION BACKGROUND STATEMENT**

**RESOLUTION APPROVING LMHA'S MOVING TO WORK (MTW)  
PROGRAM FY2008 ANNUAL PLAN**

ITEM NO. \_\_\_\_\_

**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 separate 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 FY2009 Annual Plan will be effective from July 1<sup>st</sup>, 2008 to June 30<sup>th</sup>, 2009.

Copies of the proposed FY2009 MTW Annual Plan were distributed to the Board of Commissioners and discussed at a Public Hearing on March 25, 2008 prior to the Board's motion.

As part of the FY2009 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 FY2008 ANNUAL PLAN**

ITEM NO. \_\_\_\_\_

**II. ALTERNATIVES**

- A. Approve the resolution authorizing the submission of the proposed FY2009 Moving to Work Annual Plan.
- B. Do not approve the resolution authorizing submission of the proposed FY2009 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 FY2009 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 15, 2008

**Annual Moving to Work Plan  
PHA Certifications of Compliance**

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

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

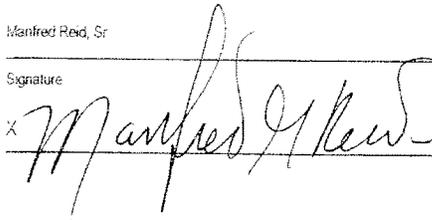
*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2008, hereinafter 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 made the proposed Plan and all information relevant to the public hearing available for public inspection at least 30 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
2. 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.
3. 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.
4. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. 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.
6. 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.
7. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
8. The PHA has submitted with the Plan a certification 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.
9. 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.
10. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
11. 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.
12. 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.
13. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
14. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
15. 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.).
16. 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.
17. 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  
PHA Name

KY 001  
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)

Name of Authorized Official	Title
Manfred Reid, Sr	Chairman of the Board
Signature	Date
x 	April 15, 2008

**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 Deregulation 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 Federalagency 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.)

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

Title

Executive Director

Signature

*[Handwritten Signature]*

Date

4/15/2008

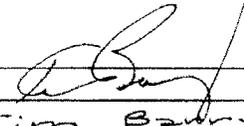
X

form HUD-50070 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

**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 type="checkbox"/> a. contract <input checked="" 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 Eight 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> \$ Not Applicable	
<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 tier 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:  Print Name: <u>Tim Barry</u> Title: <u>Executive Director</u> Telephone No.: <u>502/569-3420</u> Date: <u>4/15/08</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)

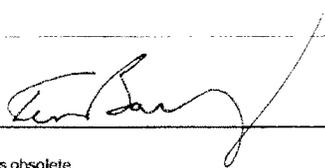
Name of Authorized Official

Tim Barry

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/15/2008

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**Public Hearing Flyer**

A flyer, as shown below, was distributed to residents.

***MTW Annual Plan and  
Amended and Restated MTW Agreement***

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**Public Hearing**

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Tuesday March 25, 2008  
6:00pm  
Dosker Manor  
413 East Muhammad Ali Blvd  
Building A, Nutrition Room

---

**Louisville Metro Housing Authority Public Hearing  
MTW Annual Plan and Amended and Restated Agreement**

The public hearing will discuss the Agency's FY 2009 Moving To Work Deregulation Demonstration Program (MTW) Annual Plan and an Amended and Restated MTW Agreement with HUD. The Annual Plan and the Agreement will be available for review from March 16<sup>th</sup> to April 14<sup>th</sup>, 2008 on the LMHA website ([www.lmha1.org](http://www.lmha1.org)) and at LMHA's central offices, located at 420 S. 8<sup>th</sup> Street, or by mail as requested.



**Louisville Metro Housing Authority**  
420 South Eighth Street  
Louisville, Kentucky 40203

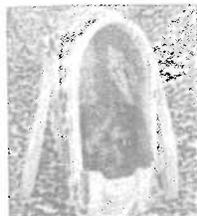
Phone: 502-569-3420  
Fax: 502-569-3459

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

### Legal Advertisement

A legal advertisement, as shown below, appeared in the Courier Journal on March 16th and 17th, 2008 announcing the time, date and location of the MTW Public Hearing.

Shop and Save with the Great Deal Classifieds in The Courier Journal.



**YORKIE Pups, males & females, shots & wormed, health guaranteed, \$250 & \$300 cash. Call 812-733-8879**

**YORKIE Puppies, 1st shots and wormed, \$400 & up CASH. Call 812-289-1486 or 812-786-0145**

**YORKIE Puppies, AKC, parents 2-3 lbs., females \$900. 812-733-4767**

**YORKIE PUPPIES, CKC reg., adorable, shots & wormed, \$500 & UP cash. Call 502-895-7894 Lic# P06-000121**

**YORKIE PUPS, CKC reg. 1st shots wormed 2 males, 2 females, mother on site \$500-\$700 502-549-6563**

**YORKIE & Shih Tzu mix puppies CKC reg. Sweaks old, 1st shots & dewormed 3 females & 3 males, \$350-\$400 call 502-921-3241**

**YORKIES PUPS, Beautiful faces & coats, when grown 4 lbs., 6 wks. old, \$700. 812-365-9522/ 812-399-9065**

**ANIMAL CARE Puppies/Dogs/Kittens/Cats. All ages/sizes. Pure & mixed breed. www.animalcaresociety.org. 12207 Westport Rd. Closed Mon. Tues. Email: #P07-1182**

**DOG, Boston Terrier Found. Call 502-751-1730**

**DOG, CHIHUAHUA MIX. Found in Preston Hwy Area. Call to identify 502-386-8777**

**DOG, Shi-Zhu found on Ferndale Rd in Fern Creek, Male. Call Sharon 381-3752 or 239-2765**

**DOG, small, black, short hair, found. Oak Park area in Jeffersonville, on 3/10, call 812-284-4744 or 502-744-7382.**

### INFO PERSONALS

**New Plasma Donors Needed.**  
Earn up to **\$125 this week!**  
Call or come by and see how rewarding saving lives can be. Please bring proof of address, Photo I.D., and Social Security Card or Immigration Card. **Talcoris Plasma Resources**  
5037 Preston Hwy  
502-968-9264

### LOST

**Caution: Advertisers of Lost Items - beware of Phonescams! Do not accept phone charges or give out sensitive facts to anyone who responds to your classified ad. If you suspect consumer fraud, call the Attorney General's Consumer Protection Hotline 1-(888)432-9297**

**Need some dough? We'll rise to the occasion. Great Deal Classifieds 582-2622**

**Caution: Advertisers of Lost Items - beware of Phonescams!**

for you. Great Deal Classifieds 582-2622

### PUBLIC NOTICES

**Louisville Metro Housing Authority (LMHA's) Public Hearing MTW Annual Plan and Amended and Restated Agreement**

There will be a public hearing on two items on March 25, 2008 at 6:00 PM at Dosker Manor, Building A, 413 East Muhammad Ali Boulevard, in the Nutrition Room. The subjects of the meeting will be the Agency's FY 2009 Moving To Work Deregulation Demonstration Program (MTW) Annual Plan and an Amended and Restated MTW Agreement with HUD. The Annual Plan and the Agreement will be available for review from March 16th to April 14th, 2008 on the LMHA website (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.

mental Protection Cabinet to construct the Zabel Way Pump Station Elimination Project. This project is generally located along an unnamed tributary of Fern Creek in the rear of Haeringdon Court and Loch Lea Lane in the City of Jefferson-towa, and will serve to eliminate the Zabel Way Sanitary Pump Station. Any comments or objections concerning this application shall be directed to: Kentucky Division of Water, Water Resources Branch, 14 Reilly Road, Frankfort Office Park, Frankfort, Kentucky 40601 or by phone at (502) 564-3410.

Street (access from Breckinridge Street) Louisville, Kentucky 40202 concerning the issuance by the City of Shively Kentucky (Cissu-er") of its Educational, Cultural and Recreation al Revenue Bonds, Series 2008 (Presentation Academy Foundation Project), currently estimated not to exceed \$4,500,000 (the "Bonds"), pursuant to Section 103.210 of the Kentucky Revised Statutes as amended. The project will be located within in Louisville/Jefferson County Metropolitan Government. The net proceeds of the Bonds will be loaned to Presentation Academy Foundation Inc., a Kentucky nonprofit corporation (the "Company") for the purpose of financing the costs of the acquisition, construction and equipping of a approximately 35,000 square foot multipurpose arts and athletic center to be owned by Presentation Academy Foundation.

Cook like a gourmet chef with taste-tempting recipes and expert cooking tips, fresh every Wednesday in food.

The Courier-Journal  
www.courier-journal.com

THE COURIER-JOURNAL, Monday, March 17, 2008, 4

**Legal Advertisement**

A legal advertisement, as shown below, appeared in the Louisville Defender on March 13, 2008 announcing the time, date and location of the MTW Public Hearing.

such acceptance, rejection, or waiver is considered to be in the best interest of the Owner.

**Louisville Metro Housing Authority (LMHA's) Public Hearing**  
**MTW Annual Plan and Amended and Restated Agreement**

There will be a public hearing on two items on March 25, 2008 at 6:00 PM at Dosker Manor, Building A, 413 East Muhammad Ali Boulevard, in the Nutrition Room. The subjects of the meeting will be the Agency's FY 2009 Moving To Work Deregulation Demonstration Program (MTW) Annual Plan and an Amended and Restated MTW Agreement with HUD. The Annual Plan and the Agreement will be available for review from March 16th to April 14th, 2008 on the LMHA website ([www.lmha.org](http://www.lmha.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 SUBMIT BID**

**LOUISVILLE REGIONAL AIRPORT AUTHORITY**

Sealed Bids will be received at the Authority, 4320 Park Boulevard,

**LOUISVILLE METRO HOUSING AUTHORITY  
PROPOSED AMENDED & RESTATED MOVING TO WORK (MTW) AGREEMENT  
AND DRAFT FY2009 MTW ANNUAL PLAN**

**PUBLIC HEARING – MARCH 25, 2008**

**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
- **Description of Major Capital Improvements and Demolition Activities for FY2009:**
  - Continuing Liberty Green (Clarksdale) HOPE IV construction
  - Playground equipment at Beecher Terrace
  - Reserves for roofing replacement for Sheppard Square
  - Elevator cab rehab and other improvements at Dosker Manor
  - Roof replacement and other improvements at the 550 Apartments
  - Kitchen cabinet replacement and painting at KY1-41 Scattered Sites
  - Additional demolition at Iroquois Homes
- **Description of Key MTW Initiatives for FY2009:  
Proposed and Ongoing Initiatives**
- **Proposed Amended and Restated MTW Agreement with HUD**
- **Public comments on FY2009 MTW Annual Plan or Amended Agreement**
- **Adjournment**

<p>Proceedings will be recorded on tape and a summary of comments and responses will be forwarded to HUD for review.</p>
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**MOVING TO WORK PUBLIC HEARING**  
 March 25, 2008  
 6:00 p.m.

NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example: John Doe	123 Marshal St #42	40202	Clarksville	555-5555
1	John Doe	40202		555-5555
2	John Doe	40202		555-5555
3	John Doe	40202		555-5555
4	John Doe	40202		555-5555
5	John Doe	40202		555-5555
6	John Doe	40202		555-5555
7	John Doe	40202		555-5555
8	John Doe	40202		555-5555
9	John Doe	40202		555-5555
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21	John Doe	40202		555-5555
22	John Doe	40202		555-5555
23	John Doe	40202		555-5555
24	John Doe	40202		555-5555
25	John Doe	40202		555-5555

**MOVING TO WORK PUBLIC HEARING**  
 March 25, 2008  
 6:00p.m.

NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example: John Doe	123 Main St #42	40202	Crossville	355-5555
1	Cherokee County	30514		NAME
2	4133 Main St	30253		NAME
3	4133 Main St	30253		NAME
4	4133 Main St	30253		NAME
5	4133 Main St	30253		NAME
6	4133 Main St	30253		NAME
7	4133 Main St	30253		NAME
8	4133 Main St	30253		NAME
9	4133 Main St	30253		NAME
10	4133 Main St	30253		NAME
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25	4133 Main St	30253		NAME

MOVING TO WORK PUBLIC HEARING

March 25, 2008

6:00p.m.

NAME	ADDRESS	ZIP CODE	HOUSING DEVELOPMENT OR AGENCY REPRESENTING	PHONE NUMBER
Example: John Doe	123 Marshall St #42	40202	Clarksville	555 5555
1	Clarksville			
2	445 Townsley #4		Tru	723-2221
3	435 Townsley #4		Tru	914-0756
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**Summary of Minutes from the Moving to Work Public Hearing to Review  
the Amended and Restated MTW Agreement and  
the FY2009 MTW Annual Plan**

**March 25, 2008**

The Moving to Work Public Hearing was held at Dosker Manor, 413 E. Muhammad Ali Boulevard, Louisville, Kentucky 40202, at 6 p.m. on March 25, 2008. Tim Barry, Executive Director, opened the meeting and reviewed the three major goals of the MTW Demonstration Program: 1) to reduce costs and achieve greater cost effectiveness in Federal expenditures; 2) 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 that assist people to obtain employment and become economically self-sufficient; and, 3) to increase housing choices for lower-income families.

Barry then reviewed some of the major capital improvements and demolition activities for FY2009 including continuing Liberty Green construction which is well underway; replacing playground equipment at Beecher Terrace; setting aside money for roof replacement at Sheppard Square; elevator cab rehab and other improvements at Dosker Manor including accessible entry doors in the lobbies; replacing roofs and other improvements at 550 Apartments; kitchen cabinet replacement and painting at various Scattered Sites; and continuing staged demolition activity at Iroquois Homes keeping with the global objective of replacing all aging LMHA public housing facilities over the next couple decades.

Barry discussed the changes in the MTW Agreement and Annual Plan including the mechanisms to measure the success of LMHA's goals and outlined several specific initiatives including the special referral Housing Choice Voucher Program that will provide Project Women participants Section 8 assistance while they are enrolled in their program; restructuring the current homeownership inspection, training and consultation process to be performed by one home maintenance specialist; continuing the two-year recertification process of elderly families for both the public housing and Section 8 programs; continuing term limits and employment/educational work requirements for the 69 Clarksdale single family scattered site public housing replacement units; continuing the earned income disregard for elderly families in the Section 8 program; continuing the standard medical deduction for elderly families in the Public Housing and Section 8 program; and continuing the partnership with Day Spring to provide Section 8 assistance to persons with developmental disabilities who wish to live independently. Barry then opened the hearing up for questions and comments.

**Summary of Questions and Comments from the Moving to Work Public Hearing**

**March 25, 2008**

**Question/Answer:**

Q: What about getting recreational facilities at Dosker Manor?

A: Please talk with your Resident Council, Site Manager, and Elder Serve.

Q: When will Iroquois demolition take place and what buildings are next?

A: There are 11 buildings south of Bicknell that are currently empty which will be demolished sometime this year. LMHA has submitted another application to HUD to demolish the remaining 16 buildings south of Bicknell. It could be several months before we hear whether this application is approved by HUD, but, at that point, we would start relocating families. So, it will likely be sometime in 2009 before demolition would start on those buildings.

Q: Are you tearing Dosker Manor down? There is a rumor that the University of Louisville has bought the site.

A: The buildings have not been sold and there are no plans to demolish this site. This rumor is not true.

**Comments - Cathy Hinko, Metropolitan Housing Coalition:**

While there are many things to applaud in the MTW Annual Plan, such as the cultural sensitivity that the Housing Authority is bringing to serving people who have immigrated here, she is concerned that the LMHA is moving from serving the people with the most need, to people who are not with the most need. For instance, 5% of the over \$50 million that is allocated for Section 8 is being diverted to build the mixed income community of Liberty Green. And when you look at how many millions of dollars have been diverted into this project, it could have been used towards other projects. For instance, the elevators at Dosker Manor could have been done years ago if these funds had not been used for Liberty Green. 5% also equates to 400 families every year who could be served by Section 8, that's a lot of human misery that could be avoided if funds served people in need instead of building projects that help serve the hospital community and provide housing for people that aren't suffering.

When looking at the capital improvements outlined in the Plan, it appears to Hinko that the family units are systematically and intentionally being driven into the ground so that LMHA can then tear them down. Hinko said capital improvements stopped at Iroquois a very long time ago, and soon 853 public housing units will be lost. After losing 900 units at Cotter and Lang, this will result in a total loss of nearly 1800 units at a time when waiting lists are growing. While Hinko acknowledged that LMHA had a commitment to replace lost housing, she noted LMHA didn't have any replacement units shown in the Annual Plan through 2011 for Iroquois. She also was concerned about the low amount of funding allocated for capital improvements at several family sites over the next 5 years including \$600,000 for Parkway Place (634 units); \$1,500,000 for Beecher (760). She said when you look at Scattered Site, it's only 279 units and yet we have plans for spending well over millions of dollars in the scattered site.

Hinko also noted that the public housing at Liberty Green would serve a different clientele than the people who have traditionally lived in public housing because of the occupancy criteria established by private investors, who are very "finicky". So even as you bring people back, they aren't necessarily the same people that used to live in Clarksdale. She feels certain there aren't many people who lived in Clarksdale who are coming back to Liberty Green. She said that concerns her for the future, especially as the HOPE VI Revitalization uses a lot of tax credits. You used to get 90 cents on the dollar for tax credits, you are now lucky if you're going to get 75 cents on the dollar for tax credits. Hinko said 47% of all the renters in Louisville can't afford their rent. The waiting list is growing. Twelve of the 20 fastest growing jobs in Louisville do not pay a salary that allows people to rent a two-bedroom unit without being burdened.

Hinko said again she applauds the cultural work, LMHA's homeownership program and other elements of fabulous things going on at the Housing Authority. She said she would like to see more use of the Moving to Work flexibility in the Agency's rules. LMHA uses the full fungibility of funds and that's how they can put Section 8 money in Clarksdale and Liberty Green because they are designated as Moving to Work and it gives them the ability to move money around that wouldn't exist if they weren't in the demonstration. But LMHA also has the ability to relax the rules, and she doesn't see enough of that changed in the Annual Plan - changing rules in order to get people to be able to improve their income or to go to school. For instance, the cultural stuff, that's great but LMHA can do that without a waiver, so that's not really the spirit of this thing. Examples she sees as helpful would be programs to help people with micro lending, so they could start small home businesses for \$500 and then allow them to do that business. She said she did know there was some relaxation of the rules in terms of new earned income and not counting it to avoid rent increases. But, again, she said she didn't think that was Moving to Work but HUD rules. She said she would love to see more micro lending with programs that help people launch little businesses, not the \$10,000 but the \$500 that someone might need for a sewing machine or proper cookware so they could bake a little out of their home. Hinko said she knew we were entering a really hard time and she really wants to preserve the housing we have.

Barry told Hinko that LMHA would respond to her comments and she offered to put them in writing.

Gordon Stoudemire asked about parks at Liberty Green and also about recreational activities at St. Martin's. Barry said that while there isn't any "green space" yet at Liberty Green, it is coming including several mini parks. Barry said there really weren't any opportunities for green space or parks at St. Martin's, but that the parks at Liberty Green would open to anybody - Phoenix Hill residents, Dosker Manor residents and they were within walking distance. It will be a bit before they're completed yet, but they'll be coming out of the ground this summer. Stoudemire also asked whether the parks would be enclosed, gated, and restricted. Barry said those parks would be open to anyone. They are built with public money on public land so, therefore, they are open to the public.

Manfred Reid, Chairman of LMHA's Board of Commissioners, then addressed the group. He encouraged residents to be a part of and to participate in the many opportunities available through LMHA. He acknowledged Ms. Hinko's advocacy work for all persons who need housing assistance for many years and her regular attendance at meetings, hearings and that LMHA appreciated her comments.

Mr. Reid also noted that Resident Councils need people to participate in Council activities. Reid noted there are programs going on now that benefited residents. For example, in our Family Self-Sufficiency program we have signed 158 public housing residents (102 or 65% are employed) and in Section 8 there are 441 residents (295 or 67% are employed). Participants have personal escrow accounts with a dollar for dollar match of their savings. He noted there are 87 accounts equal to \$322,089 – that is resident money, individually, that they can use for a home or for a better quality of their life. On the FSS program under Section 8, we have 262 families - \$980,071 that people have saved to achieve their goals.

He said as for recreation, bring that up in your Council meetings, with your Manager, and with Ms. Diane Foster who is our Special Programs Director, who will try to meet them in a responsible and efficient way. A man from Dosker voiced concern over alleged misappropriations of some funds received through MAGIC (not affiliated with LMHA) for activities at Dosker. He also talked about how the game room had been shut down and turned into a storage room. He said they needed this quorum to talk about the problem. Some of the Dosker Manor women said there was vulgar language, drinking and other unacceptable behavior and that is why the game room was closed. Mr. Reid said if the Council comes together we can solve those problems in a few weeks. Reid said when it comes to social conduct we can handle that. You will have the assistance of the management and the Housing Authority to make sure the environment is clean and healthy for everybody. Mr. Reid thanked everyone for coming and the hearing ended.

**Questions after the Public Hearing from Ms. Denise Manion and Ms. Whitney Hickman, Iroquois residents**

Q: About what month will we be moving?

Q: When will I be relocated?

A: The demolition application for the buildings you live in is still pending with HUD, so we cannot tell you exactly when you'll be relocated. LMHA will send you a letter as soon as the application is approved, which will give you more details on the timing of relocation. A resident meeting will be held shortly after that, where we'll also go over the details and will be able to answer other questions.

April 1, 2008

Mr. Tim Barry  
Metro Louisville Housing Authority  
420 S. 8<sup>th</sup> Street  
Louisville, Kentucky 40203

**Comments from the Coalition for the Homeless on the 2009 Moving to Work Annual Plan**

Dear Tim:

It is my pleasure to consider The Louisville Metro Housing Authority as a valued partner in ending the crisis of homelessness. We appreciate your help that is given to our consumers to end their plight and move to self-sufficiency. We applaud the goals and objectives that are stated in the Moving to Work Plan especially expediting access to assisted housing through a more streamlined occupancy interview. This helps us too in rapid-re-housing of folks in our shelters. We are especially pleased with the idea of programs aimed at special needs populations not served elsewhere. The change in the definition of elderly will certainly enable a whole group of single individuals the ability to access housing.

We have a few concerns that we would like to address. One is the term limits for Clarksdale single family residents at scattered site public housing replacement units. It is my firm belief that a family becomes part of a community and for that family to be made to move creates neighborhood and family instability. It has been proven that kids, housed or unhoused, who move often are more likely to have social and behavioral adjustment problems. If a person chooses to move is one thing but being asked to move is a cost and emotional burden. We are also concerned about the set asides for the listed agencies. Each of these identified agencies has wonderful programs but so do many other groups serving the homeless and poor. I would suggest some type of process with specific objectives be formalized in order to give others the opportunity for set aside Housing Choice Vouchers.

As we all become more "green", I would like to suggest residents be made more aware of ways to be more cognizant of how to conserve energy and up-dates in energy efficiency be made in the developments, scattered site housing and properties rented under Section 8. It will always concern me that we have such a huge Section 8 waiting list that continues to grow. If there is any way to notify consumers in our shelters and transitional housing who are on the list that they are eligible, we would be glad to notify them so they can move through the shelter system much faster. As you know, all of our member agencies sign clients up immediately for public housing upon entry into our family facilities.

As always, The Coalition staff and our member agencies want to continue to work with LMHA to create safe, affordable housing for those who cannot meet the demands of market rate housing.

Sincerely,  
Marlene Gordon

(Submitted electronically by Marlene Gordon, Executive Director, The Coalition for the Homeless, 1115 S. 4<sup>th</sup> Street, Louisville, Kentucky 40203)



April 11, 2008

Ms. Marlene Gordon  
Executive Director  
The Coalition for the Homeless  
1115 S. 4<sup>th</sup> Street  
Louisville, Kentucky 40203

Reference: FY2009 Moving to Work (MTW) Annual Plan

Dear Ms. Gordon:

Thank you for your comments regarding the Louisville Metro Housing Authority's (LMHA) FY2009 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 term limits for the 69 Clarksdale single family off-site scattered site replacement public housing units. LMHA first adopted this MTW initiative after HUD established time limits as a rating factor in a HOPE VI Revitalization grant notice. While it was not a criteria for the award of the Clarksdale grants, the Authority wanted to test this approach on a small scale before deciding if it was feasible on a larger scale should term limits be encouraged in future HOPE VI applications. HUD also encourages Housing Authorities to use the flexibility provided through the MTW program to give incentives to families with children where the head of the household is working, seeking work, or preparing for work by participating in job training, education programs or programs to assist people to obtain employment and become economically self-sufficient. The five-year time limitation and the employment and education work requirements tied to these 69 units allows LMHA 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. LMHA will track each family household to determine their average length of residency in these units, and the number of households that move to market rate rental or homeownership opportunities. 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 and employment/educational work requirements.)



420 South Eighth Street | Louisville, KY 40203 | 502.569.3400 | fax 502.569.3459



Marlene Gordon  
April 11, 2008  
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Family households living within these units are also encouraged to participate in LMHA's Family Self Sufficiency program to further support their movement towards self sufficiency goals. If a family is unable to move to market rate rental or homeownership during that time period, they are eligible to relocate to another public housing unit. Let me emphasize relocated, not evicted. As a matter of course during the relocation process, LMHA works with residents to remain within the same neighborhood and/or school cluster. Residents however sometimes choose to move to another area of the city.

2. Your second point focused on the Special Referral HCV Programs with the Center for Women and Families and Project Women. You suggested that LMHA establish a formalized process with specific objectives to give other agencies the same opportunity. The MTW Demonstration provides LMHA with regulatory relief to experiment and test various approaches to the challenges we all face in providing affordable housing. LMHA is always actively seeking creative solutions and partnerships with organizations that can provide intensive services and programs, especially those that address underserved populations and persons with special needs. The Authority maintains an open door policy to discussions and proposals that can achieve these goals and the objectives of the MTW program. However, we must be very judicious in allocating vouchers to special referral programs since our overarching goal is to provide HCV to the applicants on our waiting list.

3. You also suggested that LMHA inform residents of energy conservation measures and provide updates to residents about energy related improvements within LMHA's developments, scattered site housing and properties rented under Section 8. In December, 2007, LMHA officially joined the Louisville Metro Government as an official "Energy Star" Partner and is actively working with Mayor Abramson to embrace greening initiatives. (Mayor Abramson signed the U.S. Mayor's Climate Protection Agreement and the EPA adopted Louisville as one of 5 pilot partner cities.) LMHA has always endeavored to set precedence on energy efficiency and safety features. The Authority was the first landlord in Louisville to install fire suppression sprinklers within all of its high-rise buildings and to hard-wire smoke detectors within all its family sites. LMHA has also installed energy management systems at Beecher, Sheppard, Iroquois, Dosker Manor, St. Catherine Court, Avenue Plaza and at the Vine Street office. Liberty Green is the first of two public housing sites in Kentucky to receive formal Energy Star certification. We agree that communicating our progress in adopting energy efficient systems and initiatives and in educating residents and the general community of our efforts and how these activities might be applied within their homes, workplaces and apartment buildings, is important and valuable information. Therefore, we've included a brief outline of past, present efforts and energy conservation measures currently under review at the Agency within an Appendix in this document, and plan to provide energy updates in other LMHA venues including resident and employee newsletters and the Authority's website.

Marlene Gordon  
April 11, 2008  
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LMHA also received a comment from the Metropolitan Housing Coalition suggesting that the Authority develop a MTW initiative encouraging energy conservation improvements to properties rented under the Section 8 program. LMHA would like to invite the Coalition and MHC to assist us in further investigating this concept.

4. Your final suggestion was to work with the Coalition to develop a process to notify consumers in your shelters and transitional housing who are on LMHA's waiting lists as housing and vouchers become available. LMHA agrees that this could help expedite the placement process and rapid re-housing of folks within our community's shelters and would welcome suggestion to how we might implement.

We look forward to working with you and other agencies towards implementing these and other MTW initiatives during the upcoming year and appreciate your detailed input on the MTW Annual Plan.

Sincerely,



Tim Barry  
Executive Director

Hello: I am a national asset building consultant living in Louisville. I help build capacity for nonprofits nationwide that are providing asset building opportunities through micro-enterprise programs and Individual Development Account Programs. These programs transform the lives of low-income individuals and families.

Yesterday I met with Cathy Hinko at MHC, who told me that there are no micro-lending projects in Louisville. I would like to request that LMHA in its Moving to Work Plan support micro-lending and not count income generated from the small business. If I can be of any assistance in implementing this project, do not hesitate to contact me.

All the best,

Amy Shir  
Asset Building Consultant  
ISED  
2905 Wood Briar Court  
Louisville, KY 40241  
amy.shir@ised.us  
502-235-8710

(Submitted electronically)



April 11, 2008

Amy Shir  
Asset Building Consultant  
ISED  
2905 Wood Briar Court  
Louisville, Kentucky 40241

Reference: FY2009 MTW Annual Plan

Dear Ms. Shir:

Thank you for your input regarding the Louisville Metro Housing Authority's (LMHA) proposed FY2009 MTW Annual Plan. We received your email requesting that the Agency support micro-lending for resident businesses and to disregard the income generated from these businesses. We also received input from Cathy Hinko with the Metropolitan Housing Coalition to support micro-lending. While the Authority is not able to conduct the research required to consider this initiative prior to the submission of the MTW Annual Plan, we would like to investigate micro-lending and micro-enterprise opportunities with agencies that specialize in providing these services during the upcoming year. We hope that you can provide LMHA with additional details on other communities that have implemented these types of programs at that time, and welcome your continued participation in the Authority's public planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Barry".

Tim Barry  
Executive Director



420 South Eighth Street | Louisville, KY 40203 | 502 569.3400 | fax 502 569.3459



Metropolitan Housing Coalition

P.O.Box4533  
Louisville, Kentucky40204  
Phone :(502)584-6858  
Fax :(502)452-6718

Louisville Metro Housing Authority  
FY2009 Moving to Work Annual Plan  
Comments by Cathy Hinko  
28 March 2008

**The Metropolitan Housing Coalition is submitting comments as a follow-up to our comments at the public meeting on March 25, 2008.**

#### **FAILURE TO INVEST IN FAMILY UNITS OF PUBLIC HOUSING**

The Housing Authority has capital investment plan for public housing. This is the plan that shows major improvements beyond just responding to work orders of tenants. It is the indicator of what and who the Housing Authority values. For at least the fifth Moving to Work plan, the five year projected plan omits capital significant improvements to existing family complexes. The plan shows investment in the Liberty Green (former Clarksdale) site and replacement units. It shows investment in units for the elderly. **The plan shows no significant investment in family units for the next five years.** This is in addition to their omission from capital improvements for the last two years. This means no planned significant capital investments in Parkway Place, Beecher Terrace or Sheppard Square.

For instance, Parkway Place has 634 units. This translates into over 1,200 people, including children who live there. Yet the next five years shows a total capital investment of \$600,000. This guarantees that the complex will fail, especially when you add in that the last several years have seen no investment in that complex. Beecher Terrace has 760 homes, yet over many years only \$1.5 million will be spent on this complex.

Iroquois Homes is being torn down and serves as an example of what systematic and intentional neglect can do to a complex. For years Iroquois was neglected and became run down. We are losing a total of over 850 units. Yet, not one replacement unit is scheduled for this terrible loss

within the five years out of this plan. And the economic climate- bond costs and lower return on Low Income Housing Tax Credits, will only delay for more years after 2012.

Ask the growing number of homeless children in the school system- up from 6,600 to over 7,000- whether Louisville has improved through the policies of intentional destruction of family units with no replacement in sight. Ask the over 15,000 households on the LMHA waiting list whether the loss of 900 units from Park DuValle has had any impact on them.

These complexes get hard wear and tear, yet are neglected for almost a decade and the family units and the families in them are left to deteriorate. Louisville Metro Housing Authority and the administration have made abundantly clear who they value and who they do not.

LMHA is still a transfer of funds from Section 8 to make up the shortfall. This is a disappointment in that it makes less money available for assistance and innovation.

Even worse, the Replacement Housing Factor Multi-Tier Report from 2007 shows that at least some money is coming in for replacement of Iroquois Homes and has been for several years. LMHA has accepted that money although no plan to replace a unit is solidified. At an estimated rate of \$400,000 per year since 2003, LMHA has accepted millions of dollars without a plan. In fact, this money has probably been diverted to Liberty Green. Yet, at Liberty Green, you have private investors with different occupancy criteria, so the people you served there now are a "sanitized" version of the people that used to live there. There needs to be a plan implemented for Iroquois to show good faith.

Yet, LMHA, in the face of human misery has transferred 5% of the Section 8 budget, enough to serve about 400 families, into the Liberty Green budget. What price in terms of homeless children is LMHA willing to pay to get this development done? It seems endless. Since 12 of the 20 fastest growing jobs in Louisville do not pay a salary that allows the wage earner to rent a 2-bedroom unit at FMR without being burdened, it is imperative that we retain worker housing.

MHC would like to see more use of the Moving to Work program through relaxation of the rules that will improve families incomes and their educational status. For instance, programs to help people with micro lending and to help launch small businesses, such as \$500 loans for baking equipment, along with relaxation of counting income from these small businesses would be a great step in encouraging entrepreneurial enterprises. This is true for the Section 8 program as well as for public housing.

MHC applauds the focus on cultural diversity of LMHA. However, this is not a MTW activity necessarily. No special waiver was needed for this program. These efforts are worth singling out for praise. The home ownership program continues to be a hallmark of LMHA .

The 5 year limit on scattered site housing seems destined to make people move just as they are getting settled and contributing to the overall stability of a neighborhood. This leftover

“deserving poor” mentality is not good for the family, the children who would have to change schools or for the neighborhood.

MHC is studying the rising cost of utilities on households. We would like to suggest a program under MTW that encourages energy conservation improvements to properties rented under Section 8. We would be happy to work with LMHA on a concept that helps improve our housing stock and saves money for Section 8 participants.

Sincerely,

Cathy Hinko  
Executive Director  
Metropolitan Housing Coalition



April 11, 2008

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

Reference: FY2009 Moving to Work (MTW) Annual Plan

Dear Ms. Hinko:

Thank you for attending the recent public hearing on the Authority's proposed Amended and Restated MTW Agreement and 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.

1. You have expressed concerns about the Authority's allocation of capital funds to family projects (other than the Liberty Green HOPE VI Revitalization), both in the recent past and in the near future. The former Housing Authority of Louisville has previously used a comprehensive modernization approach for its family sites, which entailed a complete interior renovation of each unit and upgrades of mechanical, plumbing, electrical and roofing systems as well as extensive exterior building renovation, site infrastructure improvements and landscaping. These projects generally cost several million dollars and took several years to complete. (Sheppard Square and Beecher Terrace underwent comprehensive modernizations during the early 90's at a cost of \$5,000,000 and \$21,000,000 respectively.) More recently, LMHA has been able to leverage funding through the HOPE VI program to revitalize and/or demolish or partially demolish its obsolete family housing stock (Lang and Cotter Homes were razed and replaced by Park DuValle at total cost of \$200,000,000 which came from a variety of sources including HOPE VI, housing development funds, equity from the sale of low-income housing tax credits and debt financing.) Because of limited funding availability and the extensive budgetary needs of such a project, plus the careful coordination required to temporarily or permanently relocate residents during an extensive renovation or revitalization project, LMHA generally conducts only one such project at a time, which is currently the Clarksdale/Liberty Green HOPE VI Revitalization. LMHA intends to systematically replace Iroquois Homes, Sheppard Square and Parkway Place over the



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next two decades, using HOPE VI funds if available. If those funds are not available, LMHA will use a similar approach with other funding sources, possibly over a longer period of time. Until those units can be replaced, LMHA will continue to use operating and capital funds to stabilize building envelopes and systems at those sites. LMHA also routinely replaces and repairs the apartment components most impacted by general "wear and tear", such as cabinets, appliances, flooring and light fixtures, during vacancy prep as each individual unit is turned over. These improvements are funded through the operating budget and are not reflected in the capital improvements figures.

The Authority also upgrades specific elements of its properties and conducts smaller renovation projects on a regular basis as funds permit (\$12,000,000 for bathroom modernizations, roof replacement, child care improvements, dumpster improvements, fencing, etc. at Parkway Place; \$7,000,000 for boilers, façade improvements, playground improvements guttering at Sheppard Square; \$2,500,000 for roofing, gutters, child care center improvements and playground improvements at Iroquois Homes; and \$1,100,000 for boiler replacement, fencing, landscaping, drainage at Beecher Terrace.) The Authority's budget also includes contingency funds to make emergency repairs, so some projects conducted during the course of a year are not captured within the five year capital plan.

With regard to the replacement housing units for Iroquois Homes, the Authority has steadily been acquiring replacement housing units since 2001, when it began purchasing units for Cotter and Lang. Once its one-for-one replacement goals for Clarksdale are completed the Authority will continue acquiring units for Iroquois Homes. Those projected acquisitions have been added to the Changes in Housing Stock Table II A-1. While LMHA has certainly pledged some of the Iroquois replacement housing funds (RHF) towards Liberty Green (as allowed by HUD), the remaining RHF funds will be used to purchase Iroquois replacement units as soon as the Clarksdale commitment has been fulfilled. LMHA has also received 247 Section 8 replacement vouchers to offset the temporary loss of the Iroquois units that have been razed thus far. Additional replacement vouchers will be requested for each additional phase of demolition at the site.

You also noted the negative impact of lower returns on Low Income Housing Tax Credits in your letter and in more detail at the public hearing. LMHA was fortunate to secure a tax credit raise at a rate of slightly over \$1.00 for the last phase of public housing/tax credit units at Liberty Green, just prior to the change in market conditions. The current economic climate will weigh heavily in any future LMHA redevelopment decisions.

2. You have suggested that LMHA use the flexibility provided through the MTW program to help people with micro-loans and assistance in launching small business. We also received input from Amy Shir, an Asset Building Consultant with ISED on this topic and plan to further investigate these types of opportunities with agencies specializing in small business and entrepreneurial financing, planning and feasibility courses during the upcoming year. We hope that MHC and Ms. Shir can provide LMHA with additional details on other communities that have implemented these types of programs at that time.

Cathy Hinko  
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3. You also voiced a concern in your letter over the 5 year term limits on the 69 single family off-site scattered site public housing replacement units for Clarksdale and their impact to the stability of families and children. LMHA agrees that providing stability to successful families is a worthwhile goal for the Authority. Therefore, the initiative will be closely monitored per the baselines, benchmarks and progress metrics specified in this plan, and the policy will be modified if it does not prove to be a successful incentive for promoting economic progress among those families.

4. Lastly, you touched on MHC studies on the rising cost of utilities on households and suggested an MTW initiative that would encourage energy conservation improvements to properties rented under Section 8. LMHA agrees that addressing rising utility costs is fundamental to maintaining affordable housing for families participating in the Section 8 program. LMHA would like to work with MHC on further investigating this concept in the near future.

We look forward to working with MHC and other organizations to develop creative solutions to these difficult issues. Thank you again for your interest in the MTW program and your participation at the public hearing.

Sincerely,



Tim Barry  
Executive Director

**Evaluation of the MTW Demonstration**

LMHA staff will evaluate each ongoing and new MTW initiatives according to the baseline and performance measures outlined in the specific initiative (see Sections IV and V.) Senior staff will review the cumulative results in conjunction with preparing the MTW Annual Plan and Report.

**VIII.**  
**Reporting Compliance with Statutory  
MTW Requirements**

LMHA has not been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Amended and Restated Agreement as determined by HUD in its review of the Authority's previous fiscal year's Annual MTW Report. Therefore no additional information must be submitted in this section of the FY2009 Annual Plan.

**IX:  
Appendix -  
Environmental  
Update**

**LMHA Environmental Update**

Louisville Metro Government has made progress in the past several years in environmental stewardship, including reducing the city's vehicle fleet, consolidating government facilities, and purchasing more "green-friendly" products and vehicles. The city was also recently chosen as one of five priority partner cities for the Energy Star program. LMHA has joined with Louisville Metro in its "greening" efforts and has attended the city's Energy Star planning meetings. A team of city representatives has been working closely with the federal EPA program to measure energy use in city-owned buildings. Already, Energy Star is showcasing Louisville as a model for other cities trying to implement environmentally-friendly practices.

LMHA has maintained an ongoing commitment to energy efficiency in the past and is actively working with the Energy Star team to investigate further environmentally-friendly practices. The following briefly summaries past, current and potential future activities.

**Past Accomplishments**

- Installed Energy Management Systems at 6 sites (Beecher Terrace, Sheppard Square, Iroquois Homes, Dosker Manor, St. Catherine, Avenue Plaza) and the Vine Street offices. The Energy Management System increases control and maximizes energy efficiency at these buildings.
- Installed new energy efficient boilers at Beecher Terrace, Sheppard Square, Dosker Manor and Avenue Plaza.
- Replaced single pane windows with double pane models at a number of family and high rise locations.
- Upgraded lighting at most sites and LMHA buildings including L.E.D. exit signs.
- Installed motion detectors in basements, utility closets and several office areas.
- Worked with Youthbuild participants and MSD to install a rain garden at the St. Peter Claver Site on Lampton Street. Rain barrels were also installed at the site to collect irrigation water for the community and educational garden on the site. Rain gardens divert the amount of rain water going into Louisville's combined (sewer and rain water) sewer system. Once water enters the system, it must go through the treatment plant. An existing pavilion that Youthbuild constructed at the former Wesley House campus approximately 5 years ago, was donated to the St. Peter Claver garden project by a private developer. Through the careful dismantling and reconstructing of the structure, all materials were reclaimed except for the shingles.
- Received formal Energy Star certification for rental units at Liberty Green.

- Received the EPA Energy Star Award for Environmentally Friendly Affordable Housing for Liberty Green in March, 2007.

**Current Activities**

- Purchasing energy efficient fluorescent bulbs to replace those in offices and common areas where technology will permit.
- Installing pervious pavers at Liberty Green to allow water to filtrate through the surface to the underlying soils and curbs that are designed to capture rain water for irrigation.
- Working with the developer and architects at Liberty Green to conduct a comparative test with 2 identical rental triplexes with the same geographical orientation. One triplex will have geothermal heating and cooling, as well as other internal efficiencies. Both triplexes will be built to Energy Star standards. Utility costs will be compared to determine energy utilization.

**Future Activities and Initiatives Under Investigation**

- Liberty Green homeownership units will all meet Energy Star standards.
- Possible installation of a roof garden at the Bishop Lane high-rise, which would limit rain run-off into the sewer system and provide cooling effects to the surrounding environment.
- Continue to monitor technological advances with photovoltaic electric production and consider testing if it becomes economically feasible for this area. (LMHA has also investigated electric production from wind and determined that there is insufficient wind in this area to power turbines.)

For additional information on Louisville's and LMHA's greening efforts, and ideas on what citizens can do to help see [www.louisvilleky.gov/GoGreen](http://www.louisvilleky.gov/GoGreen) and [www.lmha1.org](http://www.lmha1.org).