

LOUISVILLE METRO HOUSING AUTHORITY

**MOVING TO WORK
DEMONSTRATION PROGRAM**

FY 2012 ANNUAL PLAN

~~April 17, 2011~~

Revised July 8, 2011



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- Acquisition of Mixed-Income Sites for Public Housing
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I. Introduction

The Louisville Metro Housing Authority (LMHA), formerly known as the Housing Authority of Louisville, is a nonprofit agency responsible for the development and management of federally assisted housing in the Louisville Metro area. In 2003, Louisville Metro Mayor Jerry Abramson and the Louisville Metro Council approved the merger of the Housing Authority of Louisville and Housing Authority of Jefferson County, thereby creating the Louisville Metro Housing Authority. A nine-member Board of Commissioners, appointed by the Metro Mayor, serves as the policy making body of the Agency.

LMHA presently manages over 3,800 units in four family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. Additionally, the Agency administers public housing assistance for over 700 public housing units located at its mixed-income and mixed-finance sites that are privately owned and managed. Last year LMHA provided housing assistance to over 14,000 households in our combined public housing and leased housing programs.

Funding for the agency's operation comes from rental income and annual operating subsidy from the U.S. Department of Housing and Urban Development (HUD). The agency also receives Capital Improvement funds on an annual basis from HUD. Periodically, the agency also applies for funds from HUD and the City's Community Development Block Grant (CDBG) program to finance various modernization improvements.

Moving To Work Demonstration Program

Louisville Metro Housing Authority, then the Housing Authority of Louisville, became one of a small group of public housing agencies participating in the Moving to Work (MTW) Demonstration Program in 1999. The MTW program authorized by Congress and signed into Law as part of the Omnibus Consolidated Rescissions and Appropriations Act of 1996, offers public housing authorities (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families. The program allows exemptions from existing low-income public housing and tenant-based Section 8 rules and permits LMHA to combine operating, capital, and rental assistance funds into a single agency-wide funding source.

Under the MTW program, LMHA creates and adopts an annual plan that describes new and ongoing activities that utilize authority granted to LMHA under the MTW Agreement. This plan focuses primarily on the Public Housing, Housing Choice Voucher (HCV) program and Capital Fund program, as these are the LMHA programs that fall under MTW. The plan also focuses on new proposed MTW activities and MTW activities that are ongoing. In addition, it contains a limited amount of information regarding LMHA's non-MTW initiatives such as the public housing site improvements and resident self-sufficiency programs. The MTW Annual Report prepared at the end of the fiscal year is an update on the status and outcomes of those activities included in the MTW Annual Plan.

MTW Objectives

Moving to Work is a demonstration program that allows public housing authorities to design and test ways to achieve three statutory goals. LMHA's MTW activities and policies must achieve at least one of the statutory objectives of the demonstration program:

- Reduce costs and achieve greater cost effectiveness in federal expenditures;
- Give incentives to residents, especially families with children, to obtain employment and become economically self-sufficient; and

- Increase housing choices for low-income families.

At the inception of LMHA's status as a Moving to Work agency, LMHA carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six goals for LMHA's participation in the MTW program.

Locally Defined LMHA MTW Goals

These goals, as outlined in the FY 1999 MTW Annual Plan, are locally-driven refinements of HUD's objectives:

- Increase the share of residents moving toward self-sufficiency;
- Achieve a greater income mix at LMHA properties,
- Expand the spatial dispersal of assisted housing;
- Improve the quality of the assisted housing stock;
- Reduce and/or reallocate administrative, operational and/or maintenance costs; and
- Enhance the Housing Authority's capacity to plan and deliver effective programs.

Since that time LMHA has recognized a growing number of populations with specific needs that often go unmet by existing housing and support service infrastructure. The Agency has revised and updated our goals to reflect changes in the local community and the evolution of the HUD MTW program into a performance-driven program:

- Develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.

Proposed and Ongoing Moving To Work Activities

An MTW activity is defined as any activity LMHA is engaging in that requires MTW flexibility to waive statutory or regulatory requirements. For 2012 LMHA is proposing seven new MTW activities.

- An agreement with YouthBuild Louisville for temporary housing for program participants;
- Authority to allocate MTW Housing Choice Vouchers to special referral programs with service-enriched housing providers;
- A local preference to provide voucher assistance to persons referred by Wellspring with developmental disabilities who wish to live independently at its Youngland facility;
- A local preference to provide voucher assistance to persons referred by Day Spring, a program that offers adults with intellectual disabilities support services in a residential setting;
- A public housing rent policy to set rent payments at 30% of adjusted annual income;
- A Special Referral Housing Choice Voucher program with Family Scholar House (FSH) at the Stoddard Johnston Scholar House.

- A Special Referral Housing Choice Voucher program with the 100,000 Homes Initiative.
- Elimination of the mandatory Earned Income Disregard (EID).

LMHA is also proposing to amend an activity:

- A two-year recertification process of **all** families whose head of household or spouse is disabled or elderly. HUD originally approved LMHA to conduct two-year recertifications of disabled families age 55-61 and elderly families.

Finally, LMHA has a variety of MTW activities that will be ongoing in 2012:

- A standard medical deduction for all elderly and disabled families in the Public Housing and HCV programs;
- Increased flat rents at New Scattered Sites. This initiative will be eliminated if the proposed income-based rents (described in Section V) are approved and implemented. Under the proposed rent policy, rents at New Scattered Sites would be equal to 30% of adjusted monthly income);
- A payment standard adjustment for LMHA's Housing Choice Voucher Homeownership Program to 120% of Fair Market Rent (FMR) in exception payment areas;
- Mandatory case management for residents at New Scattered Site single-family homes;
- An earned income disregard for elderly families in the Housing Choice Voucher program;
- A flexible third-party verification policy for the HCV Homeownership program;
- Simplified procedures to acquire and/or develop new public housing properties;
- Term limits and educational/employment requirements for highly desirable New Scattered-Site single-family units;
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking;
- A local definition of elderly as families whose head of household or spouse is age 55 and over at LMHA elderly/disabled high-rises;
- Special referral Housing Choice Voucher programs that provide rental assistance to families at Center for Women and Families and Family Scholar House while they live onsite and portable vouchers upon graduation;
- An exception payment standard for the HCV Homeownership program;
- Lease-up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;
- Authority to acquire properties for public housing without prior HUD approval to expedite acquisition of units in mixed-income communities;

- Amendment of the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility; and
- A set of locally defined guidelines for development, maintenance and modernization of public housing development.

Moving To Work (MTW) Activity Matrix

Number	Year	MTW Activity	Status	Page
34	2012	Allocate MTW Housing Choice Vouchers to Special Referral Programs	Proposed	52
33	2012	Special Referral MTW HCV Program and Local Preference – Wellspring	Proposed	47
32	2012	Rents Set at 30% of Adjusted Income - Public Housing Program	Proposed	44
31	2012	Elimination of the Earned Income Disregard	Proposed	40
30	2012	Special Referral HCV Program - Stoddard Johnston Scholar House	Proposed	XX
29	2012	Special Referral HCV Program – 100,000 Homes Initiative	Proposed	XX
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Planned	59
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing	61
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Ongoing	58
25	2010	Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing	Ongoing	61
24	2010	Increased Flat Rents for New Scattered Sites	Ongoing	58
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing	56
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Finished	
21	2010	Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Ongoing	58
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing	60
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Evaluation	30
18	2009	Simplification of the Public Housing Development Submittal	Ongoing	58
17	2009	Multicultural Family Assistance Program	Planning	63
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Tabled	58
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing	60
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Ongoing	60
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing	59
12	2009	Housing Choice Voucher Program Maintenance Specialist	Planning	63
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing	59
10	2008	Locally Defined Definition of Elderly	Ongoing	56
9	2007	Term Limits and Employment/Educational Work Requirements for New Scattered Sites	Ongoing	57
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing	56
7	2008	Special Referral MTW HCV Program and Local Preference - Day Spring	Reinstated	50
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing	57
5	2007	Spatial Deconstruction of HCV Assisted Units	Ended	
4	2007	Rent Simplification for PH and HCV Programs - Alternate Year Reexaminations of Elderly and Disabled Families	Ongoing	57
3	2006	Distribution of Homeownership Assistance	Ongoing	59
2	--	MTW Inspections Protocol	Ongoing	61
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing	60

II. General Housing Authority Operation Information

A. Housing Stock

The Louisville Metro Housing Authority projects that as of June 30, 2012 there will be a total of 4,542 annual contribution contract (ACC) units in its public housing stock, 3,815 of which are owned and managed by the Agency, and 727 HOPE VI/mixed finance units that are privately managed. This is an overall decrease of 60 ACC units since the end of the previous fiscal year. LMHA anticipates it will manage 9,931 units of leased housing in 2012, bringing the grand total of housing stock to 14,473 by the fiscal year end.

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

During FY2012, LMHA projects it will decrease its public housing stock by 60 ACC units, bringing the total to 4,542 including 3,815 units owned and managed by LMHA, and 727 that will be privately owned and/or managed. This net decrease will result from the razing of 87 units at KY1-005 Iroquois Homes and will be partially offset by the acquisition of 12 scattered site units in KY 1-034, including 9 units developed using funds from the Louisville Metro Neighborhood Stabilization Program. Finally, 11 units at Downtown Scholar House will be added to the housing stock and 4 ACC units, located at Stoddard Johnston Scholar House, may also be purchased by the Agency, bringing the total of units at year end to 4,542. Downtown Scholar House and Stoddard Johnston Scholar House are both mixed-finance initiatives of Family Scholar House.

LMHA staff received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The relocation process for the households residing in those units began in mid-March 2009 and demolition had been completed by the end of 2010. A demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY 2012. Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2001/2002.

Relocation of residents and demolition of the remaining 27 buildings continues to move forward at a rapid pace. LMHA anticipates the site will be cleared by late fall of 2011. New housing on the site is certainly an option but it is not mandatory; the Iroquois site may have other potential uses related to economic development and job creation because of its proximity to the Expressway and the Airport. The Authority intends to replace these units through acquired or developed properties using Replacement Housing Factor (RHF) funds and Section 8 reserves. LMHA staff will also research additional funding sources as they become available for these purposes.

On November 13, 2009, LMHA submitted an application for a FY 2009 HOPE VI grant to revitalize the Sheppard Square public housing development. The 67-year old development, which was built in 1942, suffers from inherent design deficiencies, as well as numerous operations failures. The FY 2009 application was not funded, therefore, LMHA submitted an application for a FY 2010 HOPE VI grant. The application was submitted on November 17, 2010 and the Agency has since been selected from over 30 agencies as one of 8 public housing authorities to receive a FY 2010 HOPE VI grant. This was likely the last round of HOPE VI grants; HUD has created a new public housing and neighborhood revitalization program called Choice Neighborhoods. LMHA was awarded \$22 million, or the maximum HOPE VI grant, for Sheppard Square.

On-site, the new Sheppard Square will consist of public housing, low-income tax credit and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses and multi-family apartment buildings. Off-site, the public housing replacement units will include

supportive service enriched units, and single-family homes and apartments in mixed-income communities. All new construction will meet Energy Star standards and the Enterprise Communities Green Community criteria. As with all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 units at Sheppard Square.**

In conjunction with the Sheppard Square HOPE VI Revitalization, LMHA is committed to exploring new opportunities to develop housing for disabled and homeless veterans and their families. The MTW Broader Uses of Funds Amendment, which authorizes LMHA to implement initiatives that fall outside of Sections 8 and 9 of the Housing Act of 1937, may assist the Agency with this endeavor. If this is the case, LMHA will submit a letter to HUD MTW that describes the activity requesting the Broader Uses of Funds authority.

Table II-A.1 summarizes the above changes in LMHA's public housing stock during the upcoming fiscal year. This table provides data by type of site (Family, Elderly/Disabled, Scattered Sites, and HOPE VI/Mixed Finance). Table II-A.2 shows the anticipated changes in the housing stock during 2012 by site and bedroom sizes.

Housing Choice Vouchers Authorized

The Agency anticipates managing 9,801 Housing Choice vouchers in its leased housing program at the beginning of FY 2012 and does not anticipate administering any new vouchers over the course of the year. All but 200 of the HCVs are included in the MTW block grant. The 200 non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans.

MTW Special Referral/Direct Access Housing Choice Voucher Programs

LMHA has developed several MTW Housing Choice Voucher Special Referral programs. The first of these was with the Center for Women and Families. LMHA allocates 22 Housing Choice vouchers to this program yearly. The Agency replicated this MTW referral voucher program in a partnership with Family Scholar House (formerly Project Women in 2009, which annually allocates 56 vouchers for residents at their Louisville Scholar House campus. LMHA has also developed a co-venture agreement with Family Scholar House and Spalding University for Downtown Scholar House at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale. LMHA will allocate 43 special referral vouchers for this program. Additionally in 2012, LMHA plans to administer 53 MTW vouchers to support low-income residents at the Stoddard Johnston Scholar House campus. Updates on these programs are included in Section VI: Ongoing MTW Activities. Finally, LMHA plans to provide voucher assistance to 3 households at Day Spring and 5 households at Wellspring; these programs provide supportive housing for persons with severe developmental and mental disabilities who want to live independently. The Day Spring and Wellspring Housing Assistance initiatives are described in more detail in Section V: Proposed MTW Activities.

Additionally in 2012, LMHA will begin administering vouchers through a new Special Referral HCV Program with the 100,000 Homes initiative of the Louisville SAMHSA (Substance Abuse and Mental Health Administration) Community Consortia. LMHA will set-aside 50 vouchers to this program. Its objective is acquire housing and services for the 50 most vulnerable homeless persons on the streets of Louisville. The new MTW Special Referral program is presented in more detail in Section V: Proposed Activities.

As shown in Table II-A.1, the Agency could administer up to 182 HCVs for these special referrals programs during FY 2012.

In addition to its HCV Special Referral programs, the Agency also offers a variety of Direct Access programs that are linked to Housing Choice Vouchers including Housing Opportunities for People with Aids (HOPWA), Partnership for Families (PforF), Center for Accessible Living – Mainstream, and the State Department of Mental Health – Olmstead. Referrals from the Wellspring and Dayspring programs, which offer supportive housing for persons with disabilities and their families in a community-based setting, will be considered as part of the Olmstead program.

As shown in Table II- A.1, LMHA anticipates administering up to 350 HCVs to Direct Access programs during FY 2012.

FY 2012 plan includes a new MTW Direct Access program with the U.S. Department of Housing and Urban Development's *Study of the Impact of Housing and Services for Homeless Families*. LMHA has set-aside 60 Housing Choice Vouchers to the program for applicants who are enrolled in the study in Jefferson County, randomly assigned to the subsidy intervention, and referred to LMHA through the Abt Associates study team.

LMHA administers all of the vouchers allocated to its MTW Special Referral programs and Direct Access programs.

MTW Project-Based Housing Choice Vouchers

The Agency currently has no project-based Moving to Work vouchers. No MTW vouchers are anticipated to be newly project-based during the upcoming fiscal year.

HUD Special Programs - HUD VASH Program (Non-MTW Vouchers)

The 2008 Consolidated Appropriations act enacted December 26, 2007, provided \$75 million dollars of funding for the Veterans Administration Supportive Housing (VASH) program which requires voucher recipients to be veterans. The VASH program combines rental assistance for homeless veterans administered by LMHA and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). LMHA administers 200 VASH vouchers within its area of jurisdiction. The Agency received the letter of notification of funding for 70 vouchers from the Housing Voucher Financial Division at Headquarters on May 1, 2008 and subsequently accepted the offer. The Agency also received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. In FY 2010, LMHA was funded for the initial 105 vouchers, the subsequent allocation of 70 vouchers, and 25 additional vouchers, bringing the total number of VASH to 200. LMHA is working closely with the local Veterans Administration Medical Center (VAMC) to administer these vouchers.

HUD Special Programs – Mod Rehab and Section 8 Certificates (Non-MTW Vouchers)

As shown in Table II-A.1, LMHA will continue to administer 130 Section 8 Special Program certificates during FY 2012. The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY2008, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant is determined eligible, he is housed immediately upon completion of processing by the YMCA caseworker. The applicant packet is then sent to LMHA for additional processing and payment begins for that participant. Using the regulatory flexibility provided through the MTW program, initial occupancy inspections of the SRO units are waived upon move-in and inspections are conducted concurrently once a year at the site. In addition to the YMCA SRO program, the Agency continues to administer 65 Section 8 certificates for Willow Place, a Mod Rehab project, and 24 certificates for St. Vincent de Paul/Roberts Hall, a facility for women who are homeless, or at risk of becoming homeless. Inspections at Roberts Hall are also conducted concurrently once a year at the site.

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 \$8,976, 000 (includes contingency) in committed capital funding during the upcoming year. Table II–A.3 summarizes the proposed capital improvements projects at LMHA's sites. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in the Five-Year Action Plan in the Appendix.

Funds earmarked for Sheppard Square in the 2012 Capital Plan budget will be reprogrammed for HOPE VI Revitalization activities.

Table II-A.1 Housing Stock Information

	Projected as of 7/1/2011	Projected as of 6/30/2012	Base Year as of 12/31/1998	Base Year adjusted for Merger in 2003
PUBLIC HOUSING				
Public Housing-LMHA Owned and Managed				
Family Developments	1888	1801	3306	
Elderly/Disabled Developments	1,295	1,295	1133	
Scattered Sites	707	719	185	
Subtotal LMHA Managed	3890	3815	4,624	4,802
HOPE VI/Mixed Finance	712	727		
Grand Total Public Housing Units	4602	4542	4,624	4,802
LEASED HOUSING				
MTW Housing Choice Vouchers				
MTW Tenant Based	9601	9601	684	7,253
MTW Direct Access – (HOPWA, PforF), Mainstream, Olmstead)	350	350		
MTW Special Referral - Louisville Scholar House, Downtown Scholar House and Stoddard Johnston Scholar House, Villager, Day Spring, and Wellspring	121	182		
Sub Total MTW	9601	9601		
Non-MTW Housing Choice Vouchers				
HUD-VASH Program	200	200		
Total Vouchers	9801	9801	684	7,253
HUD Special Programs				
Willow Place – Mod Rehab	65	65	65	
YMCA SRO Certificates	41	41	41	
St Vincent Du Paul/Roberts Hall Certificates	24	24	24	
Total Certificates	130	130	130	130
Grand Total Leased Housing	9931	9931	814	7,383
Grand Total Housing Stock	14,533	14,473	5,438	12,185

**Table II-A.2 Public Housing Units Added/Removed
FY 2011 – 2012**

PROJECT	Type	2012 Total	2012 1 Bd	2012 2 Bd	2012 3 Bd	2012 4+Bd
Units Added						
KY 1-034 New Scattered Sites*	Family	12	4	5		3
Downtown Scholar House	Mixed Finance	11		10	1	
Stoddard Johnston Scholar House	Mixed Finance	4		4		
Total Units Added		27	4	19	1	3
Units Removed***						
KY 1-005 Iroquois Homes	Family	87	NA	NA	NA	NA
Total Units Removed		87				
Net Gain (Loss)**/**		(60)				

*The projected number of units added and distribution of units by bedroom size is based on the family sizes of applicants on the central-based waitlist, and the availability of homes of these sizes for sale in the Metro area.

**The total number of units gained/lost during the fiscal year includes projects that are currently pending; therefore the actual net gain/loss by year end could be higher or lower than the figure shown.

***LMHA has a one-for-one replacement policy. All units removed from the housing stock during the fiscal year will be replaced through acquisition or development of new public housing.

**Table II-A.3 Capital and Central Services Fund Activities (in \$1000s)
FY 2011-2012**

CAPITAL FUND PROGRAM ITEMS	
Site	Amount Proposed
PARKWAY PLACE	
Boiler Air Separator Vents (58 Buildings)	50,000
Sidewalk Repair	50,000
Site Total	100,000
SHEPPARD SQUARE	
Comprehensive Modernization - HOPE VI	392,000
Site Total	392,000
DOSKER MANOR	
Replace Booster Pumps in all Buildings	60,000
Retube 18 Boilers	395,000
Site Total	455,000
AVENUE PLAZA, 550 APARTMENTS	
Concrete Stairs - 550 Apartments	54,000
Site Total	54,000
SCATTERED SITES – 017 AND 034	
Friary Comprehensive Modernization	2,267,000
Roof Replacement - Six Mile, Breckinridge, Landslide, Ormsby	150,000
Tuckpointing - 2400 Chestnut	25,000
Site Total	2,442,000
PARK DUVALLE	
Mixed Finance Capital Contributions	106,000
Site Total	106,000
ANNUAL CAPITAL PURCHASE/SERVICES CONTRACTS	
Environmental, Asbestos, AE, Trees	840,000
Appliances, Capital Assets	208,000
HALO - Security	851,000
Eviction Prevention Program	82,000
Site Total	\$799,082
MANAGEMENT IMPROVEMENTS	
Stipends	58,000
ADMINISTRATIVE COSTS	
Planning and Development/Construction Administration	
Construction Administration 10% Transfer under Asset Mgmt	898,000
General Fund for Operations	2,446,000
Contingency	44,000
TOTAL 2012 CAPITAL BUDGET	8,976,000
REPLACEMENT HOUSING FACTOR FUNDS WORK ITEMS	
Item	Amount Proposed
Clarksdale Revitalization	2,113,000
3% Transfer Under Asset Mgmt	65,000

TOTAL 2012 REPLACEMENT HOUSING BUDGET	2,178,000
CENTRAL SERVICES	
Item	Proposed Amount
CENTRAL MAINTENANCE	
Vans with Utility Body (4x\$31,000)	124,000
Cargo Vans (2x\$25,000)	50,000
CENTRAL OFFICE	
Pool Vehicles (3x\$20,000)	60,000
Pressure Sealer Machine	20,000
Rooftop Units for Operations and Modernization	28000
Server Replacement Central Office and Remote Sites	72,000
Microsoft Office 2010 - Site Licenses (300 STD Edition)	82,000
Roof Replacement - Vine Street	330,000
Server Replacement - Vine Street	10,000
TOTAL 2011 CENTRAL SERVICES CAPITAL BUDGET	776,000

B. Leasing Information

As shown in Table II-B.1, LMHA's average lease-up rate for its managed public housing developments, adjusted for the phased demolition of Iroquois Homes, is anticipated to be 91% (adjusted for vacancies at Iroquois Homes), or 3,378 families, on July 1, 2011. This level is expected to decrease to 89% by the end of FY 2012, primarily due to units being held open for the relocation of Iroquois and Sheppard Square residents at scattered sites and at the Agency's family sites. When residents are being involuntarily displaced, Federal regulation requires that each resident be given at least 3 choices of alternate housing, including the option to move into another public housing unit. Consequently, LMHA must have units available for those residents who choose to continue to live in public housing. Once residents from Iroquois and Sheppard have been relocated, the occupancy rates will improve. LMHA anticipates occupancy increases at the elderly sites. The Authority continues to experience improved occupancy rates at its elderly high-rises since HUD's approval of the locally defined definition of elderly.

Due to ongoing issues with occupancy rates at Dosker Manor, the Authority will determine whether an elderly and/or disabled-only designation of units at one or more buildings at the site is appropriate during FY 2012. LMHA will hold a public hearing and submit a plan to HUD if such designation is deemed beneficial. The Authority also intends to reapply for the elderly-only designations at St. Catherine and the Weathers Building at Park DuValle, which were up for their renewal in February of 2010. In addition, LMHA will submit an application for an elderly-only designation at Stephen Foster, a privately owned and managed senior-living facility containing 18 public housing units.

Section 8/Housing Choice Vouchers

Also shown in Table II-B.1 are the anticipated leasing numbers for LMHA's Section 8/Housing Choice Voucher program. While the program was over leased in FY 2009, the number of leased vouchers has been brought down to 9,244 or a 93% utilization rate. With normal turnover and the new relocation vouchers LMHA anticipates receiving for Iroquois residents, the projected leased Section 8 certificates and HCVs at the close of FY 2012 are 8,886 or an 89.5% utilization rate.

LMHA was in an overutilization situation with the Housing Choice Voucher program and expending more on the program on a monthly basis than was being provided in its Annual Contributions Contract. Consequently, the Authority is in an attrition position where it is trying to reduce the number of units under lease to reach the break even point for the anticipated funding that will be provided in FY 2012. As noted in previous MTW Plans, the Annual Contribution Contract (ACC) number of HCVs is now simply an informational number that reflects the number of units that have been awarded to an agency. It is no longer practical for housing authorities to use ACC units numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. LMHA has been at over 100% in both categories for much of the past two years and has been trying to reduce both in order to operate the program on the funds provided in the ACC.

An additional factor affecting LMHA's leasing is the Agency's strategy to limit HCV costs to 95% of the actual funding. The remaining 5% has been used to supplement revitalization efforts in the HOPE VI programs and will be used to acquire replacement public housing for Iroquois Homes and Sheppard Square, however, LMHA has not achieved this goal for several years due to the overleasing situation. LMHA's Section 8 reserves have been used cover costs since the program has been overleased and the Agency has been running deficits; the reserves have not been exhausted.

Households Served

As of July 1, 2011, LMHA anticipates serving a total of 13,557 households in the combined public housing and Section 8/Housing Choice Voucher (HCV) programs. This includes 4,070 in the public housing program and 9,244 in the HCV program. Overall occupancy numbers are expected to decrease during FY2012 to 12,939 by the end of the fiscal year.

A snapshot of households served as of the time this report was written are presented by housing type and unit size, by family type, by income levels as compared to median income levels for Louisville and by race and ethnicity in Tables II-B.2 – B.5 at the end of this section.

**Table II-B.1 Leasing Information
FY 2011-2012**

	Projected as of 7/1/11			Anticipated as of 6/31/12		
	Total Units Available	Total Units Leased	Occupancy Rate*	Total Units Available	Total Units Leased	Occupancy Rate*
PUBLIC HOUSING						
LMHA Managed						
Family Developments						
KY 1-002 Beecher Terrace	760	684	90%	760	706	93%
KY 1-003 Parkway Place	634	590	93%	634	595	94%
KY 1-004 Sheppard Square	326	260	80%	326	163	50%
KY 1-005 Iroquois Homes	168	0	0%	81	0	0%
Elderly/Disabled Developments						
KY 1-012 Dosker Manor A, B, & C Bldgs	688	626	91%	688	632	92%
KY 1-013 Saint Catherine Court	159	147	93%	159	149	94%
KY 1-014 Avenue Plaza, 550 Apartments	297	273	92%	297	276	93%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	151	146	97%	151	142	97%
Scattered Sites						
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	234	87%	270	243	90%
KY 1-034 New Scattered Sites	365	347	95%	377	361	96%
KY 1-047 CH6 and LTO	72	71	98%	72	71	98%
Subtotal	3890, 3722**	3378	87%, 91%*/**	3815, 3734**	3338	87%, 89%*/**
Mixed-Finance/Mixed-Income (Privately Managed)						
The Oaks of Park DuValle	59	58	98%	59	59	100%
KY 1-030 Park DuValle II	92	89	97%	92	89	97%
KY 1-031 Park DuValle III	78	74	95%	78	76	97%
KY 1-032 Park DuValle IV	134	127	95%	134	130	97%
KY 1-036 Saint Francis	10	10	100%	10	10	100%
KY 1-043 Stephen Foster	18	18	100%	18	18	100%
KY 1-046 Village Manor	10	9	90%	10	10	100%
KY 1-049 Liberty Green Phase I	94	93	99%	94	93	99%
KY 1-050 Liberty Green Phase II	42	42	100%	42	42	100%
KY 1-051 Liberty Green Phase III	127	125	98%	127	126	99%
KY 1-052 Liberty Green Phase IV	48	47	98%	48	47	98%
Downtown Scholar House	0	0	0%	11	11	100%
Stoddard Johnston Scholar House	0	0	0%	4	4	100%
Subtotal	712	692	97%*	727	715	98%*
Total Public Housing	4602, 4434**	4070	88%, 92%*/**	4542, 4461**	4053	89%, 91%*/**

*Overall occupancy rate is not weighted by the number of units at each development or program.

**Adjusted for ongoing phased demolition of the Iroquois Homes site through FY 2012.

**Table II-B.1 Leasing Information (continued from previous page)
FY 2011-2012**

	Projected as of 7/1/11			Anticipated as of 6/31/12		
	Total Units Available	Total Units Leased	Utilization Rate	Total Units Available	Total Units Leased	Utilization Rate
LEASED HOUSING						
MTW Housing Choice Vouchers (including Special Referral and Direct Access Programs)	9601	8931	93%	9601	8571	89.3%
Non-MTW Housing Choice Vouchers (HUD-VASH)	200	190	95%	200	190	95%
S8 Certificates and Mod-Rehab (including SRO, Roberts Hall/St. Vincent Du Paul, Willow Place)	130	123	94.6%	130	125	96.1%
Total Leased Housing	9931	9244	93.1%	9931	8886	89.5%
GRAND TOTAL UNITS	14365**	13557	94%*/**	14392	12939	90%

*Overall occupancy rate is not weighted by the number of units at each development or program.

**Adjusted for ongoing phased demolition of the Iroquois Homes site through FY 2012.

Table II-B.2 Current Households Served by Unit Size

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +	Total
Family Developments						
KY 1-002 Beecher Terrace	0	318	215	145	0	678
KY 1-003 Parkway Place	1	202	248	108	44	603
KY 1-004 Sheppard Square	0	0	125	126	22	273
KY 1-005 Iroquois Homes	0	0	21	41	17	79
Subtotal	1	520	609	420	83	1633
Elderly/Disabled Developments						
KY-012 Dosker Manor A, B & C	4	610	19	0	0	633
KY-013 St. Catherine Court	67	81	1	0	0	149
KY-014 Avenue Plaza, 550 Apartments	125	86	30	33	0	274
KY 1-018 Lourdes Hall, Bishop Lane Plaza	8	143	0	0	0	151
Subtotal	204	920	50	33	0	1207
Scattered Sites						
KY 1-017 Scattered Sites I-V, Newburg	0	19	50	166	8	243
KY 1-034 New Scattered Sites	2	43	156	95	14	310
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	66	0	66
Subtotal	2	62	206	327	22	619
Mixed Income Sites						
KY 1-027 Park DuValle I (The Oaks)	0	5	25	22	5	57
KY 1-030 Park DuValle II	0	9	42	36	3	90
KY 1-031 Park DuValle III	0	44	19	12	0	75
KY 1-032 Park DuValle IV	0	6	70	49	5	130
KY 1-036 St. Francis	3	4	3	0	0	10
KY 1-043 Stephen Foster	0	18	0	0	0	18
KY 1-046 Village Manor	0	0	10	0	0	10
KY 1-049 Liberty Green Rental I	1	35	52	6	N/A	94
KY 1-050 Liberty Green Rental II	N/A	8	26	7	1	42
KY 1-051 Liberty Green Rental III	4	24	78	18	3	127
KY 1-052 Liberty Green Rental IV	4	18	24	2	N/A	48
Subtotal	12	171	349	152	17	701
Total Public Housing Units	219	1673	1214	939	122	4160
LEASED HOUSING						
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +	Total
MTW Vouchers						
	1	941	2944	3657	1332	8875
Non-MTW Vouchers						
HUD-VASH	3	55	69	8	2	137
Subtotal	4	996	3013	3665	1334	9012
HUD Special Programs						
Willow Place Mod-Rehab (202)	0	1	51	N/A	N/A	52
St. Vincent Du Paul/Roberts Hall (205)	5	17	N/A	N/A	N/A	22
YMCA SRO Program (203)	14	25	N/A	N/A	N/A	39
Subtotal	19	43	51	N/A	N/A	113
Total Leased Housing	23	1039	3064	3665	1334	9125
Grand Total LMHA Units	242	2712	4278	4604	1456	13285

Table II-B.3 Current Households Served by Income Level

PUBLIC HOUSING	<30%	30-50%	50-80%	>80%	Totals
Family Developments					
KY 1-002 Beecher Terrace	577	76	21	4	678
KY 1-003 Parkway Place	498	89	16	0	603
KY 1-004 Sheppard Square	210	47	14	2	273
KY 1-005 Iroquois Homes	65	14	0	0	79
Subtotal	1350	226	51	6	1633
Elderly/Disabled Developments					
KY-012 Dosker Manor A, B & C	565	56	11	1	633
KY-013 St. Catherine Court	125	22	1	1	149
KY-014 Avenue Plaza, 550 Apartments	225	31	14	4	274
KY 1-018 Lourdes Hall, Bishop Lane Plaza	114	27	6	4	151
Subtotal	1029	136	32	10	1207
Scattered Sites					
KY 1-017 Scattered Sites I-V, Newburg	148	56	30	9	243
KY 1-034 New Scattered Sites	185	62	46	17	310
KY 1-047 HPI/NDHC Scattered and LTO	23	30	13	0	66
Subtotal	356	148	89	26	619
Mixed-Finance/Mixed Income Sites					
KY 1-027 Park DuValle I (The Oaks)	20	17	15	5	27
KY 1-030 Park DuValle II	63	21	4	2	90
KY 1-031 Park DuValle III	45	24	5	1	75
KY 1-032 Park DuValle IV	75	43	12	0	130
KY 1-036 St. Francis	5	3	2	0	10
KY 1-043 Stephen Foster	17	1	0	0	18
KY 1-046 Village Manor	9	1	0	0	10
KY 1-049 Liberty Green Rental I	30	54	10	0	94
KY 1-050 Liberty Green Rental II	10	22	10	0	42
KY 1-051 Liberty Green Rental III	30	60	37	0	127
KY 1-052 Liberty Green Rental IV	20	22	6	0	48
Subtotal	325	269	103	9	701
Total Public Housing	3060	779	275	51	4160
LEASED HOUSING	<30%	30-50%	50-80%	>80%	Totals
MTW Vouchers	5926	2388	512	49	8875
Non-MTW Vouchers					
HUD-VASH	84	44	9	0	137
Subtotal	6010	2432	521	49	9012
HUD Special Programs					
Willow Place Mod-Rehab (202)	41	11	0	0	52
St. Vincent Du Paul/Roberts Hall (205)	21	1	0	0	22
YMCA SRO Program (203)	38	1	0	0	39
Subtotal	100	13	0	0	113
Total Leased Units	6110	2445	521	49	9125
Grand Total LMHA Units	9175	3224	796	100	13285

Table II-B.4 Current Households Served by Family Type

PUBLIC HOUSING	Family	Elderly	Disabled	Totals
Family Developments				
KY 1-002 Beecher Terrace	422	106	150	678
KY 1-003 Parkway Place	471	43	89	603
KY 1-004 Sheppard Square	234	11	28	273
KY 1-005 Iroquois Homes	61	2	16	79
Subtotal	1188	162	283	1633
Elderly/Disabled Developments				
KY-012 Dosker Manor A, B & C	107	170	356	633
KY-013 St. Catherine Court	16	102	31	149
KY-014 Avenue Plaza, 550 Apts	81	73	120	274
KY 1-018 Lourdes Hall, Bishop Lane Plaza	21	64	66	151
Subtotal	225	409	573	1207
Scattered Sites				
KY 1-017 Scattered Sites I-V, Newburg	157	32	54	243
KY 1-034 New Scattered Sites	221	25	64	310
KY 1-047 HPI/NDHC Scattered and LTO	54	0	12	66
Subtotal	432	57	130	619
Mixed Income Sites				
KY 1-027 Park DuValle I (The Oaks)	43	7	7	57
KY 1-030 Park DuValle II	34	26	30	90
KY 1-031 Park DuValle III	28	31	16	75
KY 1-032 Park DuValle IV	93	26	11	130
KY 1-036 St. Francis	3	3	4	10
KY 1-043 Stephen Foster	0	13	5	18
KY 1-046 Village Manor	10	0	0	10
KY 1-049 Liberty Green Rental I	58	21	15	94
KY 1-050 Liberty Green Rental II	29	2	11	42
KY 1-051 Liberty Green Rental III	76	21	30	127
KY 1-052 Liberty Green Rental IV	30	6	12	48
Subtotal	404	156	141	701
Total Public Housing Units	2249	784	1127	4160
LEASED HOUSING				
	Family	Elderly	Disabled	Totals
MTW Vouchers	4769	772	3334	8875
Non-MTW Vouchers				
HUD-VASH	71	9	57	137
Subtotal	4840	781	3391	9012
HUD Special Programs				
Willow Place Mod-Rehab (202)	44	0	8	52
St. Vincent Du Paul/Roberts Hall (205)	11	3	8	22
YMCA SRO Program (203)	37	0	2	39
Subtotal	92	3	18	113
Total Leased Units	4932	784	3409	9125
Grand Total LMHA Units	7181	1568	4536	13285

Table II-B.5 Current Households Served by Race and Ethnicity

PUBLIC HOUSING	African American	Other	White	Total
Family Developments				
KY 1-002 Beecher Terrace	664	4	10	678
KY 1-003 Parkway Place	573	11	19	603
KY 1-004 Sheppard Square	267	1	5	273
KY 1-005 Iroquois Homes	69	0	10	79
Subtotal	1573	16	44	1633
Elderly/Disabled Developments				
KY-012 Dosker Manor A, B & C	491	20	122	633
KY-013 St. Catherine Court	110	4	35	149
KY-014 Avenue Plaza, 550 Apartments	236	2	36	274
KY 1-018 Lourdes Hall, Bishop Lane Plaza	98	4	49	151
Subtotal	935	30	242	1207
Scattered Sites				
KY 1-017 Scattered Sites I-V, Newburg	210	2	31	243
KY 1-034 Other Scattered Sites	262	3	45	310
KY 1-047 HPI/NDHC Scattered and LTO	63	0	3	66
Subtotal	535	5	79	619
Mixed Income Sites				
KY 1-027 Park DuValle I (The Oaks)	54	1	2	57
KY 1-030 Park DuValle II	94	0	0	90
KY 1-031 Park DuValle III	74	1	0	75
KY 1-032 Park DuValle IV	130	0	0	130
KY 1-036 St. Francis	8	0	2	10
KY 1-043 Stephen Foster	18	0	0	18
KY 1-046 Village Manor	9	0	1	10
KY 1-049 Liberty Green Rental I	90	1	3	94
KY 1-050 Liberty Green Rental II	40	0	2	42
KY 1-051 Liberty Green Rental III	123	1	3	127
KY 1-052 Liberty Green Rental IV	46	0	2	48
Subtotal	682	3	16	701
Total Public Housing Units	3725	54	381	4160
LEASED HOUSING				
	African American	Other	White	Total
MTW Vouchers	6170	202	2503	8875
Non-MTW Vouchers				
HUD-VASH	78	3	56	137
Subtotal Vouchers	6248	205	2559	9012
HUD Special Programs				
Willow Place Mod-Rehab (202)	44	1	7	52
St. Vincent Du Paul/Roberts Hall (205)	6	0	16	22
YMCA SRO Program (203)	29	0	10	39
Subtotal Certificates	79	1	33	113
Total Leased Units	6327	206	2592	9125
Grand Total LMHA Units	10052	260	2973	13285

C. Waiting List Information

LMHA streamlined its waitlist and referral list structure when it modified its ACOP and Administration Plan in 2005. The Authority currently maintains a single, centralized waitlist for its owned and managed public housing sites. LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines.

In addition to these criteria, there is also a five-year time limitation on residency for single family, scattered-site replacement units (excluding scattered sites I, II, III, IV and V, and Newburg). This time limitation is waived for elderly/disabled households. In addition, the criteria for these sites include mandatory participation in a case management program and active movement towards self-sufficiency. Elderly and disabled households may also be exempted from these criteria.

New in FY 2012, residents of the public housing units being developed at the Downtown Scholar House as Sheppard Square HOPE VI replacement housing will be selected from its site-based waitlist. Property management at Downtown Scholar House will maintain the waitlist. All residents of the public housing units must meet LMHA eligibility criteria and the requirements of the program while residing at the facility (single; have a child, children, or be pregnant; meet low-income housing requirements; have a high school diploma or GED; and have the desire to pursue a college degree). If LMHA acquires 4 public housing units at the Stoddard Johnston Scholar House, a site-based waiting list will be used for those units as well.

LMHA maintains a separate waitlist for its HCV program. Since 2005, LMHA staff continually updates its central-based waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 3 scheduled interviews. Occupancy staff may conduct a formal purge of the public housing waitlist in 2012. Although the Housing Choice Voucher waitlist has been turned over a number of times by bringing families on the program, there has never been a formal purge of HCV applications.

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

The waitlist currently reflects 8,659 applicants for LMHA's public housing programs and 15,735 applicants for the HCV program. The public housing waitlist is not expected to change appreciably during the coming year. The waiting list for the HCV program is expected to increase by approximately 3,000 applicants in the coming year. While the HCV waitlist will remain open during the FY 2011 because of the current over utilization situation, few, if any families will be brought on the HCV program from the waiting list until the next fiscal year or until utilization decreases significantly. A snapshot of the number and characteristics of applicants on LMHA's waitlists is presented in Tables II-C.1, C.2 and C.3 within the FY 2012 Annual Plan.

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

Table II-C.1 Waitlists by Unit Size

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Central Based Wait Lists						
Family	0	1949	1276	641	147	4013
Elderly	0	72	9	4	2	87
Disabled	0	236	31	26	9	302
Subtotal Central Based	0	2257	1316	671	158	4402
Site Based Wait Lists						
KY 1-027 Park DuValle I (The Oaks)	0	354	526	363	72	1315
KY 1-030,31 &32 Park DuValle II, III & IV**	0	390	825	661	173	2049
KY 1-049, 50, 51 & 52 Liberty Green*	54	351	192	192	30	893
Subtotal Site Based	54	1095	1543	1216	275	4257
Total Public Housing Wait Lists	54	3352	2859	1887	433	8659
HCV PROGRAM	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Vouchers	0	7284	5435	2537	479	15735
Total HCV Program	0	7284	5435	2537	479	15735
Grand Total Wait Lists	54	10636	8294	4424	912	24394

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

**The combined wait list for Park DuValle Phases II, III & VI has been closed since 2002.

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Scattered Sites Referrals*						
Family	0	47	76	55	42	195
Elderly	0	15	4	0	0	19
Disabled	0	22	10	6	4	67
Total Scattered Sites	0	84	90	61	46	281

*LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines.

Table II-C.2 Waitlists by Race and Ethnicity

PUBLIC HOUSING	Unknown	African American	White	Other	Total
Central Based Wait Lists					
Family	25	3327	597	79	4038
Elderly	0	57	25	5	87
Disabled	0	221	75	6	302
Subtotal Central Based	25	3605	697	100	4427
Site Based Wait Lists					
KY 1-027 Park DuValle I*	N/A	N/A	N/A	N/A	1315
KY 1-030,31 &32 Park DuValle II, III & IV**	N/A	N/A	N/A	N/A	2049
KY 1-049, 50, 51 & 52 Liberty Green	N/A	N/A	N/A	N/A	893
Subtotal Site Based					
Total Public Housing Wait Lists					
HCV PROGRAM	Unknown	African American	White	Other	Total
Vouchers	0	9816	5588	331	15735
Total HCV Program	0	9816	5588	331	15735
Grand Total Wait Lists					

*Characteristics by race/ethnicity are not currently available. Wait list contains total number of applicants by desired unit size.

**The combined wait list for Park DuValle Phases II, III & VI has been closed since 2002.

PUBLIC HOUSING	Unknown	African American	White	Other	Total
Scattered Sites Referrals*					
Family	0	187	8	0	195
Elderly	0	15	2	2	19
Disabled	0	57	7	3	67
Total Scattered Sites	0	259	17	5	281

*LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines.

Table II-C.3 Waitlists by Income Level

PUBLIC HOUSING	<30%	30-50%	50-80%	>80%	Totals
Central Based Wait Lists*					
Family	N/A	N/A	N/A	N/A	4013
Elderly	N/A	N/A	N/A	N/A	87
Disabled	N/A	N/A	N/A	N/A	302
Total Central Based	N/A	N/A	N/A	N/A	4402
Site Based Wait Lists					
KY 1-027 Park DuValle I*	N/A	N/A	N/A	N/A	1315
KY 1-030,31 &32 Park DuValle II, III & IV					2049
KY 1-049, 50, 51 & 52 Liberty Green *	N/A	N/A	N/A	N/A	893
Total Site Based					
Total Public Housing Wait Lists					
HCV PROGRAM	<30%	30-50%	50-80%	>80%	Totals
Vouchers	N/A	N/A	N/A	N/A	15735
Total HCV Program	N/A	N/A	N/A	N/A	15735
Grand Total Wait Lists					

*Characteristics by income level are not currently available. Wait list contains total number of applicants by desired unit size. Applicant's income is verified during occupancy interviews.

PUBLIC HOUSING	<30%	30-50%	50-80%	>80%	Totals
Scattered Sites Referrals*					
Family	152	34	9	0	195
Elderly	16	2	1	0	19
Disabled	61	4	1	1	67
Total Scattered Sites	229	40	11	1	281

*LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines.

III. Non-MTW Related Housing Authority Information

A. Sources and Uses of Other HUD or Federal Funds

Weatherization Assistance Program

The purpose of the Weatherization Assistance Program is to provide energy conservation improvements to dwelling units in order that the dwelling members live in a more safe and healthful environment with a reduction in heating costs. WAP is administered by the Kentucky Housing Corporation and is funded by the U.S. Department of Energy. Locally the program is managed by the Louisville Metro Department of Housing and Family Services. LMHA is participating in both the owner-occupied as well as renter-occupied programs. LMHA has recruited over fifty (50) low-income homeowners for the single-family rehab program. On the multi-family program, LMHA plans to make energy efficient upgrades to Avenue Plaza, a seventeen-story, 225 unit public housing site. Anticipated completion date is December 31, 2011.

Neighborhood Stabilization Program

The Neighborhood Stabilization Program (NSP) was established under the Housing and Economic Recovery Act (HERA) of 2008 for the purpose of stabilizing communities across America hardest hit by foreclosures. The goal of the program is being realized through the purchase and redevelopment of foreclosed, abandoned, and vacant homes and residential properties. NSP grants, authorized under Division B, Title III of the Housing and Economic Recovery Act (HERA) of 2008, were given to all states and selected local governments to implement local programs that target areas of greatest need.

Because NSP is a component of the Community Development Block Grant (CDBG), NSP grantees develop their own programs and funding priorities. While all activities funded by NSP must benefit low-to moderate-income families, NSP grantees must also use at least 25 percent of the funds to create housing opportunities for low-income families. According to the NSP, a low income household is a household whose gross annual income does not exceed 50 percent of area median income (AMI); a moderate income household is defined as one who's gross annual income does not exceed 120 percent of AMI.

Louisville Metro received \$6,973,721 from US HUD for the Neighborhood Stabilization Program. In order to achieve the goals of the low-income set-aside, Metro has allocated \$2.1 million to the Louisville Metro Housing Authority Development Corporation (LMHA-DC) to develop approximately 10 units of public housing. LMHA-DC's NSP program will focus on targeted acquisition and rehabilitation of approximately 10 foreclosed homes and vacant lots in and surrounding the Smoketown neighborhood. The newly renovated homes will be added to LMHA's Agency's Annual Contributions Contract, and LMHA will lease the units to families from the public housing waitlist whose initial income is at or below 50% AMI. Although the majority of families on LMHA's waitlist have incomes below 30% AMI, a regulatory waiver may be needed in order to implement the federal NSP initial income limit as the public housing cap reaches 80% AMI.

The NSP units will be counted towards LMHA's Sheppard Square one-for-one replacement commitment.

B. Non-MTW Activities

In addition to LMHA's MTW activities, the annual Moving to Work plan includes initiatives that do not require MTW regulatory waivers. These activities are described in this section of the plan. To achieve

even greater cost effectiveness, expanded housing choices and enhancement delivery of social services, LMHA staff coordinate both types of initiatives. Therefore, activities that fall under MTW may be cited in this section. Detailed updates on LMHA's MTW activities are presented in Sections V and VI of the plan.

Community Revitalization

Together with our partner organizations and Louisville Metro Government, LMHA has undertaken two large-scale revitalization projects over the last two decades and is preparing to implement a third at its Sheppard Square site. Park DuValle/Cotter-Lang was one of the first LMHA public housing complexes redeveloped under the federal HOPE VI program. Both Park DuValle and Louisville's subsequent HOPE VI Revitalization, which transformed Clarksdale Homes into Liberty Green, are nationally recognized HOPE VI communities.

LMHA submitted an initial application in 2009 for a HOPE VI Revitalization grant to revitalize the Sheppard Square Public Housing development. Although the 2009 Sheppard Square HOPE VI grant application was not funded, LMHA submitted a refined application in 2010. On May 22, 2011, HUD Secretary Shaun Donovan publicly acknowledged, in an editorial to *The Courier-Journal*, that LMHA had been awarded a \$22 million HOPE VI grant. Sheppard Square HOPE VI revitalization activities, which are described later in this Section, will commence immediately.

Clarksdale Homes HOPE VI Revitalization

Efforts to redevelop the severely distressed Clarksdale development with assistance from HUD's HOPE VI program began when the Authority first submitted a grant application in June 2001. Although the initial grant was not awarded, LMHA has since submitted two more successful HOPE VI applications to replace all 713 Clarksdale public housing units in a wide variety of building types and locations, both on-site and off-site. LMHA met its one-for-one replacement commitment in 2010.

LMHA has to date received a total of \$40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over \$200 million in physical development leverage and partnered with several for-profit and non-profit developers to create 1900+ public housing, low-income tax credit, market rate rental and homeownership units. Both the on and off-site components of the Clarksdale HOPE VI project continue to move forward steadily. On-site the first rental units were occupied in June 2006 and, as of June 2009, the build out of the remaining on-site rental units had been completed. The on-site units are a combination of public housing units, low-income housing tax credit units, and market rate rental units.

Homeownership Opportunities at Liberty Green

The EDGE at Liberty Green, the on-site homeownership component of the Liberty Green-Clarksdale HOPE VI project, will be comprised of at least 275 affordable and market rate homeownership units as well as space for offices and retailers. Housing types in the development will include garden apartments, flats, and brownstone-like townhomes featuring roof-top gardens and tuck-under parking. The sharp economic downturn and mortgage foreclosure crisis slowed pre-development activities at the EDGE in 2009; however the developer is gaining confidence that the market has now stabilized for units within their projected price points. Construction of homes is anticipated to begin in fiscal year 2011 and to be completed in phases over the course of the next 8 to 10 years.

The master developers of The EDGE at Liberty Green are CITY Properties Group and AU Associates. The Weber Group, a design and construction company, is partnering with CITY Properties Group for the initial phase of the project. The first phase will include three to four story "City Home" row houses with flexible floor plans, offering the potential for retail or office space on the lower levels. The homes will range from 600 square foot studios to 2400 square

foot three-story units. Homes will also benefit from two large green spaces along Hancock Street that will be developed as parks. Prices start at around \$100,000 with the largest units selling for approximately \$428,000. All units will be Energy Star compliant.

In addition, the first phase of construction at the EDGE includes apartments targeted to medical professionals and students at the nearby University of Louisville's Health Science Center. A 28-unit, 3 ½ story building will include a mix of studio, one- and two- bedroom units with access to a common lounge and study space. The building will also include living quarters for Health Science Center faculty members, providing opportunities for faculty-student interaction outside the classroom. If construction proceeds as scheduled, the apartments will be ready for occupancy prior to the start of the 2011 fall term.

Liberty Green Community Building

The community building at Liberty Green is the first LMHA owned and managed LEED certified building. The building contains a common room, kitchen, classrooms and a computer lab, offices and eight (8) public housing units. In May of 2011, the Center was awarded LEED Silver designation in May of 2011. Design features that helped the building achieve LEED status include geo-thermal heating and cooling; light colored, high-albedo roofing to reduce solar heat gain; double glazed windows; Energy Star rated high efficiency appliances; and compact fluorescent lighting. In addition, a parking lot has been surfaced with pervious pavers to maximize storm water absorption on-site. Construction of the center is complete and the anticipated occupancy date is sometime in July 2011. LMHA has begun utilizing the state-of-the-art computer lab for resident computer training workshops and Family Self-Sufficiency and HCV Homeownership program orientations.

801 East Broadway

LMHA utilized its funding flexibility granted by MTW to design and construct this mixed-use building, located prominently at the corner of Broadway and Shelby Street in downtown Louisville. The building contains 22 public housing units and roughly 3,000 square feet of commercial/retail space at the street level. LMHA broke ground on the project in 2007, and hosted a press conference on March 17, 2009 with the Louisville Mayor to celebrate its completion. While LMHA will operate the housing units, the Authority has contracted a separate property manager for the commercial space. LMHA is still pursuing a tenant to lease the commercial space at ground level. The space was constructed to accommodate a restaurant, retail shop and/or professional offices.

Scattered Sites

By the end of fiscal year 2009, LMHA had fulfilled its commitment to replace 713 Clarksdale units lost to HOPE VI demolition activities with "hard" public housing units. The replacement units are comprised of scattered site and on-site public housing units. The scattered site replacement units consist of mixed finance/private managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area. In 2012, LMHA will continue to acquire public housing sites, as funding for this purpose becomes available, in order to replace general occupancy units being demolished at Iroquois Homes.

Sheppard Square HOPE VI Revitalization

LMHA submitted an initial application for 2009 HOPE VI Revitalization funding for the Sheppard Square public housing development on November 13, 2009. The 67-year old development suffers from inherent design deficiencies, as well as numerous operational failures. While the 2009 application was not funded, LMHA submitted a successful application for a FY 2010 HOPE VI Revitalization grant on

November 17, 2010. HUD announced in a press release made on May 23, 2011 that LMHA is one of 8 grantees selected.

On-site, the new Sheppard Square will consist of public housing, low-income tax credit and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses and multi-family apartment buildings. Off-site, the public housing replacement units will include single-family homes, rental units enriched with supportive services, and apartments in mixed-income communities. Both the on- and off-site components of the revitalization plan will meet Energy Star standards for new construction and Enterprise Communities' Green Community criteria. As with all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 existing units at Sheppard Square.**

Greening Initiatives

As demonstrated through the aforementioned community revitalization activities, the Louisville Metro Housing Authority is investing in new and renovated energy efficient housing and offices throughout the city. LMHA is also committed to becoming a leader in environmentally responsible operations and sharing its successes with other housing providers and agencies.

LMHA Agency-Wide Greening Initiative

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

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA's operating budget. The Authority also incurs utility costs for units that are privately managed such as Park DuValle and Liberty Green and for those under lease in our Section 8 program. Once these factors are added in, the reduction in energy use could easily add up to over one million dollars in annual savings.

LMHA's success with the ENERGY STAR program at Liberty Green served as a catalyst to establish an agency-wide energy efficiency program. After months of research and discussions by LMHA's Green Committee, the Authority's Board approved a long-term Green Action Plan that aims to make the agency a leader in environmentally-responsible operations and help it share its successes with other housing providers and agencies.

Beyond the monetary impacts to LMHA's budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who are assisting the Agency in becoming a national leader among affordable housing providers.

The Green Team's Goals:

- Develop, renovate and maintain housing stock and communities with green materials and energy efficient technologies;
- Conserve energy and other natural resources; and
- Increase the awareness of environmentally responsible business and development practices.

To achieve these goals, LMHA is tackling several large- and small-scale environmentally beneficial projects in 2012. LMHA plans to undertake activities from the Green Action Plan including, but not limited to:

- Installing Energy Star appliances and HVAC systems in all public housing units as existing appliances are replaced;
- Redeveloping Sheppard Square to be an Enterprise Green Communities certified site;
- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;
- Continue a weatherization and energy efficiency pilot program with Section 8 homeowners;
- Testing a low-flow showerhead in a public housing unit; and
- Continue to expand green and Energy Star purchasing practices and policies.

Greening strategies that are planned or under consideration include:

- Requiring contractors to use Energy Star labeled equipment and other environmentally friendly products;
- Furthering contractors to use Energy Star guidelines and practices by allotting points in contract award process;
- Revising design specifications and pattern books to reflect sustainable principles, including Energy Star, energy conservation and greening information in public housing and Section 8 contracts/leases.
- Exploring programs that give incentive to Section 8 landlords to make energy efficiency improvements and/or weatherize units, including those occupied by low-income families.

Energy Star Program

The Agency became an Energy Star Partner in 2010, and received 4 consecutive awards for its environmental work – the national ENERGY STAR Excellence in Affordable Housing Award in 2007 for its work at Liberty Green and three consecutive ENERGY STAR Regional Awards for Excellence in Affordable Housing in 2008, 2009, and 2010.

LMHA's premier "green site" is Liberty Green, a HOPE VI Revitalization project currently nearing completion in downtown Louisville. During the Liberty Green HOPE VI Revitalization, LMHA constructed 443 on-site rental units and 69 off-site, infill single-family homes that are all ENERGY STAR compliant. In July 2010, the Authority finished constructing the last eight rental units at Liberty Green, in a unique mixed-use building type. Located in the new Liberty Green Community Center, these units are not only ENERGY STAR qualified, with ENERGY STAR rated appliances and CFLs throughout, but the entire building has been certified LEED Silver. The center also contains a community room, kitchen, classrooms and offices for supportive services staff. Beginning this year, 275 ENERGY STAR qualified, market-rate units will also be built within The EDGE at Liberty Green, the homeownership portion of the site.

The Agency has continued to purchase and install ENERGY STAR qualified products in all other units within its housing stock portfolio. LMHA also keeps an inventory of ENERGY STAR qualified products on hand, including 13,200 CFLs.

HCV Homeownership Weatherization and Energy Efficiency Initiative (E-HOMES)

LMHA used MTW funding flexibility to pilot a weatherization and energy efficiency initiative (E-HOMES) during 2010 for 25 HCV Homeownership properties. Designed to reduce utility costs, this initiative granted homeowners up to \$2,000 for an energy audit, weatherization services and energy efficiency upgrades to their home. Energy efficiency improvements also help stabilize their household budgets and reduce the risk of foreclosure.

The Agency contracted with YouthBuild Louisville (YBL), a non-profit that teaches young people ages 18 to 24 construction skills while they study for their GED, to conduct in-home assessments for the pilot's participants, and to complete the upgrades to their homes. Each household received 8 CFLs, a carbon monoxide detector and a year's worth of furnace filters. Home improvements included sealing areas with high potential for heat loss; providing proper ventilation to unconditioned spaces; and installing insulation as needed. In addition, 2 homeowners received new ENERGY STAR rated refrigerators, and 8 received ENERGY STAR rated infrared space heaters. The pilot ran for six months ending June 30, 2010. These families are expected to save approximately \$358 on their utility bills this year. LMHA will evaluate the pilot results to determine its cost effectiveness and potential for expansion to its other 143 HCV homeowners.

YBL and the Authority also worked together to renovate a historic property, one of a cluster of homes built in the 1800's by the Freedman's Bureau. The duplex was converted into an ENERGY STAR compliant single family dwelling for public housing residents. Several energy efficiency improvements were made during renovation including the installation of a high -efficiency, sealed combustion hot water heater and furnace.

The Louisville Metro Housing Authority Development Corporation may work with YouthBuild Louisville to construct one or two Energy Star compliant, single-family public housing units under the Neighborhood Stabilization Program.

Compact Fluorescent Light (CFL) Bulb Exchange

In conjunction with the energy improvements outlined above, LMHA began replacing all burned out incandescent bulbs with compact fluorescent lights (CFLs) free-of-charge in resident apartments at Avenue Plaza, including those in residents' personal lamps. In 2010, LMHA's Green Committee, which includes several staff and board members along with agency public relations and planning consultants, decided to expand this CFL exchange program to all of LMHA's high-rises, again using the funding fungibility provided by MTW. All Authority maintenance staff received training on proper handling and disposal of CFLs.

Energy Efficiency Upgrades - Public Housing Sites and Administrative Offices

LMHA is undergoing an estimated \$1.9 million energy overhaul of its Vine Street offices, home to its Section 8 operations and a police substation. Planned improvements include the installation of high-efficiency boilers and chillers, ENERGY STAR compliant fan coil units, and the agency's first green roof. The Metropolitan Sewer District is contributing \$60,000 toward the new roof, which will reduce storm water run-off while mitigating urban heat island effects and improving air quality. Utility cost savings from these and future greening improvements can ultimately be applied towards the creation of additional public housing units. While federal budget cuts have delayed the installation of new boilers and chillers, LMHA

LMHA has also committed that all new development – including units at the new Sheppard Square– will meet or exceed ENERGY STAR standards. The Authority is currently phasing in ENERGY STAR rated appliances and CFLs at all public housing units it actively manages. Using the regulatory flexibilities provided by the MTW demonstration program, LMHA is establishing locally defined guidelines for the development, maintenance and modernization of all of its public housing that will focus on green construction and rehab techniques (including ENERGY STAR guidelines) and that will reduce energy costs by incorporating environmentally-friendly best management practices. LMHA will also encourage current and future vendors and contractors to support LMHA's green policies; and build resources and techniques that can be shared with housing providers, HUD and other governmental departments.

As noted above, one of the key tenets in LMHA's Green Action Plan is increasing the awareness of environmentally responsible business and development practices through energy conversations, not

just energy conservation. To accomplish this, the Authority uses several types of media and venues as a means to educate both its employees and residents on the use of ENERGY STAR guidelines and products, and to promote other green practices. Many of these are then shared at the city, state or national level via LMHA's website or HUD's various communication channels.

The Authority continually receives inquiries from other organizations seeking information about one of LMHA's successful greening or energy conservation strategies. The Louisville chapter of the Construction Specifiers Institute arranged to hold their monthly meeting at the Liberty Green Community Center shortly after its grand opening, receiving a tour of the building that highlighted its ENERGY STAR and LEED features. Kentucky Housing Corporation representatives toured Liberty Green in October 2010, and national and local HUD staff visited the site in January and November of 2010 to learn more about the site's many energy efficiency features. During 2010, a LMHA representative also met with the Lexington-Fayette Urban County Housing Authority (LHA) to review the Agency's Green Plan and its recycling pilot. LHA immediately put the information to use by implementing recycling programs at all of its properties, leading LHA to receive the Bluegrass Partnership for a Green Community/Lexington Environmental Commission's 2010 Environmental Award.

In conjunction with the E-HOMES Section 8 Homeownership pilot described above, YBL developed a *Weatherization and Energy Efficiency Homeowner's Handbook* outlining additional energy efficiency steps the 25 participating homeowners could take to save energy, including the advice to "Look for the Energy Star Label" when buying a new electrical product or appliance. The Authority also worked with Louisville Gas and Electric (LG&E), the local utility company, to provide a training seminar for all LMHA Section 8 homeowners. The seminar included an extensive presentation introducing LG&E's various energy efficiency programs, as well as information on ENERGY STAR rated products and appliances. LMHA gave out energy-saving door prizes including CFLs, and also offered to pay the \$25 fee for a LG&E energy audit for any of the 50 attendees who are eligible.

Leased Housing Program

Merger continues to offer LMHA a new opportunity to disperse programs and housing stock throughout the area. Prior to merger, limitations precluded HAL from offering viable housing options in areas outside the City, while regulatory and funding limitations prevented HJAC from large-scale scattered site development. Changes to administrative policies (rent and occupancy policies, inspections, payment standards and program participation and reporting requirements will be made, in accordance with the MTW Agreement, to meet the Agency's locally defined MTW goals. The Housing Choice Voucher program will continue to target specific areas of payment standards and utilization, reworking preference and other terms of assistance to make the program more successful and more appropriate to the local housing markets and local policy objectives. LMHA will continue to implement previously approved activities.

Special Referral HCV Programs

Under MTW, LMHA has established several Special Referral Housing Choice Voucher Programs with local social service organizations who provide housing to program participants. LMHA presently has special referral programs with the Center for Women and Families (CWF), Family Scholar House (formerly Project Women) and the YMCA. In 2012, LMHA plans to establish 2 additional MTW Special Referral Programs. One of these programs would be with Wellspring and another program with Day Spring; both provide supportive services to persons with mental disabilities in a community-based setting.

LMHA's MTW special referral programs require participants to meet criteria established by both the partnering organization and LMHA's HCV program in order to receive a voucher that is initially tied to the "project". However, once a participant completes the program, they can again utilize the portability

of their voucher to move to a location of their choice, or to enter into the HCV Homeownership program. LMHA will also “replace” the partnering organization’s voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organization’s facility while they are in the program, participants at CWF and all Family Scholar House locations 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.

The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY 2008, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant is determined eligible, he is housed immediately upon completion of processing by the YMCA caseworker. The applicant packet is then sent to LMHA for additional processing and payment began for that participant. In addition, LMHA authorized the YMCA caseworker to conduct reexaminations of residents onsite. Assistance at the YMCA is provided through Special Program Section 8 certificates that are not part of the MTW block grant.

Direct Access HCV Programs

LMHA may admit an applicant for participation in the Housing Choice Voucher program either as a special admission/direct access or as a waiting list admission. If HUD awards funding that is targeted for families with specific characteristics or families living in specific rental units, LMHA provides the voucher assistance for those families. When a family who has been issued one of these targeted vouchers exits the HCV program, the voucher is re-issued to an applicant with the same specific characteristic as the targeted program describes.

Through a local preference, Direct Access programs receive priority for admission over applicants on the waiting list. These programs include the Homeless Families Assistance Program (HFAP), Single Room Occupancy with the YMCA and Saint Vincent DuPaul, Mainstream Program, Family Unification Program (FUP), Housing Opportunities for People with Aids (HOPWA), Olmstead Program and Shelter Plus Care. The referrals from Day Spring and Wellspring will be considered as part of the Olmstead Program.

In FY 2012, LMHA will obligate 60 HCVs for homeless families enrolled in HUD’s Study of the Impact of Housing and Services for Homeless Families. This is a one-time commitment for a study of families enrolled in the homeless study which is to be conducted by Abt Associates Inc. Applications for these vouchers, referred to as the “Homeless Families Impact Study” vouchers, will be provided to families who are: enrolled in the study in Jefferson County, randomly assigned to the subsidy intervention, and referred to LMHA by the Abt Associates study team.

Applicants for the *Homeless Families Impact Study* vouchers must meet the same eligibility requirements as applicants for the tenant-based program. Vouchers will be issued to eligible families in the order in which the qualifying applications are received until the specified number of *Homeless Families Impact Study* vouchers are being utilized. After the completion of the study, vacancies in the “Homeless Families Impact Study” vouchers will be filled from the Section 8 waiting list.

Operating Procedures - Mail-In Recertifications

In the past, LMHA experienced a great deal of difficulty getting clients to attend recertification appointments. New operating procedures allow families who are remaining in the same residence to submit information for their annual recertification by mail. Since 2008 when the procedures were implemented, HCV staff have been able to reduce the amount of time spent on no shows and rescheduling appointments, and the time involved in conducting recertification appointments. Families

who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process.

Prior to 2008, 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, therefore 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.

Evidence from staff suggests that clients appreciate the convenience of the mail-in packet, and are generally pleased with the new case management style services. No changes to the HCV program operating procedures are anticipated in 2012.

Affordable Homeownership

Homeownership continues to be a secure way for working families with low-incomes to achieve self-sufficiency. LMHA offers two affordable homeownership opportunities:

Housing Choice Voucher Homeownership Program

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that over 150 families have purchased homes using the program. HCV staff provide case management-related activities including post-purchase counseling. HCV homeowners also participate in a post-purchase Individual Development Account (IDA) program. In total, 135 HCV households and 21 public housing residents have received HCV Homeownership vouchers and only 2 have defaulted on their loan. LMHA anticipates the number of successful homebuyers will increase in 2012 despite the weakened economy.

HUD regulations allow housing authorities nationwide to establish their own policies provided they remain compliant with regulatory and statutory requirements. MTW has increased participant buying power and expanded housing choices into Exception Payment areas where residents previously could not afford housing. HCV homebuyers live in 22 of the 26 council districts in Louisville. With the MTW policies in place, staff anticipate that HCV homebuyers will live in all Metro council districts by 2014. Additional MTW initiatives of the Section 8 Homeownership program are described in Section VI: Ongoing MTW Activities.

Public Housing Lease-To-Purchase Program

LMHA's Lease-To Purchase program began in 2007 as an initiative proposed in the Liberty Green HOPE VI application. The program is designed to offer Housing Choice Voucher clients and public housing residents an affordable and secure process by which to purchase a single family home. Program participants would have the opportunity to select a home from the affordable offerings in the Authority's Lease-To-Purchase housing stock and receive ongoing support from an LMHA case manager. Section 32 was attempted through 2008-2009, but due to lack of interest and eligible candidates the program was eliminated. However, special considerations are in place to offer the program at a later date at LMHA's determination.

Resident Services

LMHA offers residents a wide array of educational and job-training services designed to prepare individuals for success in school and the workplace, and to help families along an incremental path to self-sufficiency. LMHA continues to collaborate and partner with other local service providers in the community in order to deliver high quality programs that touch as many residents as possible.

Family Self-Sufficiency (FSS) Program

Through the Family Self-Sufficiency program, LMHA Public Housing (PH) residents and Housing Choice Voucher (HCV) participants receive extensive supportive services through long-term case management to achieve program and personal goals. Program emphasis is on the importance of employment and building financial skills as a means to become self-reliant. As an added incentive, the rent increases that would occur as family earned income rises are diverted into an escrow account to be used at the participant's discretion upon completion of the Program. Increasing homeownership is a key goal of LMHA. FSS participants are encouraged to utilize the HCV Homeownership program as a safe and secure way to purchase a house of their own. As of December 31, 2010, 107 public housing residents and 310 HCV residents were participating in the Agency's FSS program. Together 59% of the participants were employed and FSS families held escrow accounts totaling \$984,095.

For many years LMHA had contracted with Louisville Metro Human Services for 9 additional Case Managers, but decided to bring all case management services in house effective October 1, 2010 after significant cuts in the FSS HCV funding received from HUD. Bringing the case management services in house, allowed for more comprehensive oversight and control of all FSS program activity and staff. Currently, there are 12 full-time, degreed Social Workers and 3 Supervisors that serve LMHA FSS participants.

Common Wealth Individual Development Accounts (IDA) Program

The Common Wealth program was designed to help LMHA clients save money to buy a house, attend post-secondary education institution, save for their child's education, invest in their own small business, and/or repair or remodel their home. Each participant has a dedicated savings account (called an IDA) where their savings is matched \$2 by LMHA for every \$1 they save. Participants also complete Financial Skill Building workshops and regularly meet with an LMHA assigned Case Manager. At present, 52 LMHA residents participate in the Common Wealth IDA program including 10 that formerly lived at Clarksdale or are current HOPE VI families. These participants had saved a total of \$25,211 and had \$49,013 set aside as match. LMHA will continue to offer the IDA program in fiscal year 2012 as an assist to a growing number of families working to achieve economic self-sufficiency.

Direct Access HCV Programs

The former Housing Authority of Jefferson County offered a variety of Housing Choice Voucher special access programs in partnership with community organizations targeting families with specific needs. LMHA has continued these programs which combine an LMHA housing choice voucher with case management services delivered by the partner agency or agencies. Because the combined voucher program was over-leased after merger in 2003 and major relocation activities were underway at Clarksdale, the special access programs were only able to serve a small number of participants for a portion of FY2004 and FY2005. However, the majority of these programs are now able to serve at capacity. The following briefly summarizes activities within these programs planned for FY 2012.

Mainstream Program

The Mainstream Program combines an LMHA housing choice voucher and case management services delivered by the Center for Accessible Living, Day Spring and Wellspring to serve families or individuals whose head of household or spouse is disabled. The program is intended to help disabled individuals lead more independent lives. LMHA anticipates that Mainstream will remain at capacity during FY 2012.

Partnership for Families (PforF)

Even though LMHA's obligation to operate the Family Unification Program (FUP) had expired, both the Agency and the Kentucky Cabinet for Health and Family Services agreed that the need for services and housing opportunities previously offered through the FUP Program still existed. Hence, the Partnership

for Families Program was developed. Like the former FUP, the PforF Program combines LMHA HCV voucher or public housing assistance and case management services delivered by Child Protective Services. This new program, built upon lessons learned from the former FUP Program, preserves the integrity of the original mission: to preserve and maintain the family unit. PforF serves families for whom housing is the only remaining issue with regard to reunification of children with parents or the prevention of children being removed from the household.

Homeless Families Assistance Program (HFAP)

This unique program assists families and individuals who are homeless by combining a LMHA HCV voucher and case management services delivered by day and overnight shelters, transitional housing facilities, the Neighborhood Place, Louisville Metro Human Services, and the Family and Children Counseling Center's Homeless Families Prevention Program. The program helped stabilize homeless families and individuals, so they could continue to make positive changes in their lives. Unfortunately, this program has remained dormant since the HCV over-leasing issue after merger. LMHA expects this program will remain dormant in fiscal year 2012 due to current over-leasing issues.

Olmstead Program

The Olmstead Program is a partnership between LMHA and the State of Kentucky's Division of Mental Health. It combines a LMHA voucher and case management services delivered by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services, and Central State Hospital, to serve families or individuals impacted by the Olmstead decision.

Single Room Occupancy (SRO) Program

Section 8 eligible single women and men who are homeless or at risk of becoming homeless can self-refer or be referred by other agencies and service providers directly to the SRO Program. Participants receive on site HCV rental assistance at the participating SRO and case management via SRO staff. Robert's Hall can serve up to 24 women and the YMCA can accommodate up to 41 men. LMHA expects that both sites will remain at program capacity during FY 2012.

ROSS-Funded Programs

Public housing residents have benefited from a variety of programs and services over the past years made available through ROSS funds. Staff have applied for and received a number of ROSS Resident Service Delivery and ROSS Neighborhood Network grants to continue a variety of activities and services including:

- CHOICE – teen intervention for middle school students at Meyzeek and Noe Middle Schools;
- Resource Centers and after school tutoring programs at Beecher Terrace, Sheppard Square, Parkway Place, and Iroquois Homes family developments;
- GED programs;
- A 16-station Neighborhood Network computer lab at the Mabel Wiggins Family Investment Center and a satellite lab at Sheppard Square;
- Other youth and resident programs including Metro Parks' day camps and field trips; and
- Special "HALO" officers with the Louisville Metro Police Department hired to provide security at LMHA's family and high-rise sites.

Computer Training and Neighborhood Networks

LMHA has partnered with Jefferson County Public Schools to continue its basic computer classes at the Neighborhood Networks centers at the Family Investment Center and Sheppard Square. Two new labs opened for use in FY2006 at Iroquois Homes (closed 2009) and the Villages at Park DuValle. Under LMHA's original Neighborhood Networks grant, residents received a refurbished computer upon completion. When the initial HUD Neighborhood Networks funding ended in FY 2006, LMHA resumed basic computer training without providing free, refurbished computers under its 2007 HUD

Neighborhood Networks grant. A new state-of-the-art computer lab will open in February 2011 in the new Liberty Green Community Building. In fiscal year 2012, Neighborhoods Network classes will be taught at the Wiggins Center, Liberty Green and Sheppard Square.

HOPE VI Grant Community Supportive Services

LMHA collaborated extensively with residents, community members, and service providers to develop a comprehensive Community Supportive Service (CSS) component of its HOPE VI programs. The Authority and its partners have provided extensive CSS services through all of its HOPE VI programs (Clarksdale and Park DuValle), including case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, and mobility counseling and assistance during relocation.

Targeted CSS services will also be offered to families impacted by the Sheppard Square Revitalization. In addition to aforementioned CSS programs, Sheppard Square residents will benefit from LMHA's partnership with the Harambee Clinic to implement the *With Every Heartbeat is Life (WEHL)* program. This program's emphasis is placed on minority populations, in particular African Americans, due to their higher risk of heart disease. All current and future Sheppard Square residents will have access to the program.

LMHA will also collaborate with the Jefferson County Public Schools (JCPS) to target and recruit more Sheppard Square children (ages 3-4) into JCPS Early Childhood Education programs which include a parent support initiative. The education programs are designed to prepare children socially, emotionally, and educationally for elementary school.

Elderly/Disabled Supportive Services

A limited program of case management, counseling, home care, and recreational services is provided for Dosker Manor residents. In 2007, ElderServe received a \$250,000 three-year ROSS grant to continue supportive services to the non-elderly population at the site. LMHA staff will continue their discussions with Dosker Manor residents, management and maintenance, and potential supportive service providers regarding the possibility of expanded supportive services in the future.

Homeownership Supportive Services

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that 171 families have purchased homes using the program, including 2 families relocating from Clarksdale. 62 of the families were FSS participants. HCV homeowners also participate in a post-purchase IDA program. In total, 149 HCV households and 22 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will increase in FY 2012 despite the weakened economy.

The Authority applied for and was awarded a \$60,700 grant to expand the supportive services it provides through its Homeownership Program in December 2004, which was used to fund a new Homeownership Specialist position. Current administrative tasks in the HCV Homeownership Program were bifurcated into real estate and counseling-related duties. The Homeownership Specialist is responsible for all aspects of the latter including recruitment, working with counseling agencies, and providing case management-related activities including post-purchase counseling and related IDA accounts. This staff member also coordinates the Homeownership programs for LMHA's Section 5(h) units in Newburg and will coordinate the Clarksdale HOPE VI Section 32 lease-purchase units if implemented in the future. Section 32 was attempted through 2008-2009, but due to lack of interest and eligible candidates the program was eliminated; however, special considerations are in place to offer the program at a later date at LMHA's determination.

Earned Income Tax Credit

In conjunction with the Metro Government's Beyond Merger blueprint, LMHA will continue its efforts to encourage and assist residents and program participants to take advantage of the Earned Income Tax Credit. LMHA will also continue to partner with the Louisville Asset Building Coalition to provide free tax preparation services, which not only provide an alternative to paid tax preparation services, but connect residents with other financial services as well.

Other Supportive Services

LMHA continues to provide homeownership and other resident services through a variety of agency partnerships:

- LMHA staff conduct orientations at public housing developments to promote financial skills training, credit counseling and homeownership;
- Center for Women and Families provide financial skills training and Homeownership IDA match money;
- The Housing Partnership and Louisville Urban League provide homeownership counseling services to public housing residents who meet the income requirements of LMHA's HCV Homeownership program;
- Kentuckiana Works Y.O.U. program provides life-skills, employment training, and educational and career counseling to youth who have dropped out of school; and
- provide adult employment services through three distinct tracks of work-readiness training:
 - Basic job-seeking skills to help residents find employment and soft-skills training including communication, problem-solving, and interpersonal skills to help residents maintain employment;
 - Industry-specific job training in the medical field.

IV. Long Term MTW Plan

The mission of the Louisville Metro Housing Authority is to provide quality, affordable housing for those in need, assist residents in their efforts to achieve financial independence, and work with the community to strengthen neighborhoods. In implementing these goals, LMHA will continue to focus on the following initiatives:

Reposition and redevelop the conventional Public Housing stock

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

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

Homeownership is an important housing choice option for many low-income families, and is an appropriate program given the local market. LMHA's nationally recognized Housing Choice Voucher Homeownership Program is an affordable and secure way for LMHA families to achieve housing self-sufficiency. The Agency can boast that together more than 150 public housing residents and HCV program participants have purchased homes through the program. For the many other families for whom homeownership isn't a viable option, LMHA will 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.

MTW allows LMHA to break from HUD established "norms" and therefore maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs and young people enrolled in job and college prep programs, such as YouthBuild Louisville. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

Encourage program participant self-sufficiency

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

V. Proposed MTW Activities: HUD Approval Requested

LMHA continues to rethink HUD's existing policies and look for ways MTW regulatory relief can be utilized to create innovative new policies and programs designed to achieve the Agency's locally defined goals. The following are newly proposed Moving to Work Activities for 2011.

Proposed MTW Activity – Elimination of the Earned Income Disregard from Calculation of TTP

A. Description

LMHA will eliminate the HUD Mandatory Earned Income Disregard from the calculation of rent for families who reside in public housing. Under the HUD EID policy, earned income may be disregarded in calculation of tenant rent for two 12 month exclusion periods within a lifetime limit of 48 months.

All tenants will be advised of the new MTW rent policy at their next regularly scheduled reexamination. LMHA will allow those in the program to continue until the naturally occurring expiration of their time allowance under the current program, but will not enroll new clients in EID. A limited number of households currently participating in the EID program will be eligible to receive case management services on a first-come, first-served basis. In addition, families in EID would also be encouraged to join the voluntary Family Self-Sufficiency program.

B. Relation to Statutory Objectives

This activity will reduce costs and achieve greater cost effectiveness in federal expenditures. In addition, this activity will give incentive to families to become self-sufficient.

C. Anticipated Impact

The Mandatory Earned Income Disallowance, sometimes called Earned Income Disregard or EID, is a policy that allows tenants who have been out of work to accept a job without having their rent increase right away. The Earned Income Disallowance requires the public housing authority to exclude new annual earned income for unemployed individuals who become employed. This exclusion has the direct result of increasing the federal contribution to housing and housing assistance by disregarding earned income that could be counted toward the household's contribution toward rent. In addition, the tracking for this disallowance is extremely burdensome. Currently, 3% or 108 families of households in the Public Housing program and 1% or 15 families in the Housing Choice Voucher program who are actively taking advantage of the EID benefit.

Eliminating the Earned Income Disregard will increase in rental revenue in the Public Housing program and reduce Housing Assistance Payments in the HCV program and administrative staff time. This MTW rent policy should also remove a false sense of financial security and guide families through the real world experience of budgeting and managing available financial resources, and prioritizing expenditures for basic needs including housing costs.

D. Baselines and Benchmarks

Baselines related to participants

- Number of families in Public Housing under EID in 2011 is 227. In the Public Housing program, there are 61 households that receive the 100% disregard and 47 households receive the 50% disregard. In the Housing Choice Voucher program, 2 households are receiving the 100% disregard and 9 households receive the 50% disregard.

- The total number of EID families who are enrolled in FSS is 12 in Public Housing and 1 in the Housing Choice Voucher program.

Baselines related to cost effectiveness

- The average annual income disallowance for Public Housing was \$10,941 for the 47 households who receive the 50% disregard and \$11,312 for the 61 households who receive the 100% disregard. On a monthly basis, the average income disallowance per Public Housing household was \$927.00. The average annual income disallowance for HCV households was \$7,323 for the 4 families who receive the 50% disregard, and \$9,428 for the 11 households who receive the 100% disregard. On a monthly basis, the average income disallowance for all HCV families was \$698.
- Estimate of rental revenue lost in 2011 because of EID policy is \$412,800.
- Cost to administer the EID program in 2011 was \$5,938.04, not taking into account interim recertifications and rent adjustments.

Metrics - Information related to clients	Baseline FY 11	Bmk FY 12	Bmk FY 13	Bmk FY 14	Bmk FY 15
Number of EID families (total = active + non-active disregard)	267	226	156	79	0
a. Total Public Housing	227	192	141	67	0
100% disregard - active	47	-	-	-	0
50% disregard - active	61	-	-	-	0
b. Total Housing Choice Voucher	40	34	24	12	0
100% disregard - active	4	-	-	-	0
50% disregard - active	11	-	-	-	0
Number of EID households who retain earned income					
a. Public Housing	108	50%	50%	50%	50%
b. HCV Program	15	50%	50%	50%	50%
Number of EID households enrolled in FSS					
a. Public Housing	12	13	14	15	16
b. HCV Program	1	2	3	4	5
Metrics - Information related to cost effectiveness					
Cost to administer EID	\$3,910	\$3,309	\$2,419	\$1,157	\$0
a. Public Housing	\$3,463	\$2,929	\$2,151	\$1,023	\$0
b. HCV Program	\$447	\$380	\$268	\$134	\$0
Average annual income disallowance*					
a. Total Public Housing					
100% disregard - active	\$11,312	-	-	-	-
50% disregard - active	\$10,941	-	-	-	-
b. Total Housing Choice Voucher					
100% disregard - active	\$9,428	-	-	-	-
50% disregard - active	\$7,323	-	-	-	-

6. Income that would otherwise be contributed annually toward rent (based on 30% income rent calculation for one year)					
a. Public Housing	\$209,554	30% of amount disregarded	30% of amount disregarded	30% of amount disregarded	30% of amount disregarded
b. HCV Program	\$23,246				

2011 hourly rate of a Public Housing Housing Services Specialist is \$30.51; the hourly rate of a HCV Housing Specialist is \$22.32.

*LMHA cannot project household income due to fluctuating conditions of the economy since the downturn in 2007.

Schedule

While LMHA will not make EID available to new clients, those in the program will continue to receive the benefits until the naturally occurring expiration of their time allowance under the existing policy.

E. Data Collection and Metrics

Metrics

- The number of EID families in EID.
- Number of EID families who maintain employment.
- The number of families enrolled in FSS.
- Cost to administer the EID.
- Average annual EID per household.
- Lost rental revenue.

Data Collection

The current EID households will be tracked to determine if they maintain employment and retain earned income after elimination of the program. LMHA will also monitor changes in the Public Housing rent rolls and HCV HAP payments.

F. Authorizations

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C, Section C.11. Rent Policies and Term Limits – Section 3(a)(2), 3(a)(3A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.632, 5.634 and 960.255 and 966 Subpart A.

G. Rent Reform Initiative

Board Approval

See Board Resolution documentation in Section VIII.A of this Plan.

Impact Analysis

An initial impact analysis is included in Appendix C. Moving forward, LMHA will conduct an impact analysis annually to ensure that this rent reform initiative does not unintentionally increase the rent burden of treatment group households beyond reason. This analysis will also verify that there is no disparate impact on the rent burden faced by protected classes of households by race, color, national origin, disability, age, or gender.

Annual Re-evaluation

A re-evaluation of this MTW policy will be completed on an annual basis.

Hardship Policy

While the Agency will enroll no new clients in EID, LMHA will allow families in the EID program to continue until the naturally occurring expiration of their time allowance under the current program,. A

limited number of households currently participating in the EID program will be eligible to receive case management services, on a first-come, first-served basis. All EID households may make a hardship claim due to changes to factors that would affect their gross income level, including change (loss) of income, unexpected medical expenses, and change in family composition among others. LMHA program staff will verify the change to household income and recalculate the TTP.

Transition Period

Families in the EID program would continue until the naturally occurring expiration of their time allowance under the current program.

Public Hearing

This rent reform initiative was discussed at the public hearing for the MTW Annual Plan. See Appendix B for public hearing documentation.

Proposed MTW Activity – Rents Set at 30% of Adjusted Income - Public Housing Program

A. Description

All families receiving rental assistance under the Public Housing program will pay either 30% of their monthly adjusted income for rent, or the minimum rent established by the Louisville Metro Housing Authority, whichever is higher. Flat rents will be eliminated and the minimum rent will remain at \$0.

In addition, LMHA will set the income limit for participating in the Public Housing program at 80% AMI based on the annual HUD income limits. If the household's income exceeds the income limit by family size, then rental assistance is terminated and the household is removed from the program. Elderly and disabled families will be exempt from this policy.

B. Relation to Statutory Objectives

This activity would reduce costs and achieve greater cost effectiveness and increase housing choices for low-income families on the waitlist. This activity will also give monetary incentive to families to move to other housing; under the proposed income-based rents, many families earning between 50-80% AMI would pay more to rent a public housing unit, than they would pay to rent a market-rate unit. Families in this situation who move to market rate rental would save money.

C. Impact on Statutory Objectives

Under the old rent policy, LMHA is required to offer residents the option of a flat rent schedule, in which rents are tethered to market rates instead of income. The flat rents tend to appeal to higher-income residents; they provide rents that are well-below market rent but still exceed most income-based rents, in an attempt to allow residents who have made substantial earnings gains while in public housing to remain in their units as they approach self-sufficiency. Accordingly, households choosing the flat rent option comprise a small portion of households at LMHA. Income-based rents would incentivize families with higher incomes to move out public housing units, affording opportunities for lower income families on the wait list.

Another impact of this activity may be a reduction in public housing rental revenue as higher income families exit the program. Also, the activity may inadvertently deter families from seeking and/or maintaining employment. LMHA will monitor the public housing rent roll and employment status of families with income between 50 and 80% AMI.

D. Baselines and Benchmarks

Baselines - Information related to Public Housing Utilization

- Number of families on flat rents in 2010 before the initiative is implemented is 527 families. Elderly and disabled families are recertified every other year, therefore flat rents for these families will be phased out over a period of two years.
- Number of families removed from the program under the new income limit. Activity has not been approved or implemented. The number of families whose income exceeds 80% AMI is 49.
- Number of families at 50-80% AMI prior to implementing the initiative in 2011 was 190.
- Number of families admitted to the public housing program. In 2011, 290 families were admitted to the PH program.
- Number of families that exited the PH program in FY 2011:
 - o Number that moved to market-rate rental was 148.
 - o Number that entered the HCV Homeownership program was one (1).
- Average rent payment of families at 50-80% AMI was \$318.

Metric	Baseline FY 11	Bmk FY 12	Bmk FY 13	Bmk FY 14
Number of PH families on flat rents	49	0	0	0
Number of families removed from the program	0	49	0	0
Number of families whose income exceeds 80% AMI	49	0	0	0
Number of families whose income is 50-80% AMI	190	50%	50%	50%
Number of families admitted to the PH program	290	N/A**	N/A**	N/A**
Number of families at 50-80% AMI who exit the PH program				
a. Number that enter HCV Homeownership	148	50%	50%	50%
b. Number that move to better housing	1	2	2	2
Average rent of HHs at 50-80% AMI	\$318	\$650*	\$670	\$690

*Estimated rent for a family of four.

**At this time, LMHA cannot estimate the number of families that will be admitted to the program. HUD requires LMHA to provide families being relocated from Sheppard Square and Iroquois Homes with 3 housing options, including another public housing unit; units at family sites and scattered sites are being reserved for these families

Schedule

Families who are immediately affected by the MTW policy will be given six-months notice to leave the program. During the six month period, the family may request to have their annual income re-verified if they experience a change (loss) of income, unexpected medical expenses, and change in family composition or any other change to factors that would affect their gross income level. A Public Housing staff will re-verify the household income, calculate the tenant's rent based on the new income and grant the household a one-year extension. Moving forward, families reporting income greater than 80% AMI at their next regularly scheduled reexamination, will be given 30-days notice of termination from the program.

E. Data Collection and Metrics

Metrics

- Number of families on flat rents. Elderly and disabled families are recertified every other year, therefore flat rents for these families will be phased out over a period of two years.
- Number of families removed from the program under the new income limit.
- Number of families at 50-80% AMI in the PH program.
- Number of families admitted to the public housing program
- Number of families that exited the PH program:
 - o Number that moved to market-rate rental.
 - o Number that entered the HCV Homeownership program.
- Average rent payment of families at 50-80% AMI.

Data Collection

LMHA maintains detailed records of the characteristics of families in Public Housing. The Agency will use this information to evaluate the success of the activity. Also, LMHA will calculate and track the rent revenue for families previously on flat rents and compare it with the rent revenues that would have been

generated without income-based rent calculations. Tracking will also be done on the number of families at 50-80% AMI that move to market rate rental or homeownership opportunities.

F. Authorizations Cited

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C, Section C.11. Rent Policies and Term Limits – Section 3(a)(2), 3(a)(3A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.632, 5.634 and 960.255 and 966 Subpart A.

G. Rent Reform Initiatives

Board Approval

Attached in the appendices.

Impact Analysis

An initial impact analysis is included in Appendix C. Moving forward, LMHA will conduct an impact analysis annually to ensure that this rent reform initiative does not unintentionally increase the rent burden of treatment group households. This analysis will also verify that there is no disparate impact on the rent burden faced by protected classes of households by race, color, national origin, disability, age, or gender. In addition, LMHA will monitor the impact of the activity on Public Housing rent rolls.

Annual Re-evaluation

A re-evaluation of this policy will be completed on an annual basis.

Hardship Policy

Upon request, a family may make a hardship claim due to changes to factors that would affect their gross income level, including change (loss) of income, unexpected medical expenses, and change in family composition among others. A Public Housing program staff will verify the change to household income, calculate the tenant's rent based on the new income and may grant the household a one-year extension.

Transition Period

This activity will be implemented 6 months after the 2012 MTW Annual Plan is approved by HUD at which time all residents will be notified of the change to the rent policy. Residents' whose income is greater than 80% AMI will also be given six months notice to make preparations to move out of their public housing unit. LMHA will offer these families limited case management. Moving forward, families reporting income greater than 80% AMI at their next regularly scheduled reexamination, will be given 30-days notice of termination from the program.

Public Hearing

This activity was included as part of the initial public hearing. The documentation of this public hearing is included in the appendices.

Proposed MTW Activity – Special Referral HCV Program and Local Preference – Wellspring

A. Description

The activity is to establish a special referral program and local preference to provide housing assistance to five (5) households with members with severe mental illness. The housing assistance will be through the Housing Choice Voucher program and will be provided to Section 8 program eligible families who reside, or will reside in Wellspring's five unit facility at Youngland Avenue while they are participating in the program. Referrals accepted for the housing assistance program will be considered as Mainstream Program participants, therefore families at the Wellspring facility who apply for Section 8 vouchers will receive preference over other families on the HCV wait list. As a family moves from the Wellspring facility, LMHA will issue a voucher to the next eligible family.

In addition, LMHA may train a Wellspring staff to properly determine eligibility of the applicant (i.e., to complete the necessary forms and obtain necessary verifications). After the applicant's eligibility is determined, they would be moved to a Wellspring unit as soon as one is available. The applicant's packet would then be sent to LMHA for additional processing, so payment can begin for that participant. Initial occupancy inspections are waived upon move-in and all unit inspections will be held once per year concurrently at the site.

B. Relation to Statutory Objectives

This proposed activity will increase housing choices for families with members with severe mental illness. Additionally, the activity will achieve greater cost effectiveness of federal expenditures as Wellspring's responsibilities include providing assisted living services and acting as case manager for the families receiving assistance.

C. Anticipated Impact

Wellspring was founded in 1982 by a small band of community leaders, mental health professionals and parents who joined together to address the need for supportive housing for adults with severe and persistent psychiatric illnesses. All the while, the demand from clients, their family members, mental health professionals and community leaders for Wellspring's supportive housing steadily grew. In response to the scale of need and the urgency of demand, Wellspring continued its growth, to the point that the agency now operates through 19 locations. Wellspring believes the stability and dignity of safe, secure housing is one of the essential pieces that must be in order before the work of psychiatric rehabilitation and recovery can begin.

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services tied to them. Voucher assistance at Wellspring provides households who cannot afford to pay rent at the Youngland units the opportunity to receive these services. Additionally, the vouchers will increase occupancy rates at the Wellspring apartments. This effort is a small but important step in increasing housing choices for low-income individuals and families.

D. Baselines and Benchmarks

Baselines- Information related to Voucher Utilization

- Voucher utilization is not applicable. Activity has not been implemented.
- Occupancy rate in FY 2011 of units at the Youngland facility is 89%, 49 of 55 unit months, as of June 3, 2011.

Baselines – Supplemental Information related to Program and Participants

- Number of households who receive the voucher during the fiscal year.

- Range of periods of time participants receiving the voucher reside at the Youngland units.
- Number of participants who exit the program during the fiscal year.
- Housing type upon exiting the program.

Metrics – Information related to Voucher Utilization	Baseline FY 11	Bmk FY 12	Bmk FY 13	Bmk FY 14
Voucher utilization.	0%	93%	100%	100%
Occupancy rate at facility.	49 of 55 months	56 of 60	60 of 60	60 of 60
Supplemental information related to Program and Participants				
Number of participants who receive voucher assistance during the fiscal year.	6 HHs served	N/A	N/A	N/A
Range of periods of time participants receiving the voucher reside at a Wellspring facility.	3-4 yrs	N/A	N/A	N/A
Number of participants who exited the program.	3	N/A	N/A	N/A
Housing type upon exiting the program. a. Permanent, subsidized housing b. Market-rate c. Other (Moved in with family; passed away)	2** 1**	N/A	N/A	N/A

*From 7/1/2010 to 6/3/2011.

**Of the 3 who left, 2 went to other permanent, subsidized housing and 1 passed away.

E. Data Collection and Metrics

Metrics – Information related to Voucher Utilization

- Voucher utilization rate.
- Occupancy rate.

Metrics – Supplemental Information related to Program and Participants

- Number of households who receive the voucher during the fiscal year.
- Range of periods of time participants receiving the voucher reside at the Youngland units.
- Number of participants who exit the program during the fiscal year.
- Housing type upon exiting the program.

Data Collection

LMHA staff will track the information related to vouchers and utilization. Wellspring will act as case manager for the families referred to LMHA and Wellspring will provide LMHA with reports about families receiving voucher assistance. LMHA will monitor voucher utilization rates and length of time families receive the voucher assistance to measure performance.

F. Authorizations Cited

Transitional/Conditional Housing Program – Sections 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

G. Rent Reform Initiatives

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Accordingly, it is not a rent reform activity and the additional information requirement is not applicable.

Proposed MTW Activity – Special Referral HCV Program and Local Preference – Day Spring

A. Description of Ongoing MTW Activity

The activity is to establish a special referral program and local preference to provide housing assistance to four households with members who have a severe mental illness in Day Spring constructed units while they participate in the program. This activity was initially proposed and approved by HUD in 2009, and subsequently had been tabled in 2009. In 2012, LMHA plans to renew its Memorandum of Agreement with Day Spring. The assisted units include three one-bedroom units with shared kitchen facilities, and one full one-bedroom unit. As with other Mainstream programs, Day Spring referrals will receive preference over other families on the wait list.

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 and use the established PRAC for the single room occupancy unit or the unit contract rent, whichever is less. Rents for the 3 one-bedroom units will be limited to the payment standard for a one-bedroom unit as an amount in excess of the payment standard would require the participant to pay a rent portion even if the participant had no income. In addition, LMHA will authorize a specially trained Day Spring -hired caseworker to determine eligibility for applicants and residents of Day Spring units, and to house eligible applicants immediately upon completion of processing by the Day Spring caseworker.

B. Relation 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. Anticipated Impact

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services tied to them. 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 has been experiencing vacancies of their units due to households who are interested in the program not being able to afford the rent, therefore,, this initiative will increase occupancy rates at the Day Spring apartments and provide low-income families the opportunity to receive supportive services. This effort is a small but important step in increasing housing choices for low-income individuals and families.

D. Baselines and Benchmarks

Baselines - Information related to Voucher Utilization

- Voucher utilization is not applicable. Activity has not been implemented.
- Occupancy rate in FY 2011 is 13 months out of 48 available.
 - 3434 Illinois Avenue: 1 month
 - 3421 Day Spring Court: 0 months
 - 3439 Day Spring Court: 0 months
 - 1522 Baxter Avenue: 12 months

Baselines – Supplemental Information related to Program and Participants

- Number of households who receive the voucher during the fiscal year is 0
- Range of periods of time participants receiving the voucher reside at a Day Spring Unit.

- Number of participants who exit the program during the fiscal year.
- Housing type upon exiting the program.

Metrics – Information related to Voucher Utilization	Baseline FY 11	Bmk FY 12	Bmk FY 13	Bmk FY 14
Voucher utilization.	*27%	75%	100%	100%
Occupancy rate.	36/48 mos.	48/48 mos.	48/48 mos.	48/48 mos.
Metrics – Supplemental information related to Program and Participants				
Number of participants who receive the voucher during the fiscal year.	0	N/A	N/A	N/A
Range of periods of time participants receiving the voucher reside at a Day Spring Unit.	N/A	N/A	N/A	N/A
Number of participants who exit the program.	N/A	N/A	N/A	N/A
Housing type upon exiting the program.	N/A	N/A	N/A	N/A

E. Data Collection and Metrics

Metrics – Information related to Voucher Utilization

- Voucher utilization rate.
- Occupancy rate.

Metrics – Supplemental Information related to Program and Participants

- Number of households who receive the voucher during the fiscal year.
- Range of periods of time participants receiving the voucher reside at a Day Spring Unit.
- Number of participants who exit the program during the fiscal year.
- Housing type upon exiting the program.

Data Collection

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 assisted units, including the SRO unit.

F. Authorizations Cited

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. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

G. Rent Reform Initiatives

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Therefore, it is not a rent reform activity and additional information is not required.

Proposed MTW Initiative – Special Referral HCV Program with Family Scholar House at Stoddard Johnston Scholar House

A. Description

The activity is to set-aside approximately 57 vouchers to a Special Referral Housing Choice Voucher program with Family Scholar House at the Stoddard Johnson Scholar House (“Scholar House”). While voucher recipients are initially required to reside at Scholar House and meet all Family Scholar House requirements (single parent, attending school) and Section 8 eligibility criteria, their vouchers resume 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.

Also, LMHA will authorize a specially trained Family Scholar House caseworker to determine eligibility (i.e., to complete the necessary forms and obtain necessary verifications) for applicants and residents for the MTW Special Referral HCV program. Eligible applicants who are accepted to the Scholar House program are housed immediately upon completion of processing by Family Scholar House. The applicant’s packet is then sent to LMHA for additional processing so payments can begin for that participant.

B. Relation to Statutory Objectives

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

C. Impact on Statutory Objective

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 program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist* for Housing Choice Vouchers is over 15,000¹ applicants. Because of the training and support participants receive at Scholar House, graduates will have a higher likelihood of using their vouchers to participate in LMHA’s Housing Choice Voucher Homeownership program upon graduation or transitioning to market rate housing, which will provide another low-income family with voucher assistance.

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

D. Baseline and Benchmarks

Information related to Vouchers and Voucher Utilization

- Number of vouchers issued to Scholar House participants each year.
- Voucher utilization rate.
- Number of Scholar House graduates who transfer their vouchers to other locations upon graduation
- Number of Scholar House graduates who enter LMHA’s HCV Homeownership program
- Number of Scholar House graduates who leave the HCV program

Supplemental Information related to Program and Participants

- Number of program participants
- Income level and income type of participants upon entering the program

¹ As of January 2011, the HCV waitlist was 15,735 applicants.

- 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.)

Metrics - Information related to Vouchers and Voucher Utilization	Baseline FY 2011	Bmk FY 12	Bmk FY 13
Number of vouchers issued to Scholar House participants each year	0	N/A	N/A
Number of vouchers administered	0	54	57
Voucher utilization rate.		95%	100%
Number of graduates who transfer their vouchers to other locations	0	N/A	N/A
Number of graduates who enter HCV Homeownership	0	0*	0*
Number of graduates who leave the HCV program	0	0*	0*
Metrics – Supplemental Information related to Program and Participants			
Number of program participants	0	N/A	N/A
Income level and income type of participants upon entering the program	0	N/A	N/A
Number of program graduates	0	N/A	N/A
Job placement and income information of participants upon program completion	0	N/A	N/A

*LMHA does not expect that any program participants will graduates within the first two years of the initiative.

E. Data Collection and Metrics

Family Scholar House 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. Authorizations Cited

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.

G. Information for Rent Reform

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Accordingly, it is not a rent reform activity and the additional information requirement is not applicable.

Proposed MTW Initiative - Special Referral HCV Program – 100,000 Homes Initiative

A. Description

The activity is to set-aside 50 vouchers to a Special Referral Housing Choice Voucher program with the 100,000 Homes initiative of the Louisville SAMHSA (Substance Abuse and Mental Health Services Administration) Community Consortium. SAMHSA was established by Congress in 1992 to target effectively substance abuse and mental health services to the people most in need. The local committee consists of Louisville Metro Government, the University of Louisville, and Spalding University, State Medicaid, State mental Health/Substance Abuse, Kentucky Department of Veteran's Affairs, the Regional HUD Field Office and a host of additional service and shelter care providers.

Nationwide, roughly 110,000 people are “chronically homeless”, living on the streets or in shelters for a year or more. The lethality of street homelessness is on par with some forms of cancer, cutting an average of 25 years off the lifespan. Meanwhile, the health costs alone of leaving people on the streets far exceed the cost of supportive housing. The local 100,000 Homes initiative is bringing together change agents from the area to find homes for the most vulnerable and long-term homeless individuals and families by July 2013.

B. Relation to Statutory Objectives

The proposed activity increases housing choices and access to services for the 50 most vulnerable homeless persons on the streets of Metro Louisville. This activity will also increase effectiveness of federal and local expenditures. While 50 families is a small segment of the homeless population, research, including a University of Louisville study from 2006, shows that they are the most costly to our systems including homeless services, hospitals and jails as well as being the most likely persons to die on the streets and the most visible in our downtown community. Also, the vouchers have been committed as leverage in support of an application for a SAMHSA grant to fund the supports needed to make these persons' housing stability successful.

C. Impact on Statutory Objective

The proposed activity increases housing choices for homeless persons and effective spending of private, local, state and federal funds.

D. Baseline and Benchmarks

Information related to Vouchers and Voucher Utilization

- Number of vouchers issued to homeless persons participating in the program.
- Number of vouchers administered during the fiscal year.
- Voucher utilization rate.

Supplemental Information related to Program and Participants

- Average length of time homeless persons retain the voucher.
- Number of voucher holders who exit the program.
- Number of voucher holders in the program who move to market rate rental.
- Number of voucher holders in the program who enter the Section 8 Homeownership program.

Metrics - Information related to Vouchers and Voucher Utilization	Baseline FY 2011	Bmk FY 12	Bmk FY 13
Number of vouchers issued to homeless persons participating in the program.	0	N/A	N/A

Number of vouchers administered during the fiscal year.	0	25	50
Voucher utilization rate.	0	50%	75%
Metrics – Supplemental Information related to Program and Participants			
Average length of time homeless persons retain the voucher	0	N/A	N/A
Number of graduates who leave the HCV program	0	N/A	N/A
Number of persons who enter HCV Homeownership	0	N/A	N/A
Number of persons who move to market-rate rental	0	N/A	N/A

E. Data Collection and Metrics

LMHA will track the number of homeless families referred to the Section 8 program and information about those households.

F. Authorizations Cited

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. Waiting List Policies – Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act and 24 C.F.R. 982 Subpart E, 982.305 and 983 Subpart F.

G. Information for Rent Reform

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Accordingly, it is not a rent reform activity and the additional information requirement is not applicable.

Proposed MTW Activity – Allocate MTW Housing Choice Vouchers to Special Referral Programs

A. Description

Allocate up to ten (10) MTW Housing Choice Vouchers without prior HUD approval to a Special Referral HCV Program for service-enriched affordable housing programs within the Agency's jurisdiction. Eligible programs will offer housing and supportive services, including case management, targeted to families with needs not adequately served elsewhere in the community. In order to qualify for the voucher, the program participant must meet all program and Section 8 eligibility requirements. With some special referral programs, the voucher will be "tied" to the program's housing unit. For other programs, while participants may be required to reside at the program facility initially, their voucher will become portable when they graduate from the program. Some allocations will be incremental additions to existing programs while others will be allocations to newly established special referral programs.

LMHA will enter into a contract with the partnering organization that describes the duties of each party under the Special Referral program. Also, the contract will outline the responsibilities of LMHA and its partner to monitor the outcomes of the program related to voucher utilization and program participants.

LMHA may also train a program staff to properly conduct on-site determinations of eligibility of the applicant (i.e., to complete the necessary forms and obtain necessary verifications). After the applicant's eligibility is determined, they would be moved to a unit as soon as one is available. The applicant's packet will then be sent to LMHA for additional processing, so payment can begin for that participant. The program staff would also be authorized to conduct annual recertifications of voucher recipients at the site.

B. Relation to Statutory Objectives

The activity will increase housing choices for low-income families with special needs. This activity will also reduce costs and achieve greater cost effectiveness in federal expenditures, as LMHA resident services staff can focus on serving families in the traditional voucher and public housing programs while families with specific needs receive support from independent service providers.

C. Anticipated Impact

This activity will allow LMHA to partner with local organizations that have social service programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support,

D. Baselines and Benchmarks

- 100% utilization rate of Special Referral vouchers.

Metric - Information related to Voucher Utilization	Baseline FY 11	Bmk FY 12	Bmk FY 13	Bmk FY 14	Bmk FY 15
Utilization rate(s)	NA	100%	100%	100%	100%
Metric - Supplemental Information related to Programs and Participants					
Number and type of referral programs	0	N/A	N/A	N/A	N/A
Number of vouchers allocated to referral programs through this activity	0	N/A	N/A	N/A	N/A
Number of households referred to LMHA through the programs	0	N/A	N/A	N/A	N/A

E. Data Collection and Metrics

Information related to Voucher Utilization

- Utilization rate of Special Referral vouchers.

Supplemental Information related to Programs and Participants

- Number and type of LMHA Special Referral voucher programs.
- Number of vouchers allocated to Special Referral programs.
- Number of households referred to LMHA through Special Referral programs.

Data Collection

LMHA will track information related to voucher utilization and program staff will provide LMHA with information on the program and participants. The effectiveness of the activity will be determined based on voucher utilization and movement of program participants toward self-sufficiency.

F. Authorizations

This MTW activity is authorized under the Amended and Restated Moving to Work Agreement, Attachment C, Section C.11. Rent Policies and Term Limits – Section 3(a)(2), 3(a)(3A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603, 5.611, 5.628, 5.632, 5.634 and 960.255 and 966 Subpart A.

G. Rent Reform Initiatives

This MTW activity does not involve any change to the regulations found in 24 CFR 960 or 24 CFR 982 Subpart K. Accordingly, it is not a rent reform activity and the additional information requirement is not applicable.

VI. Ongoing MTW Activities: HUD Approval Previously Granted

This section provides information about LMHA's ongoing MTW activities. LMHA has made an effort to include all previously approved MTW activities. Any exclusion is unintentional and should be considered continuously approved. If additional previously approved activities are discovered, LMHA will add them to subsequent plans and reports.

Occupancy at Elderly/Disabled High Rise Developments

LMHA had experienced decreasing occupancy rates at several of its elderly/disabled-only sites for many years. Through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at these sites. Higher occupancy rates at these sites improve LMHA's operating revenues and achieve greater cost effectiveness, and increase housing choices for 0- and 1-bedroom qualified applicants age 55 to 61.

- **Locally Defined Definition of Elderly**

The activity, proposed and implemented in FY 2008, is to pilot the following local definition of elderly: any family whose HOH or spouse is age 55 or above. LMHA had experienced decreasing occupancy rates at its elderly/disabled-only high-rises prior to adopting a local definition of elderly for these communities. The MTW age criterion is used to determine eligibility for residency at Dosker Manor, Avenue Plaza, Bishop Lane Plaza, and Saint Catherine Court. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of 1 bedroom units available to these applicants. No changes are expected to be made in FY 2012.

- **Lease-Up Incentives for New Residents at Dosker Manor**

LMHA proposed and implemented the activity in FY 2010. The activity is to give lease-up incentives to new residents at Dosker Manor, one of the Agency's elderly/disabled high-rises located in downtown Louisville. Because Dosker Manor's occupancy rate has remained below 90% for some time now, new residents receive a waiver of the initial deposit and the first month's rent free. The incentives should increase occupancy rates and defray fixed operating expenses at the site. No change to this activity is anticipated.

MTW Rent Policies

The MTW Demonstration also allows LMHA to rethink other policies – like the rent policy for Public Housing and the Housing Choice Voucher programs – to encourage families to work towards housing self-sufficiency. Alternate rent structures also ease the burden on residents and the Agency.

- **Standard Medical Deduction**

Proposed and implemented in the FY 2009 Plan, disabled and elderly families are eligible to receive a \$1,600 standard medical deduction. The cost reductions from this activity are administrative savings due to reduction in verifications and paperwork. The initiative covers families in both Public Housing and the HCV program. Taken together, Public Housing and HCV programs reduced the cost to process applicants and conduct rent calculations by \$34,688 in FY 2010. The activity achieved greater cost effectiveness in federal expenditures. No changes are expected to be made in FY 2012.

- **Alternate Year Reexaminations**

LMHA proposed and implemented an alternate year schedule for reexaminations with the FY 2008 Plan. For Public Housing, each year 50% of the elderly and disabled families age 55+ residing in Public Housing receive a full reexamination of eligibility on the anniversary of their lease-up date. For the HCV program, elderly and disabled families age 55+ in the Housing Choice Voucher program are required to appear for a full reexamination every other odd numbered calendar year (referred to as an “ON” year). In an even numbered year (referred to as an “OFF” year) HCV families are required to complete a mini-recertification packet and mail it to the Agency.

In fiscal year 2010, the alternate year reexamination schedule reduced costs of the Public Housing program by \$8,700. The alternate examination schedule of the Housing Choice Voucher program achieved no cost savings in 2009 and 2011 because all clients were scheduled for a full reexamination. However, in FY 2010 the activity helped LMHA obtain nearly \$28,000 of savings due to a substantial reduction in staff time spent conducting income verifications and client interviews

In FY 2012, LMHA will amend this activity to include all disabled families in the Public Housing program whose head of household or spouse is disabled. At present, 981 families age 55+ and disabled or elderly are recertified every two years. The revised policy would add 646 disabled families to the alternate year reexamination program and therefore further increase cost effectiveness of federal expenditures.

- **Earned Income Disregard**

This activity was proposed in the LMHA 2009 Plan and implemented that year. The activity is to give a \$7,500 earned income disregard to elderly families in the Housing Choice Voucher Program who’s only other source of income is their Social Security entitlement. 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. No changes are expected to be made in FY 2012.

Occupancy Criteria and Rent Changes for New Scattered Sites

Many of LMHA’s Scattered Sites are highly desirable properties, especially the newly acquired or constructed off-site HOPE VI Clarksdale Replacement Scattered Site units. The amenities and existing low rent structure may in some instances discourage residents from moving out of the unit towards self-sufficiency. LMHA is piloting term limits, work requirements and mandatory case management for residents at these sites and evaluating the potential of the initiatives to incite residents to move up and out of the Public Housing program.

- **Term Limits**

This activity was proposed in the Agency’s 2007 Annual Plan and implemented during 2007. The activity is a five-year limitation on residency at the New Scattered Site detached single-family homes. Term limits apply to public housing units created off-site under the Clarksdale HOPE VI Revitalization program and scattered site single-family homes acquired or developed since LMHA fulfilled its Clarksdale one-for-one replacement commitment.

- **Employment/Educational Work Requirements**

This activity was also proposed in the Agency’s 2007 Annual Plan and implemented during 2007. In addition, heads of household must be employed and work at least 20 hours per week to be eligible for these units. Due to the downturn in the national economy, the work requirement has been reduced from 30 hours to 20 hours. This change was made in FY 2010. No additional changes are expected to be made in FY 2012.

- **Mandatory Case Management**

LMHA proposed and implemented the activity in FY 2010. LMHA has revised the occupancy criteria for these units to include mandatory participation in a case management program [Case Management, Family Self-Sufficiency (FSS), or Individual Development Account (IDA)] and movement toward self-sufficiency.

- **Increased Flat Rents**

LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. LMHA proposed flat rents for the Agency's scattered sites be raised and adjusted based on the square footage, location, age and amenities at the property as rent comparables for the site are completed. LMHA will not implement this activity in 2012 if HUD approves the proposed MTW activity that is included within this plan to calculate total tenant payment based on 30% of income.

Public Housing Development

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Agency 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. LMHA has implemented several MTW initiatives designed to expedite the redevelopment process and insure that all new and newly acquired properties are high quality, affordable housing.

- **Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies**

Proposed and approved in the FY 2009 Plan, this activity has been tabled. HUD investigated the possibility of streamlined demolition/disposition activities for MTW agencies but found that it was not feasible under MTW. Out of concern for residents' rights and the public process, HUD decided that MTW agencies must follow the established procedures for demolition and disposition of property. LMHA expects that this activity will remain dormant through FY 2012.

- **Simplification of the Public Housing Development Submittal**

LMHA proposed and implemented the activity in FY 2009. The activity is a simplified proposal for each acquired or developed public housing property. Twice yearly, LMHA also submits a six month report summarizing the Agency's acquisition and development activities to the HUD Louisville Field Office. The activity has reduced the amount of time staff spend preparing development submittals and reduced the average length of time to close on a property. No changes to this activity are expected to be made in FY 2012.

- **Acquisition of Mixed-Income Sites for Public Housing**

This activity was proposed and implemented in the FY 2011 Plan; however the new policy has not been used to acquire property at mixed-income sites. The activity is acquire units for public housing or vacant land for developing public housing without prior HUD authorization if HUD does not respond to LMHA's request for authorization within 10 days of the submittal date. All acquired properties shall meet HUD's site selection requirements. LMHA will request approval of the HUD Field Office when a pending acquisition deviates from the selection requirements and/or at the discretion of the Executive Director. Copies of all required forms and appraisals will be maintained in the project file.

- **Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing**

This activity was proposed and is being implemented in FY 2011. The activity is to explore using MTW authority to create locally defined guidelines for the re/development, maintenance and modernization of public housing. LMHA will develop reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. The criteria focus on strategies for developing sustainable housing, preserving affordable housing and developing low-income housing in low-concentration, non-impacted areas of the Agency's jurisdiction. Strategies include rehabilitation and new construction standards that reduce energy consumption including Energy Star criteria and increase the supply of accessible housing in the community.

Expanded Homeownership Opportunities

The Agency continues to focus on expanding homeownership opportunities for low-income families in the Public Housing and Housing Choice Voucher programs. LMHA has implemented three Moving to Work policy changes to its HCV Homeownership Program.

- **Flexibility in Third-Party Verifications for HCV Homeownership**

Proposed and implemented in the FY 2009 Plan, applicants to the HCV Homeownership program are allowed to provide income verification including employment verification from employer, child support verification, statements for all bank accounts, proof of CDs at the bank, pension plan verification and proof of all medical costs including prescriptions. Also, income verification is valid for 8 months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved. No changes are expected to be made in FY 2012.

- **Amount and Distribution of HCV Homeownership Assistance**

This activity was proposed and implemented in the FY 2006 Plan. LMHA revised its HCV Administrative Plan to allow for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program. No changes will be made to this policy in 2012.

- **Exception Payment Standards for HCV Homeownership**

Proposed in the FY 2009 Plan and implemented that year, this activity adjusts payment standards for HCV Homeownership to 120% of FMR in homeownership Exception Payment areas using Census 2000 Owner Occupied Median Value instead of Renter Occupied Median gross rent to calculate exception payment census tracts. In fiscal year 2010, program homebuyers' average increase in buying power for 2-bedroom homebuyers was \$12,489; and to date, 14 homeowners have bought in exception payment districts and LMHA homebuyers live in 24 of 26 Metro Council Districts. No changes in this activity are planned for 2012.

Local Leased Housing Program

For the many other families for whom homeownership isn't a viable option, LMHA will look at its leased housing program to see what policy and program changes might strengthen communities and make them better places to live. Developing comprehensive initiatives in these areas will continue to require regulatory relief.

- **Special Referral MTW HCV Programs**

MTW allows LMHA to maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with

local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs.

Special referral programs are intended to address the needs of persons not otherwise met in the community and provide the voucher as incentive for families to move toward economic self-sufficiency. LMHA has established special referral programs with two housing and support services providers at three facilities. Families with specific needs often face multiple barriers to achieving their self-sufficiency goals. LMHA's special referral MTW Housing Choice Voucher programs are a strong incentive for participants to enroll and complete the program as the current waitlist for HCV vouchers includes over 15,700 applicants. It also increases housing choice for low-income families interested in these programs.

Residents can be referred through the program staff to LMHA directly for voucher assistance provided the resident meets Housing Choice Voucher eligibility requirements. While voucher recipients are initially required to reside on site and meet the program requirements, their voucher resumes full portability after they successfully graduate from the program. As a participant moves from the site, LMHA issues a voucher to the next eligible applicant.

– **The Villager - Center for Women and Families (CWF)**

Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 17 vouchers to a special referral program with the Center for Women and Families for their long-term transitional housing on their downtown campus. Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Voucher utilization was 100%. Also, 6 portable vouchers were issued to program graduates in 2010. This activity has increased housing choice and cost effectiveness therefore no change to the activity in FY 2012 is proposed.

– **Louisville Scholar House – Family Scholar House (formerly Project Women)**

Proposed and implemented in the FY 2008 Plan, LMHA allocates up to 56 vouchers to a special referral program with Family Scholar House for their Louisville Scholar House facility. 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. Project Women participants (single parent, attending school). As of June 30, 2010, four (4) program graduates had entered the Housing Choice Voucher Homeownership program and 2 graduates had left the HCV program and secured housing elsewhere. No change to the activity is expected to be made in FY 2012.

– **Downtown Scholar House - Family Scholar House with Spalding University**

This activity was proposed in the FY 2010 Plan but has not been implemented. The proposed activity is to allocate Housing Choice Vouchers annually to a special referral program with Project Women and Spalding University at the Downtown Scholar House. The number of vouchers set aside for program participants in FY 2012 is 43. No changes to this activity are expected in FY 2012.

• **MTW Inspection Protocol**

Unit inspections of facilities at LMHA's Section 8 certificate programs are waived upon initial occupancy and held once per year concurrently. Section 8 certificate programs include YMCA SRO, Roberts Hall and Saint Vincent DuPaul, and Willow Place. This activity has significantly reduced costs to inspect the units "tied" to these programs.

- **Amend HCV Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility**

This activity was proposed and implemented in FY 2011. LMHA amended its Housing Choice Voucher Program and Public Housing Admissions Policy to allow for the deduction of verified ongoing child-care expenses from a working household's gross income when determining income eligibility. In order to qualify for the adjustment, the family must include a head of household and/or spouse with a demonstrated work history for a period of 12 months or longer. This activity increases housing choice for working families with children who may be struggling to make ends meet.

Public Housing Programs – MTW Uses of Funds

The Uses of Funds Amendment of LMHA's MTW Standard Agreement with HUD, authorizes the Agency to use federal funds for activities that fall outside of Sections 8 and 9 of the Housing Act of 1937. LMHA is using this authority to sublet public housing units to non-profit organizations as emergency temporary housing for low-income program participants.

- **Public Housing Sub-lease Agreement with Catholic Charities for Emergency Temporary Housing**

This activity was proposed and implemented in FY 2010. LMHA has agreed to sublease up to 30 public housing units to Catholic Charities as emergency temporary housing for victims of human trafficking. In many cases, victims either lack identification and other documentation or are unable to obtain it without great difficulty; therefore all verification requirements and age-related occupancy criteria are waived for the initial six-month occupancy period. Victims also receive preference for the public housing program at the expiration of the six-month period. In FY 2010, the initial grace period was extended from 6 to 9 months. No change to this activity is expected to be made in FY 2012.

VII. Sources and Uses of Funds

The following documents comprise the annual, consolidated statement of sources and uses for all of Louisville Metro Housing Authority's (LMHA) programs as required in Attachment B of the revised MTW Agreement. This statement is for FYE June 30, 2012.

The LMHA's 2011 - 2012 operating plan provides for an overall, consolidated deficit of \$231,000. This deficit is contained entirely within the COCC.

The Public Housing Program (AMPs) is budgeted as a "break-even budget". However, the break-even budget includes transfers from the Capital Program (\$3,846,000; \$2,446,000 from the current year CFP, \$1,400,000 from prior years), the Section 8 Voucher Program (\$679,000), and transfers between AMPs (\$1,187,000). These transfers are necessary for the following reasons:

- a) LMHA has demolished a great number of units (some due to successful HOPE VI revitalization efforts). Both rental income and subsidy were reduced because of the decrease in inventory. LMHA has committed to replace those units, but has not yet fully achieved that goal.
- b) Extremely low interest rates. Current interest rates are approximately 0.3% to 0.4%. LMHA can invest in only the most conservative investments, which reduces interest income. Before the current economic climate, LMHA received rates of 5% or greater.
- c) To operate and manage AMPs at a high level and maintain a balanced operating budget at each. The HUD approved project expense levels (PEL) for some AMPs do not adequately provide for management services at the level deemed necessary by LMHA

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

The COCC contains a small deficit of \$231,000. The loss of public housing units mentioned above reduces income to the COCC (e.g. asset management fees, property management fees, bookkeeping fees, etc.). The Section 8 Program has also reduced the number of vouchers leased, resulting in fewer fees payable to the COCC. Additionally, for the past 2 years, some administrative costs were absorbed by the ARRA stimulus grant. That grant has now been fully expended. The COCC will attempt to adjust its spending over the next year in an effort to more closely align expenses with available income.

The Section 8 Voucher program is budgeted as a "break-even" budget. After several years of operating deficits in the Section 8 program, LMHA has successfully reduced costs and brought utilization rates down to a more reasonable level. This effort actually resulted in a budgeted surplus of \$679,000, which has been transferred to the Public Housing Program.

Uses of Funding Fungibility:

- The transfer from the Capital Fund Program to the Public Housing Program exceeds the allowance (20%) that is available for traditional PHAs. This transfer is necessary to operate some AMPs at a high level and maintain a balanced operating budget. The HUD approved project expense levels (PEL) at some AMPs do not adequately provide for management services at the level deemed necessary by LMHA.
- The transfer of surplus funds from the Section 8 Voucher Program to the Public Housing Program for the same reasons cited immediately above.

In addition, LMHA has identified two MTW activities which may require fungibility to address specific local issues:

- **Multi-Cultural Family Assistance Program (Estimated cost is \$50,000-\$60,000.)**
This activity was proposed in the LMHA FY 2008 Plan and will be implemented this calendar year. Louisville continues to experience a growing demand from Somali and other African immigrant families living in the Metro area for housing and social and support services. Since these families have differing beliefs, customs and lifestyles that can pose a challenge to adapting to a very different country and culture, LMHA has proposed to hire a staff person who is knowledgeable about African-immigrant cultures and languages. The staff will be able to address both the needs of the families and the Agency while assisting in property management, operations and lease enforcement. LMHA plans to implement this activity in FY 2012.
- **Homeownership Program Maintenance Specialist (Estimated cost is \$50,000-\$60,000.)**
LMHA proposed this initiative in the 2009 Annual Plan, and it has not yet been fully implemented. LMHA plans to restructure the current homeownership inspection, training and consultation process (these three duties are currently split among different individuals) and instead steer all the tasks through a Home Maintenance Staff (HMS). LMHA is evaluating internal staff capacity to perform these duties and determining whether the position will require a part-time or full-time schedule. LMHA may hire an HMS in FY 2012.

LOUISVILLE METRO HOUSING AUTHORITY

CONSOLIDATED BUDGET FYE 6/30/12

(1000s)

FY 2011-12 2012 Proposed (V) Sources and Uses of Funds/Consolidated Budget vs. FY11 (P) vs. Jun 20, 2012 (I) Annual Actual (B) and Encumbrs.

SOURCES OF FUNDING	2011 - 2012 PUBLIC HOUSING	2011 - 2012 CENTRAL OFFICE COST CENTER (COCC)	2011 - 2012 CAPITAL & REPLC HOUSING FUNDS	2011 - 2012 HOUSING CHOICE VOUCHERS (SEC 8)	2011 - 2012 STATE & LOCAL FUNDS	2011 - 2012 CONSOLIDATED BUDGET
FEDERAL SUBSIDY	\$16,531		\$11,155	\$69,828		\$97,514
DWELLING RENTAL	5,688					\$5,688
EXCESS UTILITIES	147					\$147
NON-DWELLING RENTAL	107	18				\$125
FEE INCOME		10,851				\$10,851
INTEREST INCOME	46	36		\$21		\$103
OTHER INCOME	287	213				\$500
TRANSFERS (from other funds or AMP to AMP)	5,712					\$5,712
TOTAL SOURCES	\$28,518	\$11,118	\$11,155	\$69,849	\$0	\$120,640
USES OF FUNDING						
ADMINISTRATION	2,336	5,307		\$3,204		\$10,847
FEE EXPENSE	2,747		963	\$2,045		\$5,755
RESIDENT SERVICES	270	121	141	527		\$1,059
UTILITIES	7,451	86				\$7,517
MAINTENANCE	11,041	2,884		1		\$13,926
PROTECTIVE SERVICES	145	3	896	10		\$1,054
GENERAL	3,253	2,968	6,709	862		\$7,083
CAPITAL EXPENSE						\$6,709
RENTAL ASSISTANCE PAYMENTS	88			62,521		\$62,609
TRANSFERS (to other funds or AMP to AMP)	1,187		2,446	679		\$4,312
TOTAL USES	\$28,518	\$11,349	\$11,155	\$69,849	\$0	\$120,871
SURPLUS (DEFICIT)	\$0	(\$231)	\$0	\$0	\$0	(\$231)

**OPERATING
BUDGET
Detailed
2012**

2/23/2011

FY12 W/FY 2012 Plan/Section VII Source and Use of Funds (MT WAMP Budget FYE 4-30-12.xls) BUDGET

Line Item	Acct #	Beecher 002	PUM	Parkway 003	PUM	Sheppard 004	PUM	Iroquois 005	PUM	Dosker 012	PUM
Gross Rent Potential		\$1,048,800	\$115.00	\$827,964	\$109.00	\$379,464	\$97.00	\$232,848	\$33.00	\$1,222,992	\$149.00
Vacancy Loss		(95,800)	(10.50)	(42,964)	(5.66)	(29,464)	(7.53)	(132,848)	(18.83)	(111,992)	(13.64)
Net Dwelling Rent	3110	\$953,000	104.50	\$785,000	103.34	\$350,000	89.47	\$100,000	14.17	\$1,111,000	135.36
Excess Utilities	3120	25,000	2.74	70,000	9.22	20,000	5.11		0.00		0.00
Non-Dwelling Rent	3190		0.00	6,000	0.79		0.00	6,000	0.85		0.00
Total Rental Income		978,000	107.24	861,000	113.35	370,000	94.58	106,000	15.02	1,111,000	135.36
Interest Income	3610	8,000	0.88	7,000	0.92	3,000	0.77	8,000	1.13	7,000	0.85
Other Income	3690	59,000	6.47	53,000	6.98	22,000	5.62	26,000	3.68	40,000	4.87
Total Other Income		67,000	7.35	60,000	7.90	25,000	6.39	34,000	4.82	47,000	5.73
Asset Mgmt Fee - Sites	3693		0.00		0.00		0.00		0.00		0.00
Management Fees	3694		0.00		0.00		0.00		0.00		0.00
Bookkeeping Fee - Sites	3695		0.00		0.00		0.00		0.00		0.00
Central Services Fees	3696		0.00		0.00		0.00		0.00		0.00
Adm Fee - Mixed Finance	3697		0.00		0.00		0.00		0.00		0.00
Other Fees	3698		0.00		0.00		0.00		0.00		0.00
Total Fee Revenue		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Operating Subsidy	3691	3,485,245	382.15	3,058,218	402.61	1,393,327	356.17	2,545,464	360.75	2,060,262	251.01
Interfund Transfers - Sec 8	3692		0.00		0.00		0.00		0.00		0.00
Interfund Transfers - Cap Fund	3692.50	67,235	7.37	636,361	83.78	736,985	188.39		0.00	1,447,065	176.30
Transfers from Other Funds	3692.55		0.00		0.00		0.00		0.00		0.00
AMP to AMP Transfers	3692.58		0.00		0.00		0.00		0.00		0.00
Interfund Transfers - COCC	3692.60		0.00		0.00		0.00		0.00		0.00
Total Income		\$4,597,480	504.11	\$4,615,579	607.63	\$2,525,312	645.53	\$2,685,464	380.59	\$4,665,327	568.39
Administrative Salaries	4110	\$401,441	44.02	\$270,584	35.62	\$124,971	31.95	\$112,807	15.99	\$232,911	28.38
Legal	4130	13,000	1.43	11,000	1.45	6,000	1.53	7,000	0.99	6,000	0.73
Training	4140	1,000	0.11	1,000	0.13	1,000	0.26	1,000	0.14	1,000	0.12
Travel	4150.10		0.00		0.00		0.00	100	0.01		0.00
Accounting / Auditing	4170/4171	3,000	0.33	2,500	0.33	1,500	0.38	2,000	0.28	2,500	0.30
Sundry . . .	4190 . . .	75,200	8.25	65,400	8.61	33,300	8.51	46,000	6.52	85,900	10.47
Total Administrative Expense		493,641	54.13	350,484	46.14	166,771	42.63	168,907	23.94	328,311	40.00
Asset Mgmt Fee - Sites	4185	91,200	10.00	75,960	10.00	39,120	10.00	35,280	5.00	82,080	10.00
Management Fee	4186	395,579	43.37	356,403	46.92	163,300	41.74	4,959	0.70	376,388	45.86
Bookkeeping Fee	4187	59,828	6.56	53,903	7.10	24,697	6.31	750	0.11	56,925	6.94
Adm Fee - Mixed Finance	4189		0.00		0.00		0.00		0.00		0.00
Total Fee Expense		546,607	59.93	486,266	64.02	227,117	58.06	40,989	5.81	515,393	62.79
Tenant Services Salaries	4210	35,852	3.93	26,859	3.54	16,806	4.30	20,046	2.84	26,859	3.27
Recreation, Publications, etc.	4220	16,600	1.82	15,100	1.99	7,000	1.79	5,700	0.81	16,200	1.97
Tenant Serv-FSS Case Mgmt	4230.05		0.00		0.00		0.00		0.00		0.00
Tenant Serv-Eviction Prev Pgm	4230.17		0.00		0.00		0.00		0.00		0.00
Total Tenants Services Expense		52,452	5.75	41,959	5.52	23,806	6.09	25,746	3.65	43,059	5.25
Water	4310	230,591	25.28	241,367	31.78	135,528	34.64	103,340	14.65	164,820	20.08
Electricity	4320	382,463	41.94	349,086	45.96	213,803	54.65	133,536	18.93	558,710	68.07
Gas	4330	424,527	46.55	426,515	56.15	216,952	55.46	150,000	21.26	304,097	37.05
Sewer	4390.10	239,872	26.30	252,548	33.25	161,944	41.40	114,428	16.22	210,644	25.66
Total Utilities Expense		1,277,453	140.07	1,269,516	167.13	728,227	186.15	501,304	71.05	1,238,271	150.86
Maintenance Labor	4410	543,831	59.63	802,975	105.71	139,140	35.57	141,798	20.10	733,062	89.31
Maintenance Materials	4420	58,000	6.36	123,000	16.19	82,000	20.96	14,000	1.98	131,000	15.96
Maintenance Contracts . . .	4430 . . .	1,076,400	118.03	996,000	131.12	773,800	197.80	283,400	40.16	1,150,500	140.17
Total Maintenance Expense		1,678,231	184.02	1,921,975	253.02	994,940	254.33	439,198	62.24	2,014,562	245.44
Security Labor	4480	15,592	1.71	12,986	1.71	6,889	1.71	9,952	1.41	14,034	1.71
Security Materials	4470	800	0.09	700	0.09	300	0.08	500	0.07	700	0.09
Security Contracts	4480	3,960	0.43	4,200	0.55	6,600	1.69	3,380	0.48	2,940	0.36
Total Security Expense		20,352	2.23	17,886	2.35	13,589	3.47	13,832	1.96	17,674	2.15
Insurance	4510	107,000	11.73	67,000	8.82	139,000	35.53	58,000	8.22	79,000	9.62
Terminal Leave	4630	5,103	0.56	5,701	0.75	2,307	0.59	2,294	0.33	5,155	0.63
Employee Benefits	4540 . . .	385,151	42.23	430,242	56.64	215,155	55.00	245,223	34.75	389,072	47.40
Collection Losses	4570	28,590	3.13	23,550	3.10	10,500	2.68	3,000	0.43	33,330	4.06
Other General Expense	4590	2,900	0.32	1,000	0.13	3,900	1.00	100	0.01	1,500	0.18
Total General Expense		528,744	57.98	527,493	69.44	370,862	94.80	308,617	43.74	508,057	61.90
Rental Assistance Payments	4710		0.00		0.00		0.00		0.00		0.00
Transfers to Other Funds	4711		0.00		0.00		0.00		0.00		0.00
Transfer to Sec 8 Reserve Fund	4711.15		0.00		0.00		0.00		0.00		0.00
Transfer AMP to AMP	4711.17		0.00		0.00		0.00	1,186,871	168.21		0.00
Total Transfers		0	0.00	0	0.00	0	0.00	1,186,871	168.21	0	0.00
		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Total Expense		\$4,597,480	504.11	\$4,615,579	607.63	\$2,525,312	645.53	\$2,685,464	380.59	\$4,665,327	568.39
Surplus / (Deficit)		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

**OPERATING
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2/23/2011

FY2012 Performance and Use of Funds/MI WAMP Budget

Line Item	Acct #	St Catherine 013	PUM	Ave & 550 Apts 14	PUM	SS I-V, Newburg 017	PUM	Lourdes & Bishop 018	PUM
Gross Rent Potential		\$351,072	\$184.00	\$595,188	\$167.00	\$606,060	\$185.00	\$333,792	\$183.00
Vacancy Loss		(12,072)	(6.33)	(59,188)	(16.61)	(66,060)	(20.16)	(6,792)	(3.72)
Net Dwelling Rent	3110	\$339,000	177.67	\$536,000	150.39	\$540,000	164.84	\$327,000	179.28
Excess Utilities	3120		0.00		0.00	16,000	4.88		0.00
Non-Dwelling Rent	3190		0.00		0.00		0.00		0.00
Total Rental Income		339,000	177.67	536,000	150.39	556,000	169.72	327,000	179.28
Interest Income	3610	2,000	1.05	3,000	0.84	3,000	0.92	2,000	1.10
Other Income	3690	4,000	2.10	12,000	3.37	26,000	7.94	9,000	4.93
Total Other Income		6,000	3.14	15,000	4.21	29,000	8.85	11,000	6.03
Asset Mgmt Fee - Sites	3693		0.00		0.00		0.00		0.00
Management Fees	3694		0.00		0.00		0.00		0.00
Bookkeeping Fee - Sites	3695		0.00		0.00		0.00		0.00
Central Services Fees	3696		0.00		0.00		0.00		0.00
Adm Fee - Mixed Finance	3697		0.00		0.00		0.00		0.00
Other Fees	3698		0.00		0.00		0.00		0.00
Total Fee Revenue		0	0.00	0	0.00	0	0.00	0	0.00
Operating Subsidy	3691	401,805	210.59	877,136	246.11	1,153,735	352.18	383,945	210.50
Interfund Transfers - Sec 8	3692		0.00		0.00		0.00		0.00
Interfund Transfers - Cap Fund	3692.50	81,980	42.97	460,883	129.32		0.00		0.00
Transfers from Other Funds	3692.55		0.00		0.00		0.00		0.00
AMP to AMP Transfers	3692.58		0.00	242,545	68.05	443,620	135.42	500,706	274.51
Interfund Transfers - COCC	3692.60		0.00		0.00		0.00		0.00
Total Income		\$828,785	434.37	\$2,131,564	598.08	\$2,182,355	666.16	\$1,222,651	670.31
Administrative Salaries	4110	\$68,536	35.92	\$137,687	38.63	\$117,786	35.95	\$75,315	41.29
Legal	4130	1,500	0.79	3,500	0.98	6,000	1.83	1,500	0.82
Training	4140	1,000	0.52	1,000	0.28	1,000	0.31	1,000	0.55
Travel	4150.10		0.00	100	0.03		0.00		0.00
Accounting / Auditing	4170/4171	1,000	0.52	1,200	0.34	1,100	0.34	1,000	0.55
Sundry . . .	4190 . . .	10,300	5.40	22,300	6.26	26,300	8.03	84,300	46.22
Total Administrative Expense		82,336	43.15	165,787	46.52	152,186	46.45	163,115	89.43
Asset Mgmt Fee - Sites	4185	19,080	10.00	35,640	10.00	32,760	10.00	18,240	10.00
Management Fee	4186	90,948	47.67	163,300	45.82	144,208	44.02	88,865	48.72
Bookkeeping Fee	4187	13,755	7.21	24,697	6.93	21,810	6.66	13,440	7.37
Adm Fee - Mixed Finance	4189		0.00		0.00		0.00		0.00
Total Fee Expense		123,783	64.88	223,637	62.75	198,778	60.68	120,545	66.09
Tenant Services Salaries	4210	6,243	3.27	11,662	3.27	12,723	3.88	5,969	3.27
Recreation, Publications, etc.	4220	3,900	2.04	7,100	1.99	6,000	1.83	3,700	2.03
Tenant Serv-FSS Case Mgmt	4230.05		0.00		0.00		0.00		0.00
Tenant Serv-Eviction Prev Pgm	4230.17		0.00		0.00		0.00		0.00
Total Tenants Services Expense		10,143	5.32	18,762	5.26	18,723	5.72	9,669	5.30
Water	4310	31,119	16.31	71,132	19.96	87,739	26.78	24,706	13.54
Electricity	4320	177,856	93.22	304,195	85.35	234,334	71.53	136,120	74.63
Gas	4330	12,921	6.77	101,575	28.50	202,209	61.72	31,775	17.42
Sewer	4390.10	28,649	15.02	78,729	22.09	126,270	38.54	30,677	16.82
Total Utilities Expense		250,545	131.31	555,631	155.90	650,552	198.58	223,278	122.41
Maintenance Labor	4410	69,745	36.55	325,175	91.24	288,044	87.93	160,387	87.93
Maintenance Materials	4420	14,000	7.34	25,000	7.01	49,000	14.96	89,000	48.79
Maintenance Contracts . . .	4430 . . .	185,700	97.33	570,800	160.16	595,600	181.81	325,200	178.29
Total Maintenance Expense		269,445	141.22	920,975	258.41	932,644	284.69	574,587	315.01
Security Labor	4480	3,262	1.71	6,094	1.71	5,600	1.71	3,120	1.71
Security Materials	4470	200	0.10	300	0.08	300	0.09	200	0.11
Security Contracts	4480	840	0.44	3,120	0.88	4,000	1.22	1,680	0.92
Total Security Expense		4,302	2.25	9,514	2.67	9,900	3.02	5,000	2.74
Insurance	4510	20,000	10.48	31,000	8.70	36,000	10.99	20,000	10.96
Terminal Leave	4530	754	0.40	2,457	0.69	2,171	0.66	1,255	0.69
Employee Benefits	4540 . . .	57,107	29.93	185,721	52.11	163,901	50.03	94,592	51.86
Collection Losses	4570	10,170	5.33	16,080	4.51	16,200	4.95	9,810	5.38
Other General Expense	4590	200	0.10	2,000	0.56	1,300	0.40	800	0.44
Total General Expense		88,231	46.24	237,258	66.57	219,572	67.02	126,457	69.33
Rental Assistance Payments	4710		0.00		0.00		0.00		0.00
Transfers to Other Funds	4711		0.00		0.00		0.00		0.00
Transfer to Sec 8 Reserve Fund	4711.15		0.00		0.00		0.00		0.00
Transfer AMP to AMP	4711.17		0.00		0.00		0.00		0.00
Total Transfers		0	0.00	0	0.00	0	0.00	0	0.00
Total Expense		\$828,785	434.37	\$2,131,564	598.08	\$2,182,355	666.16	\$1,222,651	670.31
Surplus / (Deficit)		\$0	\$0.00	\$0	\$0.00	\$0	\$0.00	\$0	\$0.00

**OPERATING
BUDGET
Detailed
2012**

2/23/2011

FMT W FY 2012 Plan Section VII Income and Use of Funds (MT WAMP Del.p)

Line Item	Acct #	HOPE VI Replcts 034	PUM	Total Sites	PUM
Gross Rent Potential		\$878,514	\$182.00	\$6,770,412	\$132.00
Vacancy Loss		(231,514)	(47.96)	(1,082,412)	(21.10)
Net Dwelling Rent	3110	\$647,000	134.04	\$5,688,000	110.90
Excess Utilities	3120	16,000	3.31	\$147,000	2.87
Non-Dwelling Rent	3190	95,000	19.68	\$107,000	2.09
Total Rental Income		758,000	157.03	5,942,000	115.85
Interest Income	3610	3,000	0.62	\$46,000	0.90
Other Income	3690	36,000	7.46	\$287,000	5.60
Total Other Income		39,000	8.08	333,000	6.49
Asset Mgmt Fee - Sites	3693		0.00	\$0	0.00
Management Fees	3694		0.00	\$0	0.00
Bookkeeping Fee - Sites	3695		0.00	\$0	0.00
Central Services Fees	3696		0.00	\$0	0.00
Adm Fee - Mixed Finance	3697		0.00	\$0	0.00
Other Fees	3698		0.00	\$0	0.00
Total Fee Revenue		0	0.00	0	0.00
Operating Subsidy	3691	1,171,616	242.72	\$16,530,753	322.29
Interfund Transfers - Sec 8	3692	679,337	140.74	\$679,337	13.24
Interfund Transfers - Cap Fund	3692.50	415,491	86.08	\$3,846,000	74.98
Transfers from Other Funds	3692.55		0.00	\$0	0.00
AMP to AMP Transfers	3692.58		0.00	\$1,186,871	23.14
Interfund Transfers - COCC	3692.60		0.00	\$0	0.00
Total Income		\$3,063,444	634.65	\$28,517,961	556.00
Administrative Salaries	4110	\$216,719	44.90	\$1,758,757	34.29
Legal	4130	8,500	1.76	\$64,000	1.25
Training	4140	2,000	0.41	\$11,000	0.21
Travel	4150.10		0.00	\$200	0.00
Accounting / Auditing	4170/4171	1,500	0.31	\$17,300	0.34
Sundry . . .	4190 . . .	35,900	7.44	\$484,900	9.45
Total Administrative Expense		264,619	54.82	2,336,157	45.55
Asset Mgmt Fee - Sites	4185	48,120	9.97	\$477,480	9.31
Management Fee	4186	187,649	38.87	\$1,971,599	38.44
Bookkeeping Fee	4187	28,380	5.88	\$298,185	5.81
Adm Fee - Mixed Finance	4189		0.00	\$0	0.00
Total Fee Expense		264,149	54.72	2,747,264	53.56
Tenant Services Salaries	4210	18,201	3.77	\$181,220	3.53
Recreation, Publications, etc.	4220	7,600	1.57	\$88,900	1.73
Tenant Serv-FSS Case Mgmt	4230.05		0.00	\$0	0.00
Tenant Serv-Eviction Prev Pgm	4230.17		0.00	\$0	0.00
Total Tenants Services Expense		25,801	5.35	270,120	5.27
Water	4310	81,906	16.97	\$1,172,248	22.85
Electricity	4320	429,172	88.91	\$2,919,275	56.92
Gas	4330	134,146	27.79	\$2,004,717	39.09
Sewer	439010	110,695	22.93	\$1,354,456	26.41
Total Utilities Expense		755,919	156.60	7,450,686	145.26
Maintenance Labor	4410	408,336	84.59	\$3,612,493	70.43
Maintenance Materials	4420	58,000	12.02	\$643,000	12.54
Maintenance Contracts . . .	4430 . . .	827,500	171.43	\$6,784,900	132.28
Total Maintenance Expense		1,293,836	268.04	11,040,393	215.25
Security Labor	4460	7,940	1.64	\$85,269	1.66
Security Materials	4470	400	0.08	\$4,400	0.09
Security Contracts	4480	25,000	5.18	\$55,720	1.09
Total Security Expense		33,340	6.91	145,389	2.83
Insurance	4510	62,000	12.84	\$619,000	12.07
Terminal Leave	4530	3,335	0.69	\$30,532	0.60
Employee Benefits	4540 . . .	251,635	52.13	\$2,417,799	47.14
Collection Losses	4570	19,410	4.02	\$170,640	3.33
Other General Expense	4590	1,400	0.29	\$15,100	0.29
Total General Expense		337,780	69.98	3,253,071	63.42
Rental Assistance Payments	4710	88,000	18.23	\$88,000	1.72
Transfers to Other Funds	4711		0.00	\$0	0.00
Transfer to Sec 8 Reserve Fund	4711.15		0.00	\$0	0.00
Transfer AMP to AMP	4711.17		0.00	\$1,186,871	23.14
Total Transfers		88,000	18.23	\$1,274,871	24.86
			0.00	\$0	0.00
Total Expense		\$3,063,444	634.65	\$28,517,961	556.00
Surplus / (Deficit)		\$0	\$0.00	\$0	\$0.00

VII. Administrative

A. Board Resolution

The Board of Commissioners will be presented on Tuesday, April 5, with a Resolution to approve the Moving to Work Annual Plan for the fiscal year ending June 20, 2012 and to adopt the Annual Moving to Work Plan Certifications of Compliance.

B. Agency-directed Evaluations of the MTW Demonstration

LMHA has not directed an evaluation of its MTW program beyond those to be conducted and reported on in the MTW Annual Report and the impact analysis and annual reevaluation of ongoing rent reform initiatives.