LOUISVILLE METRO HOUSING AUTHORITY

September 30, 2013

Ms. Laurel L. Davis
Moving to Work Demonstration Program
U.S. Department of Housing and Urban Development
Office of Public Housing Investments
451 Seventh Street, SW, Room 4120
Washington, DC 20410

Reference: Transmittal of Fiscal Year 2013 Annual MTW Report

Dear Ms. Davis:

Please find enclosed the Louisville Metro Housing Authority's Annual Moving to Work (MTW) Report for the fiscal year July 1, 2012 through June 30, 2013. This document was also transmitted to Ms. Sinae Lashley and Mr. Frank McNeil with the HUD Field Office.

We look forward to discussing your comments on the Annual MTW Report and appreciate your assistance with the Moving to Work Demonstration program. If you have any questions or concerns, please call me at (502) 569-3420.

Sincerely,

T. Barry

Tim Barry
Executive Director

Enclosure

LOUISVILLE METRO HOUSING AUTHORITY

MOVING TO WORK DEMONSTRATION PROGRAM

FY 2013 ANNUAL REPORT

September 30, 2013
Revised September 30, 2014

Louisville Metro Housing Authority

Board of Commissioners

Mayor Greg Fischer
Mr. Manfred Reid, Sr., Chairman
Mr. Bryan Cole
Mr. Lance Gilbert
Mr. Cary Hearn
Ms. Nicole Jacobsen-Nally
Dr. Sharon Kerrick
Ms. Thelma Martin
Mr. Wesley Ringo

Senior Staff

Tim Barry, Executive Director
Wavid Wray, Deputy Executive Director of Finance
Diane Foster, Director of Special Programs
Lisa Osanka, Director of Leased Housing
Deborah Gilbert, Assistant Director of Leased Housing
Kathy Head, Occupancy and Leasing
Dave Kelley, Director of Finance
Angela Sharp, Assistant Director of Finance
Dennis Basham, Finance Manager
Ron Sharp, Purchasing
Phil Stepteau, MBE/Section 3 Coordinator
Joyce Babb, Director of Personnel
Cheryl Butler, Director of Information Technology
Lee Harper, Director of Construction Administration
Bernard Pincus, Director of HOPE VI Development
Nate Northington, Director of Region I and II
Juan Hunter, Assistant Director of Region I and II
Mike Loughmiller, Safety Management
John Groves, Safety and Investigations

Louisville Metro Housing Authority
FY 2013 Annual Moving to Work Report

Table of Contents

I. Introduction

Louisville Metro Housing Authority (LMHA), formerly known as the Housing Authority of Louisville, is a non-profit 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 3,430 units in two family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. At the time this report was compiled, LMHA was providing housing assistance to over 12,860 households in the 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 tenant-based 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 it 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 proposed new MTW activities and MTW activities that are ongoing. In addition, the plan contains a limited amount of information regarding LMHA's non-MTW activities. 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. 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 PHA, the Agency carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six goals for LMHA's participation in the MTW demonstration.

Locally Defined LMHA MTW Goals

These goals, as outlined in FY 1999 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. We have revised and updated our goals to reflect changes in the local community and the evolution of the federal 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.

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.

Ongoing Moving To Work Activities

LMHA has a variety of MTW activities that were ongoing in fiscal year 2012-2013:

- #10-2008, A local definition of elderly as persons aged 55 and over;
- #4-2007, A modified re-examination process for elderly families and disabled families that are age 55 to 61 for both the Public Housing and HCV programs;
- #23-2010, Lease-up incentives for new residents at Dosker Manor as an effort to improve occupancy rates;
- #18-2009, A simplified Public Housing development submittal;
- #8-2008, A standard medical deduction for all elderly and disabled families in the Public Housing and HCV programs;
- #11-2009, A flexible third-party verification policy for the S8 Homeownership program;

- Annual concurrent inspections of units at the housing facilities operated by the non-profit organizations that have referral programs with LMHA;

- #2, A designated YMCA staff person to determine eligibility and streamlined procedures to expedite housing assistance of young, single men seeking HCV assistance at their single room occupancy facility;

- #1-2005, A special referral Housing Choice Voucher Program that provides families participating in the Center for Women and Families' Villager program, which offers services for survivors of intimate partner abuse and sexual violence, with tenant-based rental assistance;

- #14-2009, A designated Center for Women and Families staff person to determine eligibility and streamlined procedures to expedite housing assistance for applicants interested in their special referral HCV program;

- #9-2007, Term limits and employment/educational work requirements for term-limited units in the New Scattered Sites;

- #21-2010, Revised occupancy criteria mandate participation in case management for term-limited units in New Scattered Sites;

- #6-2008, An earned income disregard for elderly families in the HCV program;

- #15-2009, #20-2010, #30-2012, #36-2013, A special referral Housing Choice Voucher Program that provides Family Scholar House participants at Louisville Scholar House, Downtown Scholar House, Stoddard Johnston Scholar House and Parkland Scholar House with tenant-based rental assistance while they are enrolled in the FSH program and portable vouchers upon graduation;

- #13-2009, Exception payment standards for the Housing Choice Voucher Homeownership program;

- #27-2011, Amendment of the Housing Choice Voucher admissions policy to allow for deduction of child-care expenses in determination of eligibility;

- #34-2012, Authority to allocate MTW Housing Choice Vouchers to special referral programs with service-enriched housing providers without prior HUD approval;

- #35-2012, #33-2012, A local preference to provide voucher assistance to persons referred by Wellspring with developmental disabilities who wish to live independently at its Youngland Avenue and Bashford Manor facility;

- #7-2008, 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;

- #29-2012, A Special Referral Housing Choice Voucher program with the 100,000 Homes Initiative; and

- #31-2012, Elimination of the mandatory Earned Income Disallowance (EID) in TTP calculation of HCV clients.

Proposed and approved MTW activities that have not yet been implemented include:

- #26-2011, Acquisition of property for public housing without prior HUD approval;
- #28-2011, Development of locally defined guidelines for the development, maintenance and modernization of public housing development;
- #3-2006, Separate payment standards for the HCV Homeownership program;
- #31-2012, Elimination of the mandatory Earned Income Disallowance (EID) in TTP calculation of Public Housing clients; and
- #32-2012, A public housing rent policy to set rent payments at 30% of adjusted annual income.

Proposed and ongoing activities that utilize MTW single-fund budget with full flexibility authorization include:

- #17-2009, A Multicultural Family Assistance Program and staff member who will serve as a liaison and interpreter between Somali and African culture immigrants and LMHA staff, and conduct workshops and training that will enhance the quality of life for these families; and
- #12-2009, A restructuring of the current homeownership inspection, training and consultation process to be performed by one home maintenance specialist.

Finally, activities that have been completed, eliminated or temporarily suspended from LMHA's MTW Program by FYE 2013 include:

- #24-2010, Increasing flat rents at New Scattered Sites;
- #19-2010, An energy efficiency and weatherization pilot for homebuyers in the Housing Choice Voucher Homeownership Program;
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking; and
- #5-2007, Limiting the concentration of HCV assisted units in complexes of one hundred or more units to 25%;
- #22-2010, A CFL trade-in pilot program for Avenue Plaza residents; and
- #16-2009, A streamlined demolition and disposition process for MTW agencies.

Non-Moving To Work Activities
Initiatives LMHA has that were ongoing or completed in FY 2013 and that do not require Moving To Work authority include:

- A locally defined Housing Choice Voucher Program that includes changes to the operating procedures to allow families who are remaining in the same residence to submit information for their annual recertification by mail and assigning HCV families to individual case managers for a 3-year period;

- Expanding the resident recycling program that was successfully piloted at Avenue Plaza, a multi-family high-rise development, to additional sites including Lourdes Hall, Bishop Lane, St. Catherine Court, and the Central Stores-Central Maintenance facility;

- Construction of 9 units of public housing with Neighborhood Stabilization Program funds;

- Partnering with Louisville Metro Health and Public Wellness to implement the Community Transformation Grant, including tobacco free living, activity living and healthy eating and increased use of quality clinical preventive services;

- Partnering with KaBOOM! and the Humana Foundation to construct a community-build playground and community garden at Parkway Place, an LMHA owned-and-managed family development;

- HOPE VI funded revitalization of the Sheppard Square public housing development in Smoketown; and

- As part of the Sheppard Square HOPE VI program, LMHA is hosting With Every Heart Beat is Life classes, an opportunity for all LMHA clients to learn about living a healthy lifestyle and how to monitor for high blood pressure, diabetes and cardiovascular disease;

- Continued acquisition of scattered site replacement units (replacement of units demolished at Iroquois Homes and Sheppard Square);

A matrix summarizing LMHA’s Moving To Work initiatives is following this section.

Moving To Work (MTW) Activity Matrix

Number	Fiscal Year	MTW Activity	Status
36	2013	Special Referral HCV Program – Parkland Scholar House	Ongoing
35	2013	Special Referral MTW HCV Program and Local Preference – Wellspring at Bashford Manor/Newburg	Proposed
34	2012	Allocate MTW Housing Choice Vouchers to Special Referral Programs	Ongoing
33	2012	Special Referral MTW HCV Program and Local Preference – Wellspring at Youngland Avenue	Ongoing
32	2012	Rents Set at 30% of Adjusted Income - Public Housing Program	Ongoing
31	2012	Elimination of the Mandatory Earned Income Disregard	Ongoing
30	2012	Special Referral HCV Program - Stoddard Johnston Scholar House	Ongoing
29	2012	Special Referral HCV Program – 100,000 Homes Initiative	Ongoing
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Planning
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Ongoing
24	2010	Increased Flat Rents for New Scattered Sites	Ongoing
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Completed
21	2010	Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Ongoing
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Ended
18	2009	Simplification of the Public Housing Development Submittal	Ongoing
17	2009	Multicultural Family Assistance Program	Planning
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Tabled
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Ongoing
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing
12	2009	Housing Choice Voucher Program Maintenance Specialist	Planning
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing
10	2008	Locally Defined Definition of Elderly	Ongoing
9	2007	Term Limits and Employment/Educational Work Requirements for New Scattered Sites	Ongoing
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing
7	2008/ 2012	Special Referral MTW HCV Program and Local Preference - Day Spring (Renewed 2012)	Ongoing
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing
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 (Amended 2012)	Ongoing
3	2006	Amount and Distribution of Homeownership Assistance	Ongoing
2	--	MTW Inspections Protocol	Ongoing
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing

II. General Housing Authority Operating Information

A. Housing Stock

Louisville Metro Housing Authority (LMHA) presently owns and manages 3,436 public housing units located at two family housing communities and five housing communities for accessible and senior citizens, and a growing number of scattered site housing. Families participating in the Public Housing Program also live in privately owned and managed housing developments, as well as mixed-finance developments including Liberty Green and Park DuValle.

LMHA also administers over 10,600 Housing Choice Vouchers and Section 8 Certificates through its Leased Housing Program. Participants in LMHA's Leased Housing Program live in privately managed units located throughout the Metro area. Following is a summary of the public housing and leased housing units administered by the Agency during fiscal year 2013.

Public Housing Units

As of June 30, 2013, LMHA had 4,159 Annual Contributions Contract (ACC) units in its public housing stock. LMHA owns and manages 3,436 of these ACC units; the other 723 ACC units are privately managed. Table II-A.1 shows the changes in housing inventory from the close of FY 1998 to the close of FY 2013. The table also compares the numbers that were projected in LMHA's FY 2013 Annual MTW Plan with its actual housing stock at the end of the fiscal year.

❖ **Units Added/Removed**

During the fiscal year, LMHA saw an overall decrease in its public housing stock by 300 units. This net decrease resulted from the razing of 326 units at KY 1-003 Sheppard Square and was partially offset by the acquisition of 21 Sheppard Square replacement units in KY 1-056 (including 11 units at Downtown Scholar House, 9 units constructed with Neigborhood Stabilization Program funds and 1 scattered-site unit). Also, 4 single-family units, formerly owned by the Housing Authority of Jefferson County, were unaccounted for in MTW Annual Plans and Reports under KY 1-017 from fiscal yearend 2010 to 2012. In addition, LMHA had planned to acquire 4 public housing units at Stoddard Johnston Scholar House in FY 2013, however this project did not close within the fiscal year.

The Authority intends to replace the remainder of the units that have been demolished at Sheppard Square and Iroquois Homes through acquired or developed properties using a combination of HOPE VI funds, Replacement Housing Funds, Section 8 reserve funds (as allowed through LMHA's participation in the MTW program), and additional funding sources as they become available. Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY 2002 and were completed by fiscal yearend 2012. In 2010, LMHA was awarded a HOPE VI grant for the revitalization of Sheppard Square, a 326-unit family development. The revitalization effort, which will include a mix of market rate, tax-credit and ACC rental units, as well as homeownership opportunities, will occur in a series of phases scheduled for completion by 2015. As of fiscal year end 6/30/13, the existing units had been demolished, and construction of the first phase - comprised of 60 units - was proceeding on-time to be occupied by early 2014.

As with all redevelopment efforts subsequent to Park DuValle that result in a loss of public housing units, LMHA is committed to one-for-one replacement of the units razed at Sheppard and Iroquois. In FY2012, LMHA received approval from HUD to acquire existing, scattered-site units to replace a portion of the units that were demolished at Sheppard Square. Because this was a change from the original HOPE VI Revitalization Plan, acquisition of off-site units did not begin in earnest in FY 2012. In FY 2012, LMHA acquired one Sheppard Square Replacement unit in KY 1-056; however, this unit had not yet been added to PIC as of the fiscal year end. As noted above, in FY 2013, LMHA acquired 21 additional replacement units.

Public Housing Planned Capital Expenditures
Most capital improvements to LMHA's properties in 2013 were financed with Capital Program Funds. A summary of these projects is below. LMHA did not spend more than 30% of the Agency's total budgeted capital expenditures on any single development or capital project. The Authority also summarizes the proposed capital improvements projects planned at all its sites over the next five years, as shown in Table II-A.6.

During FY 2013, LMHA completed three (3) large-scale projects utilizing Capital Program Funds. The bulk of these funds were spent on the following projects:

- Selective Buildings Site Demolition @ Iroquois Phase V, Group 3 - $1,761,630.00
- Dosker Manor 'A' Building Concrete Balcony Repair - $184,935.00
- Parkway Place Building 17 Partial Roof replacement - $78,333.60

Housing Choice Vouchers and Section 8 Certificates Authorized
LMHA was authorized 10,618 Section 8 Certificates and Housing Choice Vouchers as of fiscal year end, June 30, 2013. Separately, the LMHA was authorized 130 Section 8 certificates, 275 non-MTW vouchers and 10,213 MTW vouchers. According to the FY 2013 Annual MTW Plan LMHA projected that it would have 9,809 units of MTW vouchers, 275 units of non-MTW vouchers and 130 units of Section 8 certificates in its leased housing program at the beginning of FY 2013, and the Agency had projected a net increase of 0 units during the year. The difference in the actual number of units versus the projected number was an award of 404 MTW vouchers. HUD awarded LMHA 404 additional vouchers subsequent to budget approval for conversion of project based Section 8 units to tenant-based vouchers. The make-up of the 404 vouchers is: Mount Vernon I Conversion (120 vouchers authorized), Mount Vernon II Conversion (161 vouchers authorized), and Douglas Park Conversion (123 vouchers authorized).

At fiscal yearend 2013, LMHA was authorized funding for 10,488 Housing Choice Vouchers including 10,213 MTW vouchers and 275 non-MTW vouchers earmarked for the HUD Veterans Administration Supportive Housing (VASH) Program vouchers. This is 404 more MTW units than the Agency was funded for at the end of FY 2012, which was 9,809.

In addition to vouchers, LMHA administers 130 project-based Section 8 Program certificates, bringing the grand total of leased housing units authorized to 10,618. The Section 8 certificates are authorized under HUD special programs that have since ended; however, there is no time limit on the subsidies.

❖ **MTW Housing Choice Vouchers**
The Authority amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving to Work vouchers. Now all LMHA MTW-vouchers are funded using the block grant methodology (versus the traditional voucher funding.) The total number of MTW HCVs in LMHA's housing stock at the beginning of FY 2013 was 9,809. In FY 2013, the Agency was authorized an additional 404 MTW vouchers (due to conversion of several project-based voucher sites into tenant-based vouchers), a 4.12% increase, bringing the total number of MTW vouchers authorized to 10,213 MTW vouchers.

LMHA did not project-base any MTW vouchers in fiscal year 2013.

❖ **MTW Housing Choice Voucher Special Programs**
LMHA has developed several local special programs with area organizations that tie voucher assistance to supportive services. These programs are designed to increase the availability of housing to low-income families, especially those families with very specific needs such as shelter from abuse

and homelessness, and women with children who are pursuing higher level education in need of child-care services. Table II-A.4 includes a list of vouchers that LMHA allocated to MTW Special Referral Programs and Direct Access Programs in FY 2013. LMHA manages all the MTW HCVs that are allocated to its Special Referral and Direct Access Programs.

- **MTW Special Referral Program Housing Choice Vouchers**

LMHA has established MTW Special Referral Programs with three transitional housing and support services providers. The first of these was with the Center for Women and Families. A total of up to 22 tenant-based housing choice vouchers are allocated to this program yearly. LMHA replicated the MTW Referral Program in a partnership with Family Scholar House (formerly Project Women) in 2008, which annually allocates up to 56 vouchers for Section 8 eligible residents of the Louisville Scholar House.

The LMHA has also developed a co-venture agreement with Family Scholar House and Spalding University for Downtown Scholar House located at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale Homes. A tax credit application to the Kentucky Housing Corporation for this project was successfully awarded in FY 2010 and construction of the facility was completed in 2011. Additionally, under MTW, LMHA has allocated 54 vouchers to program participants who are enrolled in FSH's intervention program and living at the Downtown Scholar House campus. LMHA has also utilized its MTW authority to allocate 57 tenant-based vouchers for FSH participants who chose to live and participate in the residential self-sufficiency program at a third Scholar House location called Stoddard Johnston Scholar House, and LMHA has allocated 53 client-based vouchers for FSH participants at Parkland Scholar House, which is located in the Parkland neighborhood.

LMHA's Special Referral MTW programs require participants of the intervention programs to meet criteria established by both the partnering organization and LMHA, in order to receive a voucher that is originally tied to the development. However, once a participant completes the program, they can utilize the portability of their voucher to move to a location of their choice or to enter into the Section 8 Homeownership program. LMHA will also replace the partnering organization's voucher by issuing a new one to the next program participant. In addition to the requirement to reside at the partnering organizations facility while they are in the program, participants must meet initial occupancy criteria establish and meet the program's goals before they can move their voucher to another location. Particular to Parkland Scholar House, the voucher sunsets five years after the participant graduates.

In FY 2013, LMHA administered MTW Special Referral Programs with the Center for Families and Children - Villager Program (22 allocated), Family Scholar House – Louisville Scholar House (56 allocated), Family Scholar House/Spalding University at Downtown Scholar House (54 allocated), Family Scholar House – Stoddard Johnston Scholar House (57 allocated), and Parkland Scholar House (53 allocated – 48 onsite, 5 offsite).

Additionally, LMHA has entered MOA's with Family Scholar House to refer clients who are interested in living at their upcoming York Towers development, an urban high-rise that is undergoing substantial rehabilitation, as well as the Coalition for the Homeless (20 vouchers) for homeless families with children in need of housing assistance.

- **MTW Direct Access Housing Choice Vouchers**

Participants in LMHA's MTW Direct Access programs receive portable vouchers tied to direct services provided by authorized agencies, including the Center for Accessible Living, Wellspring, Day Spring, Seven Counties Services and Central State Hospital.

In FY 2013, LMHA set aside 490 Direct Access Housing Choice Vouchers, including vouchers for programs that had ended, e.g., HOPWA. The Agency reserved these vouchers for six area service providers participating in service programs including HOPWA – Housing Opportunities for People with

Aids (60 set-aside), Partnership for Families (PforF) (56 set-aside), the Center for Accessible Living – Mainstream (300 set-aside), the State Department of Mental Health – Olmstead (50 set-aside) and Homeless Families Assistance Program (60 set-aside). Also, LMHA set-aside 4 vouchers for Day Spring clients and 5 for Wellspring clients; these clients are considered under the Olmstead program.

❖ **Non-MTW Housing Choice Vouchers and Section 8 Certificates**

LMHA administers 405 non-MTW special program vouchers and other units of leased housing, including 275 non-MTW vouchers earmarked for the US HUD Veterans Administration Supportive Housing (VASH) Program and 130 units of leased housing under HUD special programs including a Moderate-Rehab project and two Section 8 certificate programs.

- **Non-MTW HUD Section 8 Certificates and Mod-Rehab**

The Agency administered 130 HUD special program certificates in fiscal year 2013. LMHA provides housing assistance to three "project-based" HUD programs: Shady Villa (formerly Willow Place) – Mod Rehab (65 authorized), YMCA Single Room Occupancy (SRO) (41 authorized) and St. Vincent De Paul Roberts Hall (24 authorized). Table II-A.3 includes a list of these non-MTW S8 certificate programs and presents utilization rates for each of these programs.

- **Non-MTW Special Referral Program Housing Choice Vouchers – HUD-VASH Program**

The 2008 Consolidated Appropriations Act enacted December 26, 2007, provided $75 million dollars of funding for this program which combines rental assistance for homeless veterans, and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). Locally, LMHA administers 175 vouchers in coordination with services provided by the VAMC on Zorn Avenue. 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. Shortly thereafter, the Agency received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. The additional 105 vouchers, plus 25 new vouchers, were funded in FY 2010, bringing the total number of VASH to 200. LMHA was reauthorized 200 VASH vouchers for 2011 and during the fiscal year, it received notification of an award of 25 additional vouchers, bringing the grand total of VASH to 225 units. In FY 2012, LMHA was reauthorized 225 vouchers and awarded an additional 40 vouchers, bringing the grand total to 275 vouchers.

This is a non-MTW special referral program and participants are sent to LMHA from the VA. Generally, the HUD-VASH Program will be administered in accordance with regular HCV Program requirements. However, the Act allows HUD to waive or specify alternative requirements for any provision of any statute or regulation that HUD administers in connection with this program in order to effectively deliver and administer HUD-VASH voucher assistance. In FY 2012, LMHA earmarked 25 vouchers for use in Indiana.

Other Housing Managed by LMHA

Table II-A.7 lists other non-public housing or non-housing choice voucher properties currently managed by LMHA, including four condominium developments, their addresses and the number of units. LMHA provides management services for these units.

LOUISVILLE METRO HOUSING AUTHORITY

HOUSING STOCK INFORMATION 12/31/1998 TO 6/30/2013

	Actual Housing Units														Planned	Actual
Public Housing	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	6/30 2010	6/30 2011	6/30 2012	6/30 2013	6/30 2013
Family Developments																
KY 1-001 Clarksdale	724	724	724	714	714	713	308	0	-	-	-	-	-	-	-	-
KY 1-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760	760	759	759	759
KY 1-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634	634	633	633	633
KY 1-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	326	326	326	326	0	0
KY 1-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	292	168	0	-	0
Subtotal Family Development	**3306**	**3301**	**3301**	**3283**	**3137**	**3136**	**2659**	**2352**	**2351**	**2203**	**2204**	**2012**	**1888**	**1718**	**1392**	**1392**
Elderly/Disabled Developments																
KY 1-012 Dosker Manor A,B & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688	688	684	684	684
KY 1-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	159	159	159	159
KY 1-014 Avenue Plaza, 550 Apartments*	224	224	224	224	225	225	225	225	297	297	297	297	297	297	297	297
KY 1-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	151	152	152	152
Subtotal Elderly/Disabled Developments	**1133**	**1136**	**1136**	**1134**	**1125**	**1214**	**1214**	**1223**	**1295**	**1295**	**1295**	**1295**	**1295**	**1292**	**1292**	**1292**
Scattered Sites																
KY 1-017 Scattered Sites I-V, Newburg	185	178	178	179	183	272	272	273	273	273	273	270	270	267	267	271
KY 1-034 New Scattered Sites and LTO	-	-	-	9	116	130	145	164	186	258	312	342	366	402	402	402
KY 1-047 HPI/NDHC Scattered Sites	-	-	-	-	-	-	-	-	69	71	72	72	75	69	69	69
KY 1-056 Sheppard Square Off-Site Repl't Units (NSP, Scattered Sites)		-	-	-	-	-	-	-	-	-	-	-	-	-	9	10*
Subtotal Scattered Sites	**185**	**178**	**178**	**188**	**299**	**402**	**417**	**437**	**528**	**602**	**657**	**684**	**711**	**738**	**747**	**752**
HOPE VI/Mixed Income (Non-LMHA managed)																
KY 1-027 Park DuValle I		59	59	59	59	59	59	59	59	59	59	59	59	59	59	59
KY 1-030 Park DuValle II	-	-	-	92	92	92	92	92	92	92	92	92	92	92	92	92
KY 1-031 Park DuValle III	-	-	-	-	78	78	78	78	78	78	78	78	78	78	78	78
KY 1-032 Park DuValle IV	-	-	-	-	43	134	134	134	134	134	134	134	134	134	134	134
KY 1-036 St. Francis	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10
KY 1-043 Stephen Foster	-	-	-	-	-	-	-	16	16	18	18	18	18	18	18	18
KY 1-046 Village Manor	-	-	-	-	-	-	-	10	10	10	10	10	10	10	10	10
KY 1-049 Liberty Green Rental I	-	-	-	-	-	-	-	11	94	94	94	94	94	94	94	94
KY 1-050 Liberty Green Rental II	-	-	-	-	-	-	-	-	-	40	42	42	42	42	42	42
KY 1-051 Liberty Green Rental III	-	-	-	-	-	-	-	-	-	19	127	127	127	127	127	127
KY 1-052 Liberty Green Rental IV	-	-	-	-	-	-	-	-	-	0	48	48	48	48	48	48
KY 1-056 Sheppard Square Off-Site Repl't Units (Downtown Sc	-	-	-	-	-	-	-	-	-	-	-	-	0	0	11	11
Stoddard Johnston Scholar House	-	-	-	-	-	-	-	-	-	-	-	-	0	0	4	0
Subtotal HOPE VI/Mixed Income Units	**-**	**59**	**59**	**151**	**272**	**373**	**373**	**410**	**493**	**554**	**712**	**712**	**712**	**712**	**727**	**723**
Total Public Housing Dwelling Units	**4624**	**4674**	**4674**	**4756**	**4833**	**5125**	**4663**	**4422**	**4667**	**4654**	**4868**	**4699**	**4606**	**4460**	**4158**	**4159**

***Includes 9 Neighborhood Stabilization Program single-family homes that were not in PIC as of 6/2013.**

TABLE II-A.1 Housing Stock
Planned vs. Actual FYE 2013

LOUISVILLE METRO HOUSING AUTHORITY
HOUSING STOCK INFORMATION 12/31/1998 TO 6/30/2013

	Actual Housing Units														Planned	Actual
Leased Housing Program	**12/31 1998**	**12/31 1999**	**12/31 2000**	**12/31 2001**	**12/31 2002**	**6/30 2004**	**6/30 2005**	**6/30 2006**	**6/30 2007**	**6/30 2008**	**6/30 2009**	**6/30 2010**	**6/30 2011**	**6/30 2012**	**6/30 2013**	**6/30 2013**
Housing Choice Vouchers Authorized																
MTW Housing Choice Vouchers	684	684	760	982	1087	8684	8838	8472	8400	9341	9384	9768	9601	9809	9809	10213
Non-MTW Housing Choice Vouchers																
HUD-VASH Program	-	-	-	-	-	-	-	-	-	-	70	175	200	275	275	275
Subtotal Vouchers Authorized	**684**	**684**	**760**	**982**	**1087**	**8684**	**8838**	**8472**	**8400**	**9341**	**9454**	**9943**	**9801**	**10084**	**10084**	**10488**
HUD S8 Certificate Programs																
Willow Place Mod Rehab	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65
YMCA SRO	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
St. Vincent De Paul/Roberts Hall	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Subtotal HUD S8 Certificates	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**	**130**
Total Leased Housing	**814**	**814**	**890**	**1112**	**1217**	**8814**	**8968**	**8602**	**8530**	**9471**	**9584**	**10073**	**9931**	**10214**	**10214**	**10618**
Grand Total Housing Stock	**5308**	**5358**	**5434**	**5738**	**5920**	**13809**	**13501**	**12894**	**13067**	**13995**	**14452**	**14772**	**14537**	**14674**	**14372**	**14777**

*In 2011, LMHA updated in PIC its HUD approved special use designations for public housing units at some sites. Unit counts have been adjusted to reflect these changes.

** As part of its transition to AMP numbers, the development 550 Apartments (72 units) was included in AMP KY 1-014 at the start of FY 2008.

TABLE II-A.1 Housing Stock
Planned vs. Actual FYE 2013

TABLE II-A.2 New Public Housing Units
Actual FY 2013

	Total	Total	0 BR		1 BR		2 BR		3 BR		4 BR+	
PROJECT	**FY 13 Plan**	**FY 13 Actual**	**FY 13 Plan**	**FY 13 Actual**	**FY 13 Plan**	**FY 13 Actual**	**FY 13 Plan**	**FY 13 Actual**	**FY 13 Plan**	**FY 13 Actual**	**FY 13 Plan**	**FY 13 Actual**
KY 1-056 Sheppard Square Replacement (Neighborhood Stabilization Program)												
Detached/Semi-detached	9	**9**	-	-	-	-	-	-	9	9	-	-
Walk-up	-	**-**	-	-	-	-	-	-	-	-	-	-
Row	-	**-**	-	-	-	-	-	-	-	-	-	-
Subtotal	**0**	**9**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
KY 1-054 Sheppard Square Replacement (Downtown Scholar House)												
Detached/Semi-detached	-	**-**	**-**	-	**-**	-	-	-	-	-	**-**	-
Walk-up	11	**11**	**-**	-	**-**	-	10	11	1	0	**-**	-
Row	-	**-**	**-**	-	**-**	-	-	-	-	-	**-**	-
Subtotal	**11**	**11**	**-**	**-**	**-**	**-**	**10**	**10**	**1**	**0**	**-**	**-**
KY 1-056 Sheppard Square Replacement (Other)												
Detached/Semi-detached	**-**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**1**	**1**	**-**	**-**
Walk-up	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Row	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Subtotal	**-**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**1**	**1**	**-**	**-**
Stoddard-Johnston Scholar House												
Detached/Semi-detached	-	**-**	-	-	**-**	-	-	-	-	-	**-**	-
Walk-up	4	**0**	-	-	**-**	-	4	0	-	-	**-**	-
Row	-	**-**	-	**-**	-	**-**	-	**-**	-	**-**	-	**-**
Subtotal	**4**	**0**	**-**	**-**	**-**	**-**	**4**	**0**	**-**	**-**	**-**	**-**
Total Units Added	**24**	**21***	**0**	**0**	**0**	**0**	**14**	**11**	**11**	**10**	**0**	**0**

*The nine (9) NSP units and the one (1) other unit in KY1-056 had not been added to PIC as of 9/16/13.

UNITS	**Number, Type***	**Bedroom Size**	**Notes**
Fully Accessible	3 Detached, single-family homes	3 Bedrooms	Neighborhood Stabilization Program
	2 Elevator	2 Bedrooms	Located at Downtown Scholar House
Visual/Hearing Impairment	0		
Visitable	0		
Adaptable	0		
Total Units	**5**		

*Detached/semi-detached, Walk-up (Elevator), or Row.

TABLE II-A.3 Non-MTW Housing Choice Vouchers and Section 8 Certificates Actual FY 2013

Non-MTW HUD Section 8 Certificates	FY 13 Authorized	FY 13 Leased	FY 13 Utilization Rate
Shady Villa (formerly Willow Place) – Mod Rehab	65	60	92.3%
YMCA - Single Room Occupancy (SRO)	41	39	95.12%
St. Vincent De Paul and Roberts Hall - SRO	24	22	91.66%
Subtotal Section 8 Certificates	**130**	**121**	**93.08%**
Non-MTW Special Referral Vouchers			
HUD-VASH Program(1)	275	244	88.73%
Subtotal Special Referral	**275**	**244**	**88.73%**
Total Section 8 Certificates and Special Referral Vouchers	**405**	**365**	**90.12%**

(1) 25 VASH vouchers were designated to be used in Indiana.

TABLE II-A.4 MTW Special Referral and Direct Access Housing Choice Vouchers Actual FY 2013

MTW Special Referral Vouchers	FY 13 Allocation	FY 13 Leased	FY 13 Utilization Rate
Center for Women and Families - Villager Program	22	24	109%
Family Scholar House - Louisville Scholar House	56	54	96%
Family Scholar House - Downtown Scholar House	54	40	74%
Family Scholar House - Stoddard Johnston Scholar House	53	53	100%
Family Scholar House - Parkland Scholar House	0	0*	0%
Homeless Families - Coalition for the Homeless	20	19	95%
100K HOMES - Louisville Substance Abuse and Mental Health Administration Community Consortia	50	48	96%
Day Spring/New Day	4	2	50%
Wellspring – Youngland facility	5	3	60%
Wellspring – Bashford Manor facility	8	5	62.5%
Subtotal MTW Special Referral Vouchers	**254**	**234**	**92.13%**
MTW Direct Access Vouchers			
Housing Opportunities for People with Aids (HOPWA)**	(60)	(0)	(0%)
Partnership for Families (PforF)	20	23	115%
Center for Accessible Living – Mainstream	300	301	100.33%%
State Department of Mental Health – Olmstead	50	40	80%
Abt Homeless Families Study	60	16	27%
Subtotal MTW Direct Access Vouchers	**(490)430**	**380**	**(77.55%)88.37%**
Total MTW Special Referral and Direct Access	**684**	**614**	**89.77%**

*48 vouchers had been leased to participants of Parkland Scholar House as of 9/30/13.
**Programs had previously ended, but there is no expiration on voucher assistance. The remaining participants exited during the fiscal year.
Note: MTW Special Referral Vouchers and Direct Access Vouchers are included in the HCV MTW voucher count in TABLE I-B Leasing Information.

TABLE II-A.6 5-Year Capital Fund Plan

Louisville Metro Housing Authority

Site 9/24/2013 22:48	Total Funding 2010 thru 2020	CFP - 10 511 BUDGET	CFP - 11 512 BUDGET	CFP - 12 513 BUDGET	CFP - 13 514 BUDGET	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
BEECHER TERRACE - 002												
Paint Apartments	300,000							300,000				
Playground Equipment	200,000											200,000
Parking Lot - street pavement - speed bumps - curbs	50,000							50,000				
Sidewalk replacement	50,000							50,000				
Sump pumps boiler rooms	50,000							50,000				
Clean siding	50,000										50,000	
Exterior Lighting (West Side)	150,000								150,000			
Gator Carts	15,000					0						15,000
Office - combine east and west renovation	11,000		0						11,000			
Roof Repairs	175,000				175,000							
Watermain Replacement	500,000									500,000		
DHW Piping in Boiler Rooms Replacement	35,000								35,000			
Underground DDC Wiring and Conduit 52-59	30,000								30,000			
Community Room Renovation	18,927						18,927					
Handicap and Wheel Chair Ramps	5,100			5,100								
Automotive Equipment - 1/2 ton pickup	30,000						30,000					
Heat Exchangers (16)	120,000											120,000
Replace Missing Galvanized Bollards	5,000											5,000
Repair Collapsed Building Roof Hatches	5,000											5,000
Paint Interior of 15 Units	16,000											16,000
New Carpet - Office - Beecher East	3,000											3,000
Annual A/E Contract	313,457	20,357	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310
Tree Trimming	258,458	1,410	15,000	2,000	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006
Glass Cutting Machine	5,500											5,500
Maintenance Equipment	-											
Dwelling Equipment	425,118	24,560	8,000	0	42,597	44,356	46,114	47,873	49,827	51,781	53,930	56,080
HALO	293,548		77,188	24,040	24,040	24,040	24,040	24,040	24,040	24,040	24,040	24,040
Eviction Prevention Program	238,338		37,368	22,330	22,330	22,330	22,330	22,330	22,330	22,330	22,330	22,330
Resident Stipends	1,360	1,360										
Site Total	3,354,806	47,687	166,866	82,780	323,283	150,042	200,727	603,559	381,513	657,467	209,616	531,266
PARKWAY PLACE - 003												
Exterior Lighting	290,000											290,000
Parking Lot Paving / Speed Bumps	105,000							105,000				
Replace Gutters, Soffits, Downspouts, Gables	870,000											870,000
Water Main Valve Replacement	50,000								50,000			
Heat Risers	2,200,000									2,200,000		
Sidewalk Repair	50,000		0									50,000

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Foundation crack sealing	20,000							20,000				
Window Replacement	20,000							20,000				
Gator Cart	7,500					7,500						
Copier	6,000					6,000						
Partial Roof Replacement Hail Damage Dedictible	100,000		100,000									
Pickup Truck	25,000	0										25,000
Pickup Truck	22,000											22,000
Basement Window Replacement	50,000								50,000			
Replace HVAC System with Central AC & Heat	80,000								80,000			
Insulate Apartments at end of Buildings	50,000								50,000			
Parkway/California Daycare - Interior	120,000								120,000			
Parkway/California Daycare - Exterior	100,000				25,000				75,000			
Fire Damage Bldg 17 deductible	100,000	0		100,000								
Louisville Metro Resident Services Contract	68,000		68,000									
Roof on Maintenance Shop	50,000						50,000					
Upgrade Washer Hookups	600,000											600,000
Annual A/E Contract	326,836	21,226	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561
Tree Trimming	263,149	6,173	15,000	2,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Dwelling Equipment	457,977	40,658	8,000	0	44,416	46,250	48,083	49,917	51,954	53,992	56,233	58,474
HALO	309,388		77,188	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800
Eviction Prevention Program	179,259		33,729	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170
Maintenance Equipment	-											
Resident Stipends	5,000		5,000									
Site Total	6,525,109	68,057	337,478	174,531	171,944	162,278	200,611	297,445	579,482	2,356,520	158,761	2,018,002
SHEPPARD SQUARE - 004												
Comprehensive Modernization (256,654 in 08-09)	11,385,423	2,696,669	2,301,716	736,214	1,923,748	2,287,357	1,439,719					
HALO	35,625		35,625	0	0	0	0	0	0	0	0	0
Eviction Prevention Program	5,767		5,767	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-											
Resident Stipends	-											
Site Total	11,426,815	2,696,669	2,343,108	736,214	1,923,748	2,287,357	1,439,719	0	0	0	0	0
IROQUOIS HOMES - 005												
Demolition - Final	1,770,589	1,770,589										
Resident Stipends	-											
Site Total	1,770,589	1,770,589	0	0	0	0	0	0	0	0	0	0
DOSKER MANOR - 012												
Automatic Doors in elevator vestibules Bldg A	144,000							144,000				

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Security Systems Upgrade	100,000							100,000				
Building Lobby B & C	150,000							150,000				
Exterior Corridor Walkway Renovations	349,394	202,394			147,000							
Replace Stairwell Doors (A)	25,000							25,000				
Replace Ceiling Tiles - Lobbies	20,000							20,000				
Transfer Switches	110,000							110,000				
Replace A/C units as needed	100,000				32,275							67,725
Replace Booster Pumps in all Buildings	14,472	14,472	0									
Repair Sidewalks	25,000							25,000				
Trash Compactors All Buildings	300,000						300,000					
Retube 18 Boilers (actual bid amount)	242,360	242,360	0									
Replace Domestic Water Supply/Sanitation drain lines	1,500,000										1,500,000	
Buss Duct/Raceway Bldg B	20,000			20,000								
PTAC all buildings	3,010,000											3,010,000
One Industrial Buffer and One Industrial Scrubber - floors	14,000											14,000
Annual A/E Contract	431,428	28,018	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341	40,341
Tree Trimming	-											
Dwelling Equipment	603,859	55,559	8,000	0	58,629	61,049	63,470	65,890	68,580	71,269	74,227	77,186
Maintenance Equipment	-											
High Rise Security	5,111,224		1,334,464	419,640	419,640	419,640	419,640	419,640	419,640	419,640	419,640	419,640
Eviction Prevention Program	40,141		26,281	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540	1,540
Resident Stipends	257,733	40,233	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750	21,750
Site Total	12,568,611	583,036	1,430,836	503,271	721,175	544,320	846,741	1,123,161	551,851	554,540	2,057,498	3,652,182
ST CATHERINE COURT - 013												
Replace Booster Pumps in all Buildings	1,889	1,889										
Copier	3,000											3,000
Handicap Door closers	10,000											10,000
Seal and Stripe Parking Lot	20,000											20,000
Parking Lot Lighting	10,000											10,000
Clean Exterior Windows	10,000											10,000
Tree Trimming	2,900	2,900										
Dwelling Equipment	6,479	6,479										
Maintenance Equipment	-											
Hi-Rise Security	1,021,856		223,416	53,160	93,160	93,160	93,160	93,160	93,160	93,160	93,160	93,160
Eviction Prevention Program	9,957		3,027	770	770	770	770	770	770	770	770	770
Resident Stipends	93,440	12,440	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100	8,100
Site Total	1,189,521	23,708	234,543	62,030	102,030	102,030	102,030	102,030	102,030	102,030	102,030	155,030
AVENUE PLAZA/550 Apt - 014												

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Elevator Lobby HVAC Upgrade	131,725			131,725								
Stairwell Lighting	20,000											20,000
Automatic Lobby Doors	40,000											40,000
Repave Parking Lots - Avenue Plaza	50,000						50,000					
Wash Windows	25,000							25,000				
Window Replacement and PTAC units	86,453	70,006		16,447								
Riser Replacement - closed loop	1,000,000											1,000,000
Painting - Interior	-	0										
Paint and Drywall repair in Corridors - 16 floors	-			0								
Feeder wire to chiller	-	0										
Annual A/E Contract	210,289	60,409	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988	14,988
Concrete Stairs - 550 Apartments	-		0									
Paint Apartments - 550 Apartments	154,400							154,400				
Replace Booster Pumps in all Buildings	5,000	5,000										
Replace Counter Tops - Kitchens - 550 Apartments	120,000							120,000				
Parking Lot Repavement - 550 Apartments	50,000						50,000					
Tubs, Sinks, Bathroom Replacement - 550 Apartments	144,000								144,000			
Replace Domestic Water/Sanitation Drain Lines - 550 Apt	300,000											300,000
Replace Fire Doors Ave Plaza and 550 Apts	60,000											60,000
Redo floor, ceiling, door, lights in laundry rm - 550 Apt	7,000											7,000
Replace ceiling tiles 3rd floor all bldgs. - 550 Apartments	5,000											5,000
Playground Equipment - 550 Apartments	40,000											40,000
Trash Compactor Replacement - Avenue	50,000								50,000			
Replace Domestic Water Supply/Sanitation Drain Lines	1,000,000										1,000,000	
Freight Elevator Upgrade	40,000											40,000
Rooftop units - Modernization and Operations	28,000											28,000
Admin Salaries	-											
Tree Trimming	1,495	1,495										
Dwelling Equipment	217,704	12,971	4,000	0	21,782	22,681	23,580	24,480	25,479	26,478	27,577	28,676
Maintenance Equipment	-											
Automotive Equipment	-											
Hi-Rise Security	1,010,556		232,636	50,880	90,880	90,880	90,880	90,880	90,880	90,880	90,880	90,880
Eviction Prevention Program	37,587		9,867	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080
Resident Stipends	128,845	15,845	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300
Site Total	4,963,054	165,726	272,791	228,420	142,030	142,929	243,828	444,128	339,727	146,726	1,147,825	1,688,924
SCATTERED SITE - 017 and 034												
Construct three lease-to-own	-											
Cabinets - Scatt Sites (100x4500=450000) addresses tbd	450,000								450,000			
Paint - Scattered Sites Bishop	100,000								100,000			

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
2 Pickup Trucks - Scattered Sites Bishop	50,000	0										50,000
St. Martins Condensor Platform	28,559	28,559										
St Martins Basement Upgrade	88,000			88,000								
St Martins Line Set Replacement	20,800											20,800
Arling Avenue Rehab	-											
Virginia Ave, 2709 #1, rehab	-											
Siding 1529 W Magazine	-											
Decks/Stairs former LHS properties	-											
Coral Avenue	60,000	0	0	60,000								
Drainage - Erosion Hope VI Scattered Sites	50,000								50,000			
Drainage - Erosion Fegenbush - Whipps	50,000								50,000			
Roof Replacements - Hope VI Scattered Sites (50)	200,000						200,000					
Hot Water Heaters - Fegenbush - Whipps	25,000								25,000			
Hot Water Heaters - Hope VI Scattered Sites	50,000								50,000			
Sidewalks Replaced - Fegenbush - Whipps	50,000								50,000			
Funrace and A/C Replacements - Hope VI Scatt Sites	50,000								50,000			
Parking Lot Repairs - Fegenbush - Whipps	25,000								25,000			
Paint Exterior - Hope VI Scattered Sites	50,000								50,000			
Roof Rep-6 Mile,Landside,Ormsby,T,ville,169 Coral	213,084	35,164	10,000		167,920							
601 W Breckinridge	50,000				50,000							
Sidewalk Replacements - Hope VI Scattered Sites	50,000								50,000			
Replace Furnace/AC units - Fegenbush - Whipps	50,000								50,000			
Basements Waterproofing - Hope VI Scattered Sites	20,000								20,000			
Paint Exterior - Fegenbush - Whipps	60,000								60,000			
Siding - Hope VI Scattered Sites	50,000								50,000			
Siding - Fegenbush - Whipps	40,000								40,000			
Siding - 3600 Manslick, etc.	35,000											35,000
Window Replacement - H VI Scatt Sites 828 S. 31st	25,000											25,000
Windows - Fegenbush - Whipps	20,000											20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000											20,000
Foundation Repairs - Fegenbush - Whipps	30,000											30,000
Paint Interior - Hope VI Scattered Sites	50,000											50,000
Kitchen Cabinet Replacement - Hope VI Scatt Sites (85)	508,331	508,331										
Relocation - Kitchens	-											
Tree Planting	4,000											4,000
Conversion 537 E Breckinridge to single family home	-											
Acquisitions	600,000	0										600,000
Friary Comprehensive Modernization	2,154,779	0	0	2,087,054	67,725							
Friary HVAC and Windows	679,000											679,000
Brick and Mortar Repair 1512 Pawtucket	50,000						50,000					
Staircases - 25th Street, Bonaire, St Catherine	5,000	5,000										

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Scattered Site Relocation	1,210	1,210										
Chickasaw Ave Staircase Replacement (2724-2730)	-											
Carpet (KY 19-24-34-45)	70,000						70,000					
Carpet (ky 17 $1,600 x 12 misc units)	19,200					19,200						
Carpet (ky 34 $1,600 x 12 misc units)	19,200					19,200						
Gutter Guards (KY 19-22-24-34-35-38-45)	58,000								58,000			
Tuckpointing (KY-22) 2400 Chestnut	25,000		0									25,000
Tuckpointing S. 6th St. (KY-17 & 34)	35,000						35,000					
Parking Lot repair/replace - Noltemeyer and E Pages	50,000											50,000
Side Walks repair/replace - Noltemeyer and E Pages	50,000											50,000
Drainage improvements - Noltemeyer and E Pages	50,000											50,000
Hot Water Heaters - Noltemeyer and E Pages	25,000											25,000
Noltemeyer Fire Damage Unit	100,000		0	100,000								
Kitchen and bath renovations - Bayberry	250,000											250,000
Replace Windows - Bayberry	75,000											75,000
Furnace replacement for 22 units at Del Maria	100,000							100,000				
Replace HVAC - Six Mile Lane	100,000							100,000				
Sidewalk Repair - KY 17 (Lourdes)	10,000											10,000
Carpet (KY 17 and 34) 24 units	38,400											38,400
Replace front/rear concrete porches - 4 houses Newburg	35,000											35,000
Bathroom Renovation - 4 houses Newburg	40,000											40,000
DDC Heating/Cooling Liberty Green Resource Center	35,000											35,000
Network Scanner attachment for 3 copiers KY-18	5,000											5,000
Heavy Duty Shredder and Postage Meter KY-18	5,000											5,000
Annual A/E Contract - project 017	85,321	5,541	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978
Annual A/E Contract - project 034	173,321	35,871	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745
Tree Trimming - project 017	299,003	27,030	29,997	2,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Tree Trimming - project 034	16,179	16,179										
Dwelling Equipment - project 017	124,912	10,472	7,584	0	11,595	12,074	12,553	13,031	13,563	14,095	14,680	15,265
Dwelling Equipment - project 034	207,163	15,486	7,583	0	19,976	20,801	21,626	22,451	23,367	24,283	25,291	26,299
Maintenance Equipment	-											
Hi-Rise Security	-											
Eviction Prevention Program	34,650		0	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850
Resident Stipends	4,100	4,100										
Site Total	8,202,212	692,943	76,887	2,362,627	372,786	126,845	444,749	291,052	1,320,500	93,948	95,541	2,324,334
LOURDES HALL/BISHOP LANE - 018												
Lourdes Hall												
	-											
HVAC wall units	30,000							30,000				
Paint Apartments	50,000							50,000				

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Fire Escape Handrail Repairs	15,000							15,000				
Replace Roof	20,000							20,000				
Carpet	100,000						100,000					
Carpet Hallways 3rd and 5th Floors	5,000											5,000
Carpet (1,600 x 12 misc units)	-											
Lental Replacement	15,000							15,000				
Two Trucks	35,000						35,000					
Washing Machines for laundromat - 9 units	5,400			5,400								
Replace Kitchen Cabinets - 62 units	93,000											93,000
Replace Domestic Hot Water	36,000				36,000							
Tree Trimming	1,430	1,430										
Dwelling Equipment	186,968	7,829	4,000	0	19,005	19,789	20,574	21,358	22,230	23,102	24,061	25,020
Automotive Equipment	-											
Maintenance Equipment	-											
Hi-Rise Security	1,115,627		234,747	62,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320
Eviction Prevention Program	80,401		24,961	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160
Resident Stipends	187,290	14,290	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300
Site Total	1,976,116	23,549	281,008	91,180	180,785	145,569	281,354	277,138	148,010	148,882	149,841	248,800
Bishop Lane Plaza												
Roof Replacement	-	0										
Paint Halls/Common Areas	25,000								25,000			
Replace Carpet	25,000								25,000			
Pave Parking Lot / Replace Sidewalk	-											
Replace Fire Control Panel	100,000				100,000							
Tree Trimming	-											
Dwelling Equipment	-											
Maintenance Equipment	-											
Resident Stipends	-											
Tile Floors	90,000											90,000
Kitchen Cabinets - 54 units	200,000											200,000
Seal A/C Panels	75,000							75,000				
Window replacement	275,000							275,000				
Kitchen Rehab	90,000							90,000				
Replace Siding and Gutters	198,000							198,000				
EDH Kitchen Renovations	142,914							142,914				
Repave Parking Lots	25,000							25,000				
2 Boilers	150,000								150,000			
Replace Fan Coil Units - 30 units	200,000								200,000			
Replace Medical Alert System	120,000											120,000
Annual A/E Contract	189,852	59,082	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077
Environmental Consultant - Remediation Monitoring	2,978,853	178,853	100,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Annual Asbestos and Lead Removal Contract	3,233,229	383,229	150,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other	-											
Site Total	8,117,848	621,164	263,077	613,077	713,077	613,077	613,077	1,418,991	1,013,077	613,077	613,077	1,023,077
Mixed Finance Capital Contributions												
Phase II - Park DuValle - 030	1,428,692	0	0	0	136,271	146,628	157,772	169,763	182,665	196,548	211,486	227,559
Phase III - Park DuValle- 031	501,337	39,143	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Phase IV - Park DuValle - 032	812,650	63,441	65,343	67,304	69,326	71,409	73,554	75,764	78,040	80,384	82,799	85,286
Site Total	2,742,679	102,584	105,660	108,831	248,370	262,093	276,704	292,266	308,846	326,517	345,358	365,450
Management Improvements												
Master Specification Upgrade	-											
Technical Staff Training/Development	-	0	0	0	0	0	0	0	0	0	0	0
Stipends	-	0	0	0	0	0	0	0	0	0	0	0
Total Management Improvements	-	0	0	0	0	0	0	0	0	0	0	0
Administrative Costs												
Construction Administration - Direct Salaries	-			0	0	0	0	0	0	0	0	0
Construction Administration 10% transfer	9,617,567	1,024,934	884,251	766,610	741,681	834,460	856,974	883,874	892,713	901,640	910,660	919,770
General Fund for Operations	25,416,689	2,428,689	2,446,000	1,800,000	1,620,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000
Total Administrative Costs	35,034,256	3,453,623	3,330,251	2,566,610	2,361,681	3,280,460	3,302,974	3,329,874	3,338,713	3,347,640	3,356,660	3,365,770
Total Capital Projects	60,094,681	6,693,128	5,406,594	4,854,130	4,650,858	4,274,447	4,372,836	4,557,504	4,436,190	4,673,190	4,534,189	11,641,615
Contingency	4,479,171	0	0	136,525	155,896	527,598	617,230	659,097	843,379	669,053	870,393	0
Total Soft Costs	37,776,935	3,556,207	3,435,911	2,675,441	2,610,051	3,542,553	3,579,678	3,622,140	3,647,559	3,674,157	3,702,018	3,731,220
TOTALS USES	102,350,787	10,249,335	8,842,505	7,666,096	7,416,805	8,344,598	8,569,744	8,838,741	8,927,128	9,016,400	9,106,600	15,372,835
Replacement Housing Amount	11,811,283	1,018,288	759,174	1,158,478	435,329	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
RHF Administration 3% Transfer	365,296	31,493	23,480	35,829	13,464	43,806	43,806	39,502	37,903	37,903	29,055	29,055
Total	114,527,366	11,299,116	9,625,159	8,860,403	7,865,598	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	16,341,341
Replacement Housing Budget												
Used for Capital Projects/Misc Development	11,811,283	1,018,288	759,174	1,158,478	435,329	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
Replacement Housing Pledged to Clarksdale Phase I	0											
Replacement Housing Pledged to Clarksdale Phase II	0	0	0	0	0	0	0	0	0	0	0	0
Total	11,811,283	1,018,288	759,174	1,158,478	435,329	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
	-	0	0	0	0	0	0	0	0	0	0	0
Sources												
Capital	96,175,652	10,249,335	8,842,505	7,666,096	7,416,805	8,344,598	8,569,744	8,838,741	8,927,128	9,016,400	9,106,600	9,197,700

Louisville Metro Housing Authority

Site	Total	CFP - 10	CFP - 11	CFP - 12	CFP - 13	CFP - 14	CFP - 15	CFP - 16	CFP - 17	CFP - 18	CFP - 19	CFP - 20
9/24/2013 22:48	Funding	511	512	513	514	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Replacement Housing Fund	12,176,579	1,049,781	782,654	1,194,307	448,793	1,460,211	1,460,211	1,316,728	1,263,442	1,263,442	968,506	968,506
Total Capital and RHF Funding	108,352,231	11,299,116	9,625,159	8,860,403	7,865,598	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	10,166,206
Surplus (Deficit)	(6,175,134.82)	0	0	0	0	0	0	0	0	0	0	-6,175,135
						*	*	*	*	*	*	*

Louisville Metro Housing Authority

Site 9/24/2013 22:48	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 514	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2010 thru 2020	BUDGET	BUDGET	BUDGET	BUDGET							
Other Capitalized Expenses - Non - Cap or RHF												
Roof Replacement - Vine Street	330,000		330,000									
Server - Information Technology	-											
MS Office Professional 2007 - Information Technology	-											
Computer Equipment/Software	50,000				50,000							
Central Services	-											
Purchasing Asphalt	65,000	65,000										
Central Maintenance Resurface Parking Lot	300,000	100,000		200,000								
Pool Vehicles (4 cars)	60,000	60,000										
Vine St. - Boiler System Replacement	175,000	175,000										
Vine St. - Chiller Replacement	150,000	150,000										
Vine St. - Upgrade DDC System	25,000	25,000										
Vine St. - Replace Fan Coils	110,000	110,000										
Vine St - Heating and Cooling System (boiler, chiller, ddc)	800,000			800,000								
Sewer Jetter and Trailer - PG&E	20,000	20,000										
Super Duty Truck for Sewer Equipment	35,000	35,000										
Utility Van for Painters	20,000	20,000										
Two 61" Zero Turn Mowers	24,000			24,000								
F350 Ext Cab with snow plow	50,000			50,000								
Office Furniture and Paint - Accounting	30,000	30,000										
Wiggins Center Renovation	350,000	350,000										
Central Maint. Office/Shop Modernization	250,000			250,000								
Central Maint. Van with Utility Body (4x31,000)	124,000		124,000									
Cargo Van (2x25,000)	50,000		50,000									
Cent. Office Rooftop Unit Repl. (Operations and Mod.)	28,000		28,000									
Virtualization of Desktop PCs	50,000			50,000								
Office 2010 - Site License (300, STD Edition)	82,000		82,000									
Server Replacements - Central Office	50,000		50,000									
Server Replacements - Vine Street	10,000		10,000									
Server Replacements - Remote Sites	22,000		22,000									
Pool Cars (3x20,000)	60,000		60,000									
Pressure Sealer Machine	20,000		20,000									
Utility Vans (2 at $25,000 each) PG&E	50,000				50,000							
Utility Trucks (4 at $25,000 each) PG&E	100,000				100,000							
Van with Utility Body (3 at $34,000 each)	102,000				102,000							
Other	-											
Total Other Capitalized Expenses	3,592,000	1,140,000	776,000	1,374,000	302,000	0	0	0	0	0	0	0
Total Capital, RHF and Other Expenses	111,944,231	12,439,116	10,401,159	10,234,403	8,167,598	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	10,166,206

* This budget assumes funding at 100% for 2014 through 2020. There is no certainty that Congress will fund at 100% for these years, therefore caution should be used in planning for work in these years.

TABLE II-A.7 Other LMHA Managed Properties
Non-Public Housing and Non-Housing Choice Voucher

Condominiums	Units
HPP I	**36**
601 W Breckinridge St	
HPP II	**15**
601 W Breckinridge St	
HPP III	**20**
601 W Breckinridge St	
Parkland Place	**12**
601 W Breckinridge St	
Total Other LMHA Properties	**83**

B. Lease-Up Information

Total number of assisted housing units leased at fiscal yearend 2013 was 12,588 (3,943 ACC Public Housing units, 8,280 MTW vouchers, 244 non-MTW vouchers and 121 Section 8 certificates) out of 14,771 units [4,153 ACC units and 10,213 authorized MTW vouchers, 275 non-MTW vouchers and 130 Section 8 certificates].

Public Housing

At fiscal yearend 2013 there were 3,943 public housing units leased out of 4,159 total units, which is a utilization rate of 95%, as compared to 95% (3,907 out of 4,125 units) at the end of FY 2012.

Housing Choice Vouchers

In Fiscal Year 2013, LMHA was authorized 10,213 MTW vouchers including 208 relocation vouchers for residents displaced by the Sheppard Square HOPE VI Revitalization and 404 vouchers that were awarded subsequent to budget approval for conversion of project-based Section 8 units in the County into tenant-based vouchers. Additionally, the agency was authorized 275 HUD-VASH vouchers, 25 of which had been designated for leasing in Southern Indiana in FY 2012. The Agency also administers 130 Section 8 certificates.

As of June 30, 2013, the LMHA Housing Choice Voucher program had under lease 8,280 MTW vouchers and 244 HUD-VASH Program vouchers and 121 Section 8 special program certificates. The HUD-VASH vouchers and Section 8 certificates are not included in LMHA's MTW Program. Total voucher and certificate utilization was 81.42% (8,645 out of 10,618 units), down from 87.4% at FYE 2012.

❖ **MTW Special Programs**

The overall FYE 2013 utilization rate was 89.77%, up from 80% at FYE 2012. Several programs have gone dormant since the vouchers were originally set aside, however there is no time limit on the associated vouchers.

- **MTW Special Referral Program Housing Choice Vouchers**

LMHA has established MTW special referral programs with two transitional housing and supportive service providers at four developments. Residents can be referred through by program staff to LMHA directly for voucher assistance provided the resident meets Section 8 eligibility requirements. LMHA currently has MTW special referral programs with the Center for Families and Children - Villager Program (22 auth, 24 leased, 109% utilization), Family Scholar House – Louisville Scholar House (56 auth, 54 leased, 96%), Family Scholar House – Downtown Scholar House (54 auth, 40 leased, 74%), and Family Scholar House – Stoddard Johnston Scholar House (53 auth, 53 leased, 100%). LMHA also had an agreement with Family Scholar House to provide 48 tenant based vouchers to participants at the Parkland Scholar House campus. By September 30, 2013, all 48 vouchers (100%) had been leased.
Also, LMHA has established similar MTW special referral programs with organizations that have received funds and support to assist homeless families. One of those, a partnership with Coalition for the Homeless, was allocated 20 vouchers for families with children. As of FYE 2013, 19 of those or 95% were leased up. In addition, 50 vouchers have been set-aside for the local 100K HOMES initiative. The utilization rate at fiscal yearend was 96% or 48 of the 50 vouchers.

- **MTW Direct Access Housing Choice Vouchers**

In FY 2013, LMHA set aside 490 vouchers for six Direct Access Housing Choice Voucher programs, including a program, HOPWA, that had been closed. While the vouchers are included in the MTW block grant, these programs do not require MTW authority. The utilization rate of the MTW Direct Access vouchers at fiscal yearend 2013 was 78%, or 380 vouchers. The Agency set-aside the vouchers for four area service providers: Partnership for Families (PforF) (20 auth, 23 leased, 115%), the Center for Accessible Living – Mainstream (300 authorized, 301 leased, 100.33%), and the State Department of Mental Health – Olmstead (50 auth, 40 leased, 80%). Day Spring (4 auth, 2 leased, 50%) and Wellspring (5 auth, 3 leased, 30%) participants receiving Housing Choice Vouchers are considered under Olmstead Program. In FY 2012, 8 additional vouchers were set-aside for Wellspring participants who will live at the new Bashford Manor development. As of FYE 2013, five (5) vouchers (62.5%) were under lease.

❖ **Non-MTW Special Programs**

In FY 2013, LMHA was authorized 275 VASH program vouchers and administered 130 project-based Section 8 certificates. HUD-VASH vouchers and Section 8 certificates are not part of the MTW block grant.

- Non-MTW HUD Special Program Certificates

LMHA was authorized 130 Project-Based HUD Special Program housing assistance certificates. Of the 130 units, 121 or 93.08% were leased at FYE 2013, up from 81% at FYE 2012. LMHA provides project-based housing assistance to three HUD special programs: Shady Villa (formerly Willow Place) - Mod Rehab (65 authorized, 60 leased, 92.31% utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 39 leased, 95.12% utilization) and St. Vincent De Paul and Roberts Hall (24 authorized, 22 leased, 91% utilization). Shady Villa had been experiencing lower than normal occupancy rates due to renovation of units at the development by the new owner who purchased the property in February of 2012; as of FYE 2013, occupancy rates had returned to normal levels.

- Non-MTW Special Referral Housing Choice Vouchers – HUD VASH

LMHA was funded 70 VASH vouchers in FY 2009 and was funded for an additional 130 vouchers in FY 2010, for a total of 200 vouchers. Then, in FY 2011, LMHA was reauthorized all of its previously funded VASH plus 25 vouchers, bringing the total to 225 vouchers. LMHA was reauthorized 225 VASH in FY 2012, and, late in the fiscal year, received notice that it had been authorized 50 more vouchers, for a total of 250 VASH vouchers. As of the fiscal yearend, 88.73% (244 out of 275) of the HUD-VASH program vouchers were leased, down from 90% at fiscal yearend 2012. LMHA has designated 25 of its HUD-VASH to be used across the river in southern Indiana; of those, 24 were leased at 6/30/13.

Leasing Issues

Though LMHA's overall FYE utilization rates are approx. 95% in public housing and 81% in the leased housing program (on a unit basis), the Agency has been experiencing lease-up issues with several sites and programs. In the past, issues at the public housing developments were compounded with the need to reserve units for residents being relocated due to Iroquois Homes demolition and the Sheppard Square HOPE VI Revitalization, resulting in lower than normal occupancy rates. However, since relocation has finished, occupancy rates at these sites are returning to normal levels. Also, the numbers of utilized vouchers authorized for certain MTW HCV referral programs are lower than intended, particularly when considered on a unit basis.

❖ **Elderly High Rises**

For some time, the elderly and family public housing sites have had lower than normal occupancy rates, however through a combination of MTW initiatives, LMHA is reaching its goal of 97% occupancy at each development.

❖ **MTW HCV Direct Access Referral Programs**

Utilization for these programs is based on referrals from other entities. If these entities do not have referrals to send LMHA then the numbers are going to be less than the intended numbers.

- **Non-MTW HCV Direct Referral – HUD-VASH Program**

This is a non-MTW direct referral program and participants are sent to LMHA from the VA. The program goal for 2009 was to have all initial 70 vouchers issued by June 30, 2009, and that goal was met, however there had been high dropout rates in the program as most of these individuals have drug, alcohol or mental problems. In fiscal year 2010, the VA hired 3 additional caseworkers, bringing the total number of caseworkers to five. At the same time, LMHA was authorized 125 additional VASH. Since that time, LMHA has been authorized a total of 275 VASH. As of June 30, 2013, 244 vouchers had been accepted. This is lower than anticipated; however, because VASH participants are referred to LMHA by the local VA, LMHA can only process those applicants who the VA sends to it.

- **Housing Choice Voucher Program – MTW Vouchers**

As noted in previous MTW Plans and Reports, 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 was at over 100% in both categories and had been trying to reduce both in order to operate the program on the funds provided in the ACC. Basically, 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, in more recent times, the Authority was in an attrition position where it was trying to reduce the number of units under lease to reach the breakeven point and prepare for possible sequestration cuts. Now that the funding situation is more certain, the Authority is once again leasing vouchers as they become available.

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% is used to supplement revitalization efforts in the HOPE VI programs, acquire replacement public housing for Iroquois Homes and Sheppard Square, and fund other MTW activities such as the recently completed MTW Weatherization Program for Section 8 homebuyers.

C. Waiting List Information

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

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

A waitlist is separately maintained for the Housing Choice Voucher program. During Clarksdale relocation, Clarksdale residents went to first place on the Housing Choice Voucher waitlist as well as all other LMHA wait lists. Now that relocation has been completed, Clarksdale residents will receive preference for Clarksdale off-site replacement units and Liberty Green units only. Sheppard Square residents, who are being relocated due to HOPE VI, also have similar preferences.

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

The public housing program began a complete update and purge of its waiting list in June 2011, shortly before the end of the fiscal year. This has been accompanied by intensive applicant interviewing until the public housing waitlist was completely exhausted. Once the process is complete, which should occur by the end of 2012, LMHA staff will continually update the waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 2 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times through utilization and bringing families on the program, there had never been a formal purge of applications until 2011.

Number and Characteristics of Households on Waiting Lists

Tables II-C.1-3 show the number families on LMHA's central based waiting list, the site based waiting lists for Park DuValle I, Park DuValle II, III and IV, and Liberty Green I-IV, and the Housing Choice Voucher program. The waitlists currently reflects a combined total of 21,994 applicants for all housing programs. This is an overall increase in the number of applicants on the waiting lists by 18% (up from 21,542 applicants at the beginning of the period).

- **Central-Based Public Housing Wait List**

Tables II-C.1 thru II-C.3 show the number and characteristics of applicants on the central-based waitlist for apartments at LMHA owned-and-managed developments at the beginning and end of FY 2013. As of July 1, 2012, there were a total of 2,270 applicants on LMHA's central-based waitlist. As of June 30, 2013 there were a total of 3,043 applicants on the waitlist, up 773 applicants or 34.05% from the beginning of the period.

One (1) or 0.03% of applicants on LMHA's central-based public housing waitlist needed studio apartments, 1,725 or 56.69% of applicants waitlist needed one-bedroom units (up from 56.61% the previous year), 849 or 27.90% needed two-bedroom units (up from 27.49%), 375 or 12.32% needed three-bedroom units (compared to 12.38%) and 93 or 3.06% needed four-bedroom units (compared to 3.52% the previous year).

2,518 or 82.75% of all applicants on LMHA's central-based waitlist were African-American (up from 82.33% last year), 474 or 15.58% were White (up from 15.37% last year) and 51 or 1.67% were other racial and ethnic minorities (compared to 2.29% last year).

Information on income levels of public housing applicants on the central waitlist is not available. LMHA does not maintain its central-based public housing waitlist by income levels.

- **Scattered 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 the single family, scattered-site replacement units purchased for

Clarksdale. Families in these units must also be attending school or working at least 20 hours per week and participating in case management. While the work/school requirement is waived for elderly and disabled households, the elderly and disabled are subject to the term limit, due to their ability to qualify for the HCV Homeownership Program. Of the 185 families on the referral list, 108 or 58.38% were eligible for 1 bedroom units, 24 or 12.97% for two-bedroom units, 23 or 12.43% for three-bedroom units, and 30 or 16.22% for four-bedroom units.

❖ **Mixed-Finance, Mixed-Income Developments**
Also, Tables II-C.1 through II-C.3 present the number and characteristics of applicants on the Park DuValle and Liberty Green site-based waiting lists.

The site-based waitlist for Park DuValle Phase I (known as The Oaks at Park DuValle) contains only information on the unit size needed by applicants. Other applicant characteristics are not available. Of the total 205 applicants, 29 or 14.15% are waiting on a one-bedroom unit, 79 or 38.54% are waiting on a two-bedroom unit, 83 or 40.49% are waiting on a three bedroom unit and 14 or 6.83% are waiting on a four-bedroom unit.

A site-based waitlist is also maintained for public housing units at Park DuValle Phases II, III and IV. Of the total 1,100 applicants, 0 or 0.00% were eligible for 0 bedroom units, 295 or 26.82% were eligible for one-bedroom units, 377 or 34.27% for two-bedroom units, 325 or 29.55% for three-bedroom units, and 103 or 9.36% for four-bedroom units. In mid-2011, management at Park DuValle changed hands. Since that time, the list has been formally purged twice, accounting for the precipitous drop in the number of applicants from 5,255 (as of FYE 2011) to 1,100 applicants.

Similarly, the site-based waitlist for Liberty Green On-site Rental Phases I, II, III and IV contains information on unit size but does not include additional applicant characteristics. Of the 1,155 applicants for public housing, 20 or 1.73% were eligible for 0-bedroom units, 425 or 36.80% were eligible for 1 bedroom units, 420 or 36.36% for two-bedroom units, 290 or 25.11% for three-bedroom units, and 0 or 0.00% for four-bedroom units.

❖ **Housing Choice Voucher Program**
As of June 30, 2013, there were a total of 16,491 applicants on the Authority's Housing Choice Voucher program waitlist, up from 14,701 or 12.18% from the beginning of the period. 6,769 or 41.05% of applicants on the HCV waitlist needed one-bedroom units (up from 40.83% the previous year), 6,034 or 36.59% needed two-bedroom units (down from 36.94%), 3,040 or 18.43% needed three-bedroom units (up from 18.33%), and 648 or 3.93% needed four-bedroom or larger units (compared to 3.89% the previous year).

9,834 or 59.63% of all applicants on the HCV waitlist were African-American (down from 60.44% last year), 6,108 or 37.04% were White (down from 37.13%), and 549 or 3.33% were other racial and ethnic minorities (compared to 2.43% last year).

D. Households Served

Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program. At the close of FY 2013, LMHA had administered housing assistance to 14,551 households in the combined Public Housing and Leased Housing (Section 8) programs. Separately, 3,703 families had been or were being housed at LMHA owned-and-managed public housing sites during the fiscal year, and 10,169 families received rental assistance through housing choice vouchers or Section 8 certificates. Also, 679 families were housed at mixed-finance (HOPE VI) sites that are managed by a third party.

These numbers include turnover (i.e., families served during the fiscal year, but who left the program prior to fiscal year end, as well as families who were served for the duration of the year and families who entered the program after July 1, 2012 and were still LMHA clients as of June 30, 2013).

The numbers presented in Tables II-D.1 through II-D.2 represent a snapshot of LMHA public housing residents and Section 8 clients receiving housing assistance at the time this report was compiled. The tables indicate the number of households at the beginning versus the end of the period that were served by housing type and unit size, by family type, by income levels compared to average median income levels for Louisville Metro, and by race and ethnicity.

Finally, LMHA has remained compliant with the statutory objective of “assuring that at least 75 percent of the families assisted by the Agency are very low-income families (50% AMI and below)” at initial occupancy. Approximately 964 or 92.5% the families LMHA accepted into LMHA’s housing programs in FY 2013 were very low-income and extremely low- income families.

TABLE II-B Leasing Information
FYE 2012 vs. FYE 2013

Public Housing	**Actual Leased as of FYE 2012**		**Actual Leased FYE 2013**		
LMHA Owned & Managed Developments	**Units Available**	**Occup Rate**	**Units Available**	**Units Occupied**	**Occup Rate**
Family Developments					
KY 1-002 Beecher Terrace	759	97%	759	731	96%
KY 1-003 Parkway Place	633	96%	633	594	94%
Elderly/Disabled Developments					
KY 1-012 Dosker Manor	684	96%	684	655	96%
KY 1-013 Saint Catherine Court	159	96%	159	153	96%
KY 1-014 Avenue Plaza, 550 Apartments	297	89%	297	285	96%
KY 1-018 Lourdes Hall, Bishop Lane	152	96%	152	148	97%
Scattered Sites					
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	270	93%	271	252	93%
KY 1-034 New Scattered Sites	394	85%	402	377	94%
KY 1-047 CH6	69	94%	69	64	93%
KY 1-056 Off-Site Sheppard Square Replacement	0	N/A	10	9	90%
Average Public Housing Units Leased	**3417**	**94%**	**3436**	**3259**	**94.85%**
Mixed-Finance Developments					
KY 1-027 The Oaks at Park DuValle	59	97%	59	54	92%
KY 1-030 Park DuValle II	92	95%	92	93	1.01%
KY 1-031 Park DuValle III	78	100%	78	74	95%
KY 1-032 Park DuValle IV	134	100%	134	128	96%
KY 1-036 Saint Francis	10	100%	10	9	90%
KY 1-043 Stephen Foster	18	94%	18	17	94%
KY 1-046 Village Manor	10	100%	10	8	80%
KY 1-049 Liberty Green On-Site Phase I	94	97%	94	91	97%
KY 1-050 Liberty Green On-Site Phase II	42	90%	42	39	93%
KY 1-051 Liberty Green On-Site Phase III	127	95%	127	116	91%
KY 1-052 Liberty Green On-Site Phase IV	48	94%	48	45	94%
KY 1-054 Off-Site Sheppard Square Replacement (Downtown Scholar House)	0	N/A	11	10	91%
Stoddard Johnston Scholar House	0	N/A	0	N/A	N/A
Average Mixed-Finance Units Leased	**712**	**97%**	**723**	**684**	**94.61%**
Total Public Housing Units Leased	**4129**	**95%**	**4159**	**3943**	**94.81%**
Section 8/Housing Choice Voucher Program – Units Authorized and Leased					
MTW Vouchers	9809	87%	10213	8280	81.07%
Non-MTW Vouchers (VASH)	275	90%	275	244	97.60%
HUD Certificates (Mod Rehab, SRO)	130	87%	130	121	93.08%
Section 8/Housing Choice Voucher - Units Authorized and Leased	**10189**	**87%**	**10,618**	**8645**	**81.42%**

TABLE II-C.1 Waitlist Characteristics by Unit Size
Actual FYE 2013

	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013
Public Housing	**0 Bed**		**1 Bed**		**2 Bed**		**3 Bed**		**4+ Bed**		**Total**	**Total**
Central-Based Wait Lists*/**												
Family	0	1	827	1222	597	808	266	357	76	90	1766	2478
Elderly	0	0	115	147	6	8	0	3	1	1	122	159
Disabled	0	0	343	356	21	33	15	15	3	2	382	406
Total Central-Based Wait Lists	**0**	**1**	**1285**	**1725**	**624**	**849**	**281**	**375**	**80**	**93**	**2270**	**3043**
Site-Based/Mixed Finance Wait Lists												
KY 1-027 Park DuValle*/**	0	0	390	29	580	79	382	83	86	14	1438	205
KY 1-030,31,32 Park DuValle II-IV */**	0	0	131	295	684	377	881	325	240	103	1936	1100
KY 1-049,50,51,52 Liberty Green Rental I-IV*/**	46	20	488	425	354	420	309	290	0	0	1197	1155
Total Site-Based Wait Lists (a)	**46**	**20**	**1009**	**749**	**1618**	**876**	**1572**	**698**	**326**	**117**	**4571**	**2460**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists (a)	**46**	**21**	**2294**	**2474**	**2242**	**1725**	**1853**	**1073**	**406**	**210**	**6841**	**5503**

	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013
Leased Housing Program Wait Lists	**0 Bed**		**1 Bed**		**2 Bed**		**3 Bed**		**4+ Bed**		**Total**	**Total**
Vouchers	0	0	6003		5431		2695		572		14701	
Family	N/A	**0**	N/A	3330	N/A	4847	N/A	2435	N/A	502	N/A	11114
Elderly	N/A	**0**	N/A	864	N/A	185	N/A	28	N/A	11	N/A	1088
Disabled	N/A	**0**	N/A	2575	N/A	1002	N/A	577	N/A	135	N/A	4289
Total Leased Housing Program Wait Lists	**0**	**0**	6003	6769	5431	6034	2695	3040	572	648	14701	16491

Total of Programs(a)	**46**		**8297**		**7673**		**4548**		**978**		**21542**	**21994**

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

TABLE II-C.2 Waitlist Characteristics by Income Group
Actual FYE 2013

Public Housing	7/1 2012 <30%	6/30 2013 <30%	7/1 2012 30-50%	6/30 2013 30-50%	7/1 2012 50-80%	6/30 2013 50-80%	7/1 2012 >80%	6/30 2013 >80%	7/1 2012 Total	6/30 2013 Total
Central-Based Wait Lists*/**										
Family	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1766	2478
Elderly	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	122	159
Disabled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	382	406
Total Central-Based Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**2270**	**3043**
Site-Based/Mixed Finance Wait Lists										
KY 1-027 Park DuValle***/****	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	1438	205
KY 1-030,31,32 Park DuValle II-IV ***/****	792	N/A	873	N/A	271	N/A	0	N/A	1936	1100
KY 1-049,50,51,52 Liberty Green Rental I-IV***/****	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	1197	1155
Total Site-Based Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**4571**	**2460**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**6841**	**5503**

Leased Housing Program Wait Lists	7/1 2012 <30%	6/30 2013 <30%	7/1 2012 30-50%	6/30 2013 30-50%	7/1 2012 50-80%	6/30 2013 50-80%	7/1 2012 >80%	6/30 2013 >80%	7/1 2012 Total	6/30 2013 Total
Vouchers	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	14701	16491
Total Leased Housing Program Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**14701**	**16491**

Total of Programs	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**21542**	**21994**

*Characteristics by income group are not maintained. Applicants' income is verified during occupancy interviews.
**Wait List contains total number of applicants by desired unit size.
***Wait List includes applicants for public housing, tax credit and market rate units.

TABLE II-C.3 Waitlist Characteristics by Race and Ethnicity
Actual FYE 2013

	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013
Public Housing	**African-American**		**White**		**Other**		**Total**	**Total**
Central-Based Wait Lists*/**								
Family	1523	2123	214	325	29	30	1766	2478
Elderly	80	95	33	53	9	11	122	159
Disabled	266	300	102	96	14	10	382	406
Total Central-Based Wait Lists	**1869**	**2518**	**349**	**474**	**52**	**51**	**2270**	**3043**
Site-Based/Mixed Finance Wait Lists								
KY 1-027 Park DuValle I ***/****	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	1438	205
KY 1-030,31,32 Park DuValle II-IV*/**	1932	1090	1	7	3	3	1936	1100
KY 1-049,50,51,52 Liberty Green Rental I-IV ***/****	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	1197	1155
Total Site-Based Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**4571**	**2460**
Total Public Housing, Site-Based, and Mixed-Finance Wait Lists	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**6841**	**5503**

	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013	7/1 2012	6/30 2013
Leased Housing Program Wait Lists	**African-American**		**White**		**Other**		**Total**	**Total**
Vouchers	8885		5458		358		14701	
Family	N/A	6940	N/A	**3875**	N/A	299	N/A	**11114**
Elderly	N/A	534	N/A	**487**	N/A	67	N/A	**1088**
Disabled	N/A	2360	N/A	**1746**	N/A	183	N/A	**4289**
Total Leased Housing Program Wait Lists	**8885**	**9834**	**5458**	**6108**	**358**	**549**	**14701**	**16491**

Total of Programs	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**21542**	**21994**

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

TABLE II-D.1 Households Served by Housing Type and Unit Size
Actual FYE 2013

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
Public Housing	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
Family Developments												
KY 1-002 Beecher Terrace	0	0	349	351	234	228	144	143	0	0	727	722
KY 1-003 Parkway Place	1	0	199	199	233	240	110	113	47	46	590	598
Elderly/Disabled Developments												
KY 1-012 Dosker Manor	4	4	630	613	19	18	0	0	0	0	653	635
KY 1-013 Saint Catherine Court	68	70	82	83	0	0	1	1	0	0	151	154
KY 1-014 Avenue Plaza, 550 Apts	119	132	77	87	36	35	33	33	0	0	265	287
KY 1-018 Lourdes Hall, Will E. Seay	8	9	139	137	0	0	0	0	0	0	147	146
Scattered Sites												
KY 1-017 Scattered Sites I-V, Newburg	0	0	20	19	59	57	161	161	8	8	248	245
KY 1-034 Clarksdale I/II Replacement	6	6	56	58	177	196	95	100	14	12	348	372
KY 1-047 HPI/NDHC Scattered and LTO	0	0	0	0	0	0	64	66	0	0	64	66
KY 1-056 Sheppard Square Replacement	0	0	0	0	0	0	0	10	0	0	0	10
Mixed Finance Sites												
KY 1-027 The Oaks of Park DuValle	0	0	5	5	25	24	20	23	7	6	57	58
KY 1-030 Park DuValle II	0	0	9	9	39	41	42	42	3	4	93	96
KY 1-031 Park DuValle III	0	0	46	40	16	17	12	13	0	0	74	70
KY 1-032 Park DuValle IV	0	0	4	7	7	62	48	50	5	5	128	124
KY 1-036 St. Francis	3	3	4	4	3	2	0	0	0	0	10	9
KY 1-043 Stephen Foster	0	0	17	17	0	0	0	0	0	0	17	17
KY 1-046 Village Manor	0	0	0	0	10	8	0	0	0	0	10	8
KY 1-049 Liberty Green Rental I	0	1	35	35	51	51	6	5	0	0	92	92
KY 1-050 Liberty Green Rental II	0	0	9	9	24	24	8	8	1	1	42	42
KY 1-051 Liberty Green Rental III	3	3	24	23	77	77	18	19	3	3	125	125
KY 1-052 Liberty Green Rental IV	4	4	18	17	24	23	2	1	0	0	48	45
Subtotal Public Housing Units	**216**	**232**	**1723**	**1713**	**1034**	**1103**	**764**	**788**	**88**	**85**	**3889**	**3921**

	0 Bed		1 Bed		2 Bed		3 Bed		4+ Bed		Total	
Leased Housing Program	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
MTW Vouchers	1	1	894	960	2846	2945	3418	3433	1320	1248	8479	8587
Non-MTW Vouchers (VASH)	1	1	98	110	105	107	13	15	1	1	218	234
Section 8 Certificates	21	20	35	43	48	59	0	0	0	0	104	122
Subtotal Leased Housing	**23**	**22**	**1027**	**1113**	**2999**	**3111**	**3431**	**3448**	**1321**	**1249**	**8801**	**8943**
Total LMHA Housing Units	**239**	**254**	**2750**	**2826**	**4033**	**4214**	**4195**	**4236**	**1409**	**1334**	**12690**	**12,864**

TABLE II-D.2 Households Served by Family Type
Actual FYE 2013

Public Housing	Family		Elderly		Disabled		Total	
	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual
Family Developments								
KY 1-002 Beecher Terrace	456	464	109	97	162	161	727	722
KY 1-003 Parkway Place	434	436	37	42	119	120	590	598
Elderly/Disabled Developments		**0**		**0**		**0**		**0**
KY 1-012 Dosker Manor	103	96	195	210	355	329	653	635
KY 1-013 Saint Catherine Court	23	25	101	98	27	31	151	154
KY 1-014 Avenue Plaza, 550 Apts	71	68	79	79	115	140	265	287
KY 1-018 Lourdes Hall, Bishop Lane Plaza	14	12	73	73	60	61	147	146
Scattered Sites		**0**		**0**		**0**		**0**
KY 1-017 Scattered Sites I-V, Newburg	159	160	38	37	51	48	248	245
KY 1-034 Clarksdale I/II Replacement	227	253	35	35	86	84	348	372
KY 1-047 HPI/NDHC Scattered and LTO	55	57	0	0	9	9	64	66
KY 1-056 Sheppard Square Replacement	--	**10**	--	**0**	--	**0**	--	**10**
Mixed Finance Sites		**0**		**0**		**0**		**0**
KY 1-027 The Oaks of Park DuValle	40	44	7	10	10	4	57	58
KY 1-030 Park DuValle II	67	67	11	21	15	8	93	96
KY 1-031 Park DuValle III	19	8	55	54	0	8	74	70
KY 1-032 Park DuValle IV	92	85	20	29	16	10	128	124
KY 1-036 St. Francis	2	1	2	6	6	2	10	9
KY 1-043 Stephen Foster	3	0	8	10	6	7	17	17
KY 1-046 Village Manor	10	8	0	0	0	0	10	8
KY 1-049 Liberty Green Rental I	47	48	15	12	30	32	92	92
KY 1-050 Liberty Green Rental II	18	22	10	10	16	10	42	42
KY 1-051 Liberty Green Rental III	88	90	18	17	19	18	125	125
KY 1-052 Liberty Green Rental IV	27	25	11	10	10	10	48	45
Subtotal Public Housing Units	**1955**	**1979**	**824**	**850**	**1112**	**1092**	**3889**	**3921**

Leased Housing Program	Family		Elderly		Disabled		Total	
	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual	FYE 12 Actual	FYE 13 Actual
MTW Vouchers	4497	4585	805	850	3174	3125	8479	8587
Non-MTW Vouchers (VASH)	104	133	23	22	91	79	218	234
Section 8 Certificates	86	99	4	3	14	20	104	122
Subtotal Leased Housing	**4687**	**3251**	**832**	**875**	**3279**	**3251**	**8801**	**8943**

Total LMHA Housing Units	**6642**	**5230**	**1656**	**1725**	**4391**	**4343**	**12690**	**12864**

TABLE II-D.3 Households Served by Income Level
Actual FYE 2013

	0-30%		30-50%		50-80%		>80%		Total	
Public Housing	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
Family Developments										
KY 1-002 Beecher Terrace	626	606	76	87	20	23	5	6	727	722
KY 1-003 Parkway Place	486	479	93	91	11	25	0	3	590	598
Elderly/Disabled Developments										
KY 1-012 Dosker Manor	588	547	51	74	13	12	1	2	653	635
KY 1-013 Saint Catherine Court	121	117	24	29	4	7	2	1	151	154
KY 1-014 Avenue Plaza, 550 Apts	218	235	35	35	7	14	5	3	265	287
KY 1-018 Lourdes Hall, Bishop Lane Plaza	113	100	23	32	7	10	4	4	147	146
Scattered Sites										
KY 1-017 Scattered Sites I-V, Newburg	162	163	56	49	24	28	6	5	248	245
KY 1-034 Clarksdale I/II Replacement	223	235	63	69	47	50	15	18	348	372
KY 1-047 HPI/NDHC Scattered and LTO	26	31	27	24	10	10	1	1	64	66
KY 1-056 Sheppard Square Replacement	--	**6**	--	**1**	--	**3**	--	**0**	--	**10**
Mixed Finance Sites										
KY 1-027 The Oaks of Park DuValle	20	22	19	13	14	23	4	0	57	58
KY 1-030 Park DuValle II	0	78	65	18	28	0	0	0	93	96
KY 1-031 Park DuValle III	26	21	35	32	13	14	0	0	74	70
KY 1-032 Park DuValle IV	0	29	104	48	24	47	0	0	128	124
KY 1-036 St. Francis	9	4	0	5	1	0	0	0	10	9
KY 1-043 Stephen Foster	17	15	0	2	0	0	0	0	17	17
KY 1-046 Village Manor	9	5	1	3	0	0	0	0	10	8
KY 1-049 Liberty Green Rental I	23	24	27	27	42	41	0	0	92	92
KY 1-050 Liberty Green Rental II	16	18	19	17	7	7	0	0	42	42
KY 1-051 Liberty Green Rental III	25	27	56	55	39	39	5	4	125	125
KY 1-052 Liberty Green Rental IV	16	15	25	23	7	7	0	0	48	45
Subtotal Public Housing Units	**2724**	**2777**	**799**	**734**	**318**	**360**	**48**	**47**	**3889**	**3921**

	0-30%		30-50%		50-80%		>80%		Total	
Leased Housing Program	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
MTW Vouchers	5763	5679	2227	2231	445	606	44	71	8479	8587
Non-MTW Vouchers – HUD VASH	163	172	49	50	4	9	2	3	218	234
Other – Section 8 certificates	99	108	4	9	1	4	0	1	104	122
Subtotal Leased Housing	**6025**	**5959**	**2280**	**2290**	**450**	**619**	**46**	**75**	**8801**	**8943**

Total LMHA Housing Units	**8749**	**8736**	**3079**	**3024**	**768**	**979**	**94**	**122**	**12690**	**12864**

TABLE II-D.4 Households Served by Race and Ethnicity
Actual FYE 2013

	African-American		White		Other		Total	
Public Housing	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
Family Developments								
KY 1-002 Beecher Terrace	705	699	17	17	5	6	727	722
KY 1-003 Parkway Place	565	571	20	19	5	8	590	598
Elderly/Disabled Developments								
KY 1-012 Dosker Manor	515	500	116	112	22	23	653	635
KY 1-013 Saint Catherine Court	114	113	32	37	5	4	151	154
KY 1-014 Avenue Plaza, 550 Apts	227	245	35	37	3	5	265	287
KY 1-018 Lourdes Hall, Bishop Lane Plaza	99	100	45	42	3	4	147	146
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	216	215	30	29	2	1	248	245
KY 1-034 Clarksdale I/II Replacement	305	330	38	38	5	4	348	372
KY 1-047 HPI/NDHC Scattered and LTO	63	64	1	2	0	0	64	66
KY 1-056 Sheppard Square Replacement	**--**	**8**	**--**	**1**	**--**	**1**	**--**	**10**
Mixed Finance Sites								
KY 1-027 The Oaks of Park DuValle	54	56	2	2	1	0	57	58
KY 1-030 Park DuValle II	93	96	0	0	0	0	93	96
KY 1-031 Park DuValle III	74	69	0	1	0	0	74	70
KY 1-032 Park DuValle IV	127	124	0	0	1	0	128	124
KY 1-036 St. Francis	8	8	2	1	0	0	10	9
KY 1-043 Stephen Foster	16	15	1	2	0	0	17	17
KY 1-046 Village Manor	9	7	1	1	0	0	10	8
KY 1-049 Liberty Green Rental I	89	88	3	3	0	1	92	92
KY 1-050 Liberty Green Rental II	40	39	2	2	0	1	42	42
KY 1-051 Liberty Green Rental III	122	121	2	3	1	1	125	125
KY 1-052 Liberty Green Rental IV	47	43	1	2	0	0	48	45
Subtotal Public Housing Units	**3488**	**3511**	**348**	**351**	**53**	**59**	**3889**	**3921**

	African-American		White		Other		Total	
Leased Housing Program	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**	**FYE 12 Actual**	**FYE 13 Actual**
MTW Vouchers	6011	6114	2339	2286	188	187	8479	8587
Non-MTW Vouchers (VASH)	127	138	86	93	5	3	218	234
Section 8 Certificates	75	92	27	27	2	3	104	122
Subtotal Leased Housing	**6213**	**6344**	**2452**	**2406**	**195**	**193**	**8801**	**8943**

Total LMHA Housing Units	**9701**		**2800**		**248**		**12690**	

III. Non-MTW Related Housing Authority Information

A. Sources and Uses of other HUD or Federal Funds (excluding HOPE VI)

In fiscal year 2013, the Louisville Metro Housing Authority's non-profit instrumentality, the Louisville Metro Housing Authority Development Corporation, completed development of nine (9) new single-family homes for low-income families with funds from the HUD Neighborhood Stabilization Program.

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 very low-income families. This is called the NSP low-income set-aside (LISA).

Louisville Metro received $6,973,721 in NSP funds from the U.S. Department of Housing and Urban Development. In order to comply with 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. Initially, LMHA-DC focused on targeted acquisition and rehabilitation of approximately 15 foreclosed homes within and surrounding the Smoketown neighborhood. Based on cost estimates from the project architect, the number of units to be rehabilitated was decreased to 10, including 3 single-family units on 3 vacant lots and 7 units at 5 foreclosed properties slated for rehabilitation. However, when the bids came in for the rehabilitation work, LMHA-DC decided to forgo these properties as part of NSP. The bids were significantly higher than expected and not within cost reasonableness standards, a contrast to the bids on the 3 new constructions, which came in lower than estimated. In lieu of the 5 properties in need of substantial rehabilitation, LMHA planned to develop 6 additional new homes on vacant lots. All nine units were completed and leased by the end of December 2012. All units are certified under Enterprise's Green Communities criteria and are Energy Star 3.0 compliant.

B. Activities Outside of Moving To Work

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 greater cost effectiveness, expand housing choices and enhance the delivery of social services, LMHA staff routinely coordinate MTW and non-MTW initiatives, therefore, activities that fall under MTW may be cited in this section. Detailed updates on specific MTW activities are included in Sections V and Section VI of this report.

Community Revitalization

Together with our partner organizations and Metro Louisville, LMHA has undertaken two large-scale revitalization projects since the mid-1990s. Park DuValle/Cotter-Lang was one of the first LMHA public housing complexes redeveloped under the federal HUD 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.

In the fall of 2009, LMHA submitted an application for a third HOPE VI Revitalization grant to redevelop Sheppard Square. Although the 2009 Sheppard Square HOPE VI grant application was not funded, LMHA submitted a second application in 2010. This subsequent application was successful. On May 22, 2011, HUD Secretary Donovan publicly acknowledged in an editorial to The Courier-Journal, that LMHA had been awarded the full grant amount of $22 million to begin the Sheppard Square Revitalization. HOPE VI will allow LMHA to raze and redevelop the distressed Sheppard Square site with about 345 new dwellings, a combination of subsidized and market-rate apartments and single family units, and owner-occupied homes. Demolition of the site began in June 2012. All funds must be expended by September 30, 2016.

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, the Authority 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 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 committed 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. As of June 2009, the build out of the remaining mixed income on-site rental units had been completed. The on-site units are a combination of public housing units, low-income housing tax credit apartments and market rate rental. Acquisition of replacement units was complete as of fiscal yearend 2009. Development of the homeownership product at Liberty Green is ongoing.

Homeownership Opportunities at The EDGE at Liberty Green

The EDGE at Liberty Green, the on-site home-ownership 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 amenities such as roof-top gardens and tuck-under parking. The sharp economic downtown 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 (approximately $110,000 to $300,000). At the time this report was compiled, construction of four homes had been completed. The remaining homes will be completed in phases over the course of the next 6 to 8 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 also partnering with CITY properties for the initial phase of the project. The first phase includes 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 includes a mix of studio, one- and two- bedroom units with access to a common lounge and study space. The building also includes living quarters for Health Science Center faculty members, providing opportunities for faculty-student interaction outside the classroom. The building is now complete and occupied.

Liberty Green Community Building

The Liberty Green Community Center will be the first LMHA owned and managed LEED certified building. The building has been designated LEED Silver. The community center contains a community room, kitchen, classrooms, offices and eight (8) public housing units. 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 and occupancy of the center are complete.

801 East Broadway

LMHA utilized its funding flexibility granted by MTW to design and construct this mixed-use building which stands 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 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.

Scattered Sites

By the end of fiscal year 2009, LMHA had fulfilled its Clarksdale one-for-one replacement commitment of 713 units. The replacement units are comprised of scattered site public housing units and on-site public housing units. The scattered site replacement units consist of mixed finance/privately managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located throughout the Metro area. LMHA continues to acquire scattered sites, as funds become available, to replace units that have been demolished at Iroquois Homes and Sheppard Square.

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 suffered 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 was 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 3.0 standards for new construction and Enterprise's Green Communities 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

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

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.

During 2009, LMHA competed with other local building owners in the "Kilowatt Crackdown", a contest initiated by Mayor Abramson to show businesses how "going green can save green." The Authority selected Avenue Plaza, a 17-floor high-rise that is home to 225 elderly and disabled households, as its first entry into the contest. Avenue Plaza also houses LMHA's Central Office facilities, including 66 staff members and 57 computer stations.

Avenue Plaza underwent an extensive energy overhaul based on recommendations from a recent energy audit. Over 500 light fixtures were replaced with energy efficient models. New chillers were installed, as well as weather-stripping and door sweeps on all exterior stairwell doors. HVAC units in all apartments were also cleaned and repaired, and all the windows were replaced, in addition to several other energy saving projects. These efforts resulted in an annual utility cost savings equivalent to $16,606 (based on December 2009 gas and electric rates), as well as recognition of Avenue Plaza as one of five finalists among 102 buildings for the Kilowatt Cup award. In 2012 LMHA worked on making additional energy efficiency improvements at Avenue Plaza with Weatherization Program funds, and in 2013, the LMHA won the coveted Kilowatt Crackdown Cup award. New data from March 2011 to September 2012 revealed a 27% decrease in kilowatt hour usage.

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

- 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 began tackling several large- and small-scale environmentally beneficial projects in 2012. Activities from the Green Action Plan that were ongoing in 2012 include, but are not limited to:

- Installing Energy Star appliances and HVAC systems in all public housing units as existing appliances are replaced;

- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;
- Requiring contractors to use Energy Star labeled equipment and other environmentally friendly products;
- Requiring contractors to reuse, recycle or repurpose all demolition and construction waste.
- 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; and
- Including Energy Star, energy conservation and greening information in public housing and Section 8 contracts/leases.
- Installing a green roof at the 801 Vine Street building.
- Redeveloping Sheppard Square to be an Enterprise Green Communities (EGC) and Energy Star certified site;
- EGC and Energy Star certified construction of 9 single-family homes using Neighborhood Stabilization Program funds for public housing;
- Creation of Community Gardens at Sheppard Square and Parkway Place

For all of these efforts, the LMHA was recognized earlier this year with the 2013 Business Partnership Green Sparks Award.

Greening strategies that are planned or are under consideration for 2014 include:
- Extending the recycling program to all family and senior living properties, and well as other LMHA administrative and maintenance sites.
- Exploring programs that give incentive to Section 8 landlords to make energy efficiency improvements, weatherize units and designate units as "smoke-free"
- Designating 100% of the units at the new Sheppard Square as "smoke-free" and extending that policy to 10% of the Agency's existing public housing stock.
- Implementing recycling and food composting programs at Sheppard Square
- Creation of additional community garden.
- Implementation of an employee Campaign for Energy Conservation
- Daylight harvesting at Central Stores and other qualifying facilities.

Implementation of additional greening activities still under consideration may require HUD approval of a regulatory waiver as authorized in the Agency's MTW agreement.

Local 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 has continued to implement previously approved activities.

Special Referral HCV MTW Programs

Under MTW, LMHA has established several Special Referral Housing Choice Voucher Programs with local social service organizations who provide supportive services and/or housing to program participants. LMHA presently has special referral programs with the Center for Women and Families (The Center), Family Scholar House (formerly Project Women), 100,000 Homes Initiative, and Coalition for the Homeless

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 tenant-based housing choice voucher. In some cases, like Family Scholar House, families referred to LMHA receive a voucher that is initially tied to a development. 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 may also be required to meet the organization's initial program eligibility criteria, participate in their self-sufficiency program and graduate from the program. For example, Family Scholar House participants must be solo parents with children, enrolled in school and meeting with a FSH case manager, and they must graduate from school before they can move their voucher to another location.

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.

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, Partnership for Families (PforF), Olmstead Program and Shelter Plus Care.

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, the applicant 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. Due to the success of this protocol at the YMCA, has been replicated at the FSH sites and may also be replicated with the Center for Women and Families at their transitional housing facility. In addition, LMHA authorized the YMCA caseworker to conduct reexaminations of residents onsite. Initial occupancy inspections of the SRO units are also waived upon move-in and inspections are held concurrently once a year.

Through MTW, LMHA is able to provide direct access voucher assistance to qualified households referred through the Day Spring and Wellspring. Under a local preference, Day Spring and Wellspring participants are considered as part of the Olmstead Program.

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. In FY 2009, the activity obtained a $78,000 cost savings from the reduction of missed appointments and the use of mail-in recertifications. 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. 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 Administrative Plan were made in 2013.

Affordable Homeownership

Given the local market, homeownership continues to be secure way for working families to exit the Housing Choice Voucher or Public Housing programs. 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 almost 200 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, 168 HCV households and 31 public housing residents have received HCV Homeownership vouchers. LMHA anticipates the number of successful homebuyers will continue to increase despite the weakened economy.
HUD regulations allow housing authorities nationwide to establish their own homeownership program policies provided they remain compliant with regulatory and statutory requirements. MTW authority allows LMHA to further refine the traditional Section 8 homeownership program; MTW has increased participant buying power and expanded housing choices into Exception Payment areas where residents previously could not afford housing. Today, HCV homebuyers live in 24 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 fiscal year 2016. Additional MTW initiatives of the Section 8 Homeownership program are described in Section VI: Ongoing MTW Activities.

Resident Programs

LMHA offers residents a wide array of programs and 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 a family's 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 home of their own. As of July 31, 2013, 72 public housing residents and 208 HCV residents were participating in the Agency's FSS Program. Currently, there are 11 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 educational institutions, 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 are matched $2 by LMHA for every $1 they save, up to program maximums. Participants also complete Financial Skill Building workshops and regularly meet with an LMHA assigned Case Manager. At present, 20 LMHA residents participate in the Common Wealth IDA Program including five (5) who formerly lived at Clarksdale or are current HOPE VI families.

Special Access Programs
LMHA offers a variety of Housing Choice Voucher special access programs in partnership with community organizations targeting families with specific needs. These programs combine a LMHA Housing Choice Voucher with case management services delivered by the partner agency or agencies.

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 still existed. Hence, the Partnership for Families Program was developed. Like the former FUP, the PforF Program combines LMHA HCV or public housing assistance and case management services delivered by Child Protective Services. This new program, built upon lessons learned from the former FUP, 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.

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 rental assistance at the participating SRO and case management provided by SRO staff. Robert's Hall can serve up to 24 women and the YMCA can accommodate up to 41 men.

Mainstream
This program is a partnership with the Center for Accessible Living (CAL), serving Section 8-eligible families or individuals whose head of household or spouse is disabled. The mission of this program is to assist disabled families or individuals in leading more independent lives. This program is a combination of LMHA Section 8 rental assistance and CAL supportive services. The CAL initiates all referrals. Currently, all slots are filled. As opening become available, the CAL makes a referral from the waiting list they maintain.

Olmstead
The mission of this program is the deinstitutionalization/prevention of institutionalization of individuals for whom community placement plus supportive services is the more appropriate action;

the individual must not object to being released from the institution. Eligible are Section 8-eligible individuals who are impacted by the Olmstead decision. To meet this mission, LMHA partners with these community agencies: Wellspring, Central State Hospital, the Center for Accessible Living and Seven Counties Services. LMHA provides Section 8 rental assistance and the partner agency provides the supportive services. The partner agency initiates the referral.

HOPE VI Grant Community Supportive Services
LMHA collaborated extensively with residents, community members, and service providers to develop comprehensive HOPE VI Community Supportive Service (CSS) Plans. The Authority and its partners have provided extensive CSS services through all of its previous HOPE VI programs (Park DuValle and Clarksdale I and II), which included case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, mobility counseling and assistance during relocation. CSS services are currently being offered to former Sheppard Square families impacted by the Sheppard Square Revitalization, LMHA's third HOPE VI Revitalization grant. Currently there are 132 former Sheppard residents engaged in CSS case managements services offered through the HOPE VI grant. 118 are receiving general cases management services which does not involve a contractual agreement and 14 are participants in LMHA's FSS program which requires a contractual agreement to accomplish program and personal goals.

Elderly/Disabled Supportive Services
In 2011, LMHA received a three year, $750,000 ($250,000 each year) ROSS grant to continue supportive services to the elderly and nonelderly population at Dosker Manor. The CORE (Community Outreach Resources and Empowerment) Center was established to provide the much-needed case management referral services and recreational programming for Dosker Manor residents. Each month, the CORE program serves approximately 114 to 175 elderly and non-elderly disabled residents, providing them with services ranging from the use of the computers (assistance with appointments, emails, resumes), exercise classes, healthy eating and living workshops, how to clean on a budget workshop, to health screenings, referrals for clothing and furniture, eviction prevention referrals, arts and crafts, photography classes, mental health referrals, and many more activities.

Housing Choice Voucher (HCV) Program - Homeownership Option
Through the Homeownership Program, eligible Section 8 and Public Housing residents can use their housing subsidy toward a mortgage payment instead of rent. The term of assistance is 15 years if the mortgage has a term of over 20 years and 10 years in all other cases (exceptions are made for elderly and disabled families). This assistance can only be used toward monthly mortgage payments. Program participants must cover all costs associated with inspections, down payment, closing costs and on-going home maintenance.

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that since 1997, 199 families have purchased homes using the program. Of those families, 23 have successfully outgrown the need for subsidy. Sixty-eight (68) of the families were FSS participants and four (4) were former Clarksdale residents. HCV homeowners participate in a post-purchase IDA program to save money for home repair and maintenance and/or mortgage escrow shortages. In total, 168 HCV households and 31 public housing residents have received HCV Homeownership vouchers.
In FY 2012, LMHA had seven (7) new purchasers, and that number increased to eighteen (18) in FY 2013. With the elimination of down payment assistance and increased interest rates, LMHA anticipates a decrease in homeownership closings for FY 2014.

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 (EITC) with referrals to community partner Louisville Asset Building Coalition (LABC) for free tax

preparation services. LABC not only provides an alternative to paid tax preparation services, but connects residents with other financial services as well.

Multicultural Services
LMHA has hired a Multicultural Program Specialist to address the language and cultural needs of the agency's large Somali Bantu population. This staff person, who is fluent in five languages, provides interpretation and translation services for the residents as well as agency staff. LMHA also utilizes the Language Line service to assist any non-English speaking applicants or residents.

Other Supportive Services
LMHA continues to provide resident supportive services through a variety of agency partnerships:

Ballard High Learning Center at Beecher Terrace
LMHA provides space, an internet connection to Ballard High School, and additional academic services to area youth at Beecher Terrace.

C.H.O.I.C.E.
C.H.O.I.C.E. (Children Have Options in Choosing Experiences), a grassroots organization, was formed to provide preventive group services to at-risk youth in the school setting. Approximately 100 youth are served annually.

Economic Literacy Outreach Project (ELOP)
LMHA partners with the Center for Women and Families to provide a financial skill building course for LMHA residents. The course takes six (6) months to complete and is offered twice a year. Topics include: Financial Goal Setting, Budgeting and Recordkeeping, Intro to Banking and Savings Options, Understanding Credit and Managing Debt, Predatory Lending, Insurance and Auto Purchase. Completion of this course is required by the Family Self-Sufficiency Program and in part by the Homeownership Program.

Eviction Prevention -Volunteers of America (VOA)
The Eviction Prevention program which is administered by VOA is designed to stabilize families residing in public housing by preventing evictions through rental assistance, crisis intervention and mediation.

Recreational Programs
LMHA provides Louisville Metro Parks with annual funding to make summer camps more affordable for LMHA families. Approximately 175 youth are served annually.

Scholarship Program
Since 1987, the LMHA Scholarship Program has awarded 427 scholarships with a value of over $1.2 million to residents of public and assisted housing.

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 solo parents with children where the parent is working or preparing for work by participating in educational programs. 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

Proposed MTW Initiative – Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies (#16-2009)

A. Status of the Proposed Activity
Proposed and approved in the FY 2009 Annual MTW 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. As expected, this activity remained dormant through FY 2013.

Proposed MTW Initiative – Explore Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing (#28-2011)

A. Status of the Proposed Activity
LMHA proposed this initiative in the 2011 Annual Plan and it was approved by HUD. The activity is to explore using MTW authority to create locally defined guidelines for the development (including rehabilitation), maintenance and modernization of public housing. LMHA is currently in the process of researching and establishing reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. LMHA is also investigating "green" maintenance practices. The locally defined guidelines would apply to new construction and existing public housing units scheduled for modernization. If and when LMHA develops guidelines in FY2014, the guidelines will be submitted for HUD approval.

Proposed MTW Initiative – Acquisition of Mixed-Income Sites (#26-2011)

A. Status of the Proposed Activity
LMHA proposed this initiative in the 2011 Annual Plan and it was approved by HUD. The activity is to acquire or develop properties for public housing without prior HUD authorization, unless HUD denies LMHA's request for authorization within 10 days of the submittal date. All acquired properties must meet HUD's site selection requirements. Approval from the local HUD office will be sought when a pending real estate acquisition deviates from the selection requirements and at the discretion of the Executive Director. Copies of all required forms and appraisals shall be maintained in the project file. In FY 2011, LMHA did not utilize the authority granted to it under this activity. LMHA did not need to use this authority in FY 2012 or FY 2013.

Proposed MTW Initiative – Rents Set at 30% of Adjusted Income (#32-2012)

A. Status of the Proposed Activity
This activity was proposed and approved in the FY 2012 Annual MTW Plan. The activity is to set rents at 30% of adjusted monthly income for all families receiving housing assistance under the Public

Housing program. Flat rents will be eliminated and LMHA will maintain a $0 minimum rent policy. In addition, LMHA will set the income limit for participation in the Public Housing program at 80% AMI based on annual HUD Section 8 Income limits. Elderly and disabled families will be exempted from the income limit. This activity was not implemented in FY 2012. LMHA is currently in the process of updating its Public Housing Admissions and Continued Occupancy Policies to include recent changes to federal regulations and the Agency's MTW policies. As soon as the revised ACOP is complete and approved, which is anticipated to occur in late 2013, LMHA will begin implementation of this rent policy accordingly.

Proposed MTW Initiative – Homeownership Management Staff (HMS) Position (#12-2009)

A. Status of the Proposed Activity
This activity, which proposes to use single-fund budget flexibility, was first proposed and approved in the FY 2009 MTW Annual Plan. H.M.S. implementation utilizing LMHA internal staff has been successful; therefore, the activity did not necessitate use of fungibility to make a hire in FY 2013. Depending on the task, two Construction Managers complete the tasks either as a team or individually. Homeowners have provided positive feedback about their experience with the H.M. S. staff, especially regarding the benefits of the consultation service LMHA has added to the program. Further, as anticipated, the H.M. S. has streamlined communication between LMHA and homeowners by eliminating the involvement of City Inspectors and multiple Housing Authority staff. LMHA agree that the services have been implemented successfully and within the capacity of internal staff. **VI.**

Ongoing MTW Activities:
HUD Approval Previously Granted

This section provides information detailing LMHA's ongoing MTW activities, including evaluation criteria and specific waivers to be used. LMHA did not use a consultant to conduct evaluations of ongoing MTW activities in FY 2013.

Occupancy at Elderly/Disabled High Rise Developments

LMHA has experienced decreasing occupancy rates at several of its elderly/disabled-only sites for many years. Through a combination of MTW initiatives designed to increase occupancy, LMHA is reaching its goal of 97% occupancy at these sites.

Locally Defined Definition of Elderly (#10-2008)

A. Date the Activity was Proposed, Approved and Implemented

This activity is to pilot the local definition of elderly at LMHA's elderly and disabled-only high rises was proposed in the Agency's FY 2008 MTW Annual Plan and approved by HUD and implemented FY 2008.

B. Actual Impact and Performance of the Activity

The activity is to pilot the following local definition of elderly: An elderly household is any household in which the head, spouse or sole member is 55 years of age or older; two or more persons at least 55 years of age who live together; or one or more persons at least 55 years of age who live with one or more live-in aides. LMHA experienced decreasing occupancy rates at the elderly and disabled-only high-rises; Dosker Manor, Avenue Plaza, St. Catherine Court, Lourdes Hall and Bishop Lane; for many years prior to adopting a local definition of elderly for these communities. 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. The elderly/disabled high-rises contain 1-bedroom and studio apartments.

Opening up these sites to non-disabled persons between age 55 and 61 has increased the pool of available one-bedroom units for these applicants. At FYE June 30, 2009, 138 non-disabled age 55-61 lived in the 5 high-rise developments and at FYE June 30, 2010, 140 families 55-61 non-disabled lived in the developments. In the third year, fiscal year ending June 30, 2011, of the activity, there were 148 families living at the sites. And at fiscal year end June 30, 2012, 156 families 55-61 non-disabled were living in units at the developments. Most recently, at fiscal year end June 30, 2012, 131 non-disabled families age 55-61 were living at the high-rises. Families age 55-61 now constitute between 8-16% of the number of households living at each development.

The primary goal of this activity is to raise occupancy rates at our elderly-disabled high-rises, thus increasing cost effectiveness. As anticipated, LMHA has experienced improved occupancy rates since the activity was implemented in 2007. The average occupancy rate at each development was 96.4% in 2010 versus 90.8% in 2007, up 6.4%. The average occupancy rate in 2011 was 94.6%. While this rate was lower than intended due to units being held open for residents being relocated from Iroquois Homes and Sheppard Square, it was still higher than the baseline rate from 2007.

As of fiscal yearend 2012, the occupancy rate of each of the high-rise developments had risen to 96%, except for Avenue Plaza, which had dropped to 87%. While units are no longer being held open due to the Iroquois Homes demolition and Sheppard Square HOPE VI relocations, Avenue Plaza was undergoing weatherization and energy efficiency improvements as of 6/30/12. Vacant units were being reserved as “guest suites” for residents who were temporarily displaced while air conditioners and windows were replaced. By fiscal year end 2013, improvements at Avenue Plaza had been completed, and the average occupancy rate at LMHA’s high rises had risen to 96.07%.

This local definition of elderly helps reduce costs and achieve greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families.

Locally Defined Definition of Elderly
Actual FY 2013

Metrics - Cost Effectiveness	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk
Occupancy Rate (no. of occupied units)									
Dosker Manor	90%	85%	87%	93%	93%	96%	95%	655/684 96%	96%
Saint Catherine	76%	89%	91%	98%	97%	96%	97%	153/159 96%	97%
Avenue Plaza – 225 units	96%	89%	94%	93%	91%	87%	94%	216/225 96%	95%
Lourdes Hall & Bishop Lane	96%	98%	98%	99%	96%	96%	98%	148/152 97%	97%
TOTAL						**94.8%**	**96%**	**1172/1220 96.07%**	**96%**
Metrics - Increase Housing Choices	**FY 07 Baseline**	**FY 08 Actual**	**FY 09 Actual**	**FY 10 Actual**	**FY 11 Actual**	**FY 12 Actual**	**FY 13 Bmk**	**FY 13 Actual**	**FY 14 Bmk**
No. of non-disabled HH age 55 to 61 (% of occupied units)									
Dosker Manor	0	N/A	90	80	93/637 15%	102/655 15.57%	15%	87/655 13.28%	15%
Saint Catherine	0	N/A	14	17	19/154 12%	23/152 15.13%	13%	23/153 15.03%	15%
Avenue Plaza	0	N/A	19	23	21/203 10%	17/195 8.72%	11%	9/216 4.17%	10%
Lourdes Hall & Bishop Lane	0	N/A	15	20	15/144 10%	14/152 9.21%	10%	12/148 8.12%	10%
TOTAL	**0**	**N/A**	**138**	**140**	**148/1138 13%**	**156/1154 13.52%**	**13%**	**131/1172 11.18%**	**13%**

C. Explanation of challenges/effectiveness and potential new strategies
The overall occupancy rate by fiscal year end 2013 was 96.07% compared to 90.8% in 2007. Higher occupancy rates improve the Agency’s operating revenues and maximize the cost effectiveness of Federal funding. The activity has also increased the supply of units available to non-disabled families age 55-61 on the public housing waiting list who are eligible for one-bedroom apartments. As of FYE 2013, 131 non-disabled families age 55-61 were living at the targeted developments, evidence that the activity is increasing housing choice.

D. Revised Metrics and Benchmarks
No revisions to metrics and benchmarks. Benchmarks for FY14 were added to table.

E. Changes to Data Collection Methodology
No changes to the data collection methodology.

F. MTW Authorizations per Restated Agreement
The authorization was not changed: *Attachment C, Section B.3. Definition of Elderly Family – Section 3 (b)(3) and (G) of the 1937 Act and 24 C.F.R. 5.403.*

This waiver allows the Agency to define elderly as any person(s) age 55 and above. The new definition of elderly will to help LMHA achieve increased occupancy rates at elderly high rise developments and expand the number of one-bedroom units available to non-disabled near-elderly households.

Lease-Up Incentives for New Residents at Dosker Manor (#23-2010)

A. Date the Activity was Proposed, Approved and Implemented
This activity is to give lease-up incentives to new residents at Dosker Manor. The activity was proposed in LMHA's FY 2010 MTW Annual Plan and approved by HUD and implemented in FY 2010.

B. Actual Impact and Performance of the Activity
Because of the abundance of elderly housing in the downtown Louisville area and the difficulty LMHA has marketing the aging units at Dosker Manor in this competitive market, lease up incentives are given to new residents at this site. The incentives include a waiver of the initial deposit and the first month's rent free. LMHA issued 219 incentives in FY 2010 at a total cost of $25,085 to the Authority. The average value of the first month's free rent was $115. The new leases generated $165,281 of rent revenue, therefore the Agency had a net gain of $140,196 in operating income for the fiscal year. As a result of this and other MTW initiatives designed to increase occupancy at Dosker Manor, occupancy rate at the development at FYE 2010 was 93%.

LMHA issued 166 incentives in FY 2011 at a cost of $24,236 to the Authority. The average value of the first month's free rent was $146. The new leases generated $125,281 of rent revenue, therefore the Agency had a net gain of $101,045 in operating income for the fiscal year. As a result of this and other MTW initiatives designed to increase occupancy at Dosker Manor, occupancy rate at the development at FYE 2011 was 93%.

In FY 2012, LMHA issued 185 lease-up incentives to new tenants, which cost the Agency $27,565. The average value of the first month's free rent was $149. However, the new leases generated $134,097.85 of new rental revenue in FY 2012, therefore LMHA experienced a net gain of $106,532. By fiscal year end, the occupancy rate at Dosker Manor had increased to 96%, exceeding the benchmark rate of 94%.

In FY 2013, LMHA issued 147 lease-up incentives to new tenants, which cost the Agency approximately $18,522. The average value of the first month's free rent was $126. However, the new leases generated $163,221 of new rental revenue during the fiscal year, therefore LMHA experienced a net gain of $144,699. At fiscal year end, the occupancy rate at Dosker Manor was 96%, same as the occupancy rate at fiscal yearend 2012 and met the benchmark rate of 96%.

The MTW lease-up incentives have helped improved and stabilize occupancy rates at Dosker and simultaneously increased rental revenues, thereby achieving greater cost effectiveness in Federal expenditures.

Lease-Up Incentives to New Residents
Actual FY 2013

Metric	FYE 09 Baseline	FY 10 Actual	FY 11 Actual	FY 12 Actual		FY 13 Bmk	FY 13 Actual		FY 14 Bmk	FY 15 Bmk
Occupancy Rate	87%	93%	93%	96%		95%	96%		96%	96%
No. of incentives issued	0	219	166	185		150	147		150	150

Average cost per incentive	$0	$115	$146	$149		$120	$126		$120	$120
Revenue lost	N/A	$25,085	$24,236	$27,565		$18,000	$18,522		$18,000	$18,000
Revenue gained	**N/A**	$165,281	$125,281	$134,097		$113,200	$163,221		$113,200	$113,200
Net gain(loss) of revenue	**N/A**	**$140,196**	**$101,045**	**$106,532**		**$95,200**	**$144,699**		**$95,200**	**$95,200**

C. Explanation of challenges/effectiveness and potential new strategies
Although occupancy rates at Dosker have increased, along with revenue, site management is experiencing more eviction. Many eviction cases can be traced to residents who moved in without paying the first month's rent or the security deposit.

D. Revised Metrics and Benchmarks
No revisions have been made to the metrics for the Lease-Up Incentive initiative. Benchmarks for FY15 were added to the table.

E. Changes to Data Collection Methodology
LMHA has not changed the data collection methodology.

F. MTW Authorizations per Restated Agreement
Waiver is the same as proposed: *Attachment C, Section C.6 Incentives for Underutilized Developments, Section 3(a)(2) and 3(a)(3)(A) of the 1937 Act and 24 C.F.R. 960 subpart B.*

The waiver is necessary to implement a monetary incentive for applicants to lease units at Dosker Manor.

<u>MTW Rent Policy</u>

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 self-sufficiency. Alternate rent structures also ease the burden on residents and the Agency.

Standard Medical Deduction in the Public Housing and Housing Choice Voucher Programs (#8-2008)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity
LMHA provides a standard medical deduction of $1600 without any verification information being submitted for families in the Public Housing and Section 8 programs whose head of household or spouse is elderly or disabled. LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. LMHA believes most families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

In FY 2010, the LMHA Section 8 Program saved $30,188 because 3,517 disabled and elderly families in the HCV program claimed the standard medical deduction. In addition, the Public Housing Program saved $4,446 because 518 families claimed the standard medical deduction, bringing the total reduction in FY 2010 costs to $34,633. This ongoing initiative achieved greater cost effectiveness in Federal expenditures in FY 2010.

In FY 2011, the LMHA Section 8 Program saved $28,703 because 3,262 disabled and elderly families in the HCV program claimed the standard medical deduction. In addition, the Public Housing Program saved $4,751 because 540 families claimed the standard medical deduction, bringing the total reduction in FY 2011 costs to $33,424. This ongoing initiative achieved greater cost effectiveness in Federal expenditures in FY 2011. No hardship claims were made during fiscal year 2011.

In FY 2012, the LMHA Section 8 Program saved $29,217.40 because 3,470 disabled and elderly families in the program claimed the standard medical deduction. In addition, the Public Housing Program saved $8,658.63 because 812 families claimed the standard medical deduction, bringing the total administrative savings in FY 2012 to $37,876.03. The initiative clearly achieved greater cost effectiveness in Federal expenditures during the 2012 fiscal year.

In FY 2013, the LMHA Section 8 Program saved $27,803.58 because 3,561 disabled and elderly families in the program claimed the standard medical deduction. In addition, the Public Housing Program saved $8,385.51 because 764 families claimed the standard medical deduction, bringing the total administrative savings in FY 2013 to $36,189.09. The initiative clearly achieved greater cost effectiveness in Federal expenditures during the 2013 fiscal year.

Zero (0) hardship claims were made during the 2012 or 2013 fiscal year. However, in FY 2012, 57 families in the combined Public Housing and Housing Choice Voucher programs had medical expenses that exceeded $1,600. These families opted to itemize their medical deductions instead of claiming the standard deduction. In FY 2013, 68 families in the combined housing programs had medical expenses that exceeded the standard deduction. Again, these families chose to itemize their deduction.

Standard Medical Deduction Initiative – S8/HCV and Public Housing Programs
Actual FY 2013

Metric – Increased Cost Effectiveness	FY 07* Baseline	FY08* Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
Time savings per recert using standard medical deduction	Medical expense verification takes 20 min./recert	N/A	20 Min.	20 Min.	20 Min.	20 Min.	20 Min.	20 Min.	20 Min.	20 Min.
Total No. families claiming deduction	**0**	**N/A**	**4152**	**4035**	**3802**	**4282**	**4210**	**4325**	**4300**	**4300**
Public Housing	0	N/A	623	518	540	812	810	764	780	780
Housing Choice Voucher	0	N/A	3529	3517	3262	3470	3400	3561	3500	3500
Cost savings to Agency	**0**	**N/A**	**$34,462**	**$34,633**	**$33,424**	**$37,876**	**30% of recert costs**	**$36,189**	**30% of recert costs**	**30% of recert costs**
Total Number of families that filed hardship claim										
Public Housing	N/A	N/A	N/A	0	0	0	N/A	0	N/A	N/A
Housing Choice Voucher	N/A	N/A	N/A	0	0	0	N/A	0	N/A	N/A
Metric – Supplementary Data	**FY 07* Baseline**	**FY08* Actual**	**FY 09 Actual**	**FY 10 Actual**	**FY 11 Actual**	**FY 12 Actual**	**FY 13 Bmk**	**FY 13 Actual**	**FY 14 Bmk**	**FY 15 Bmk**
No. of families w/ no medical claims										
Public Housing					116	1627	--	1582	--	--
Housing Choice Voucher					647	5227	--	5904	--	--
No. families w/ claims <$1600										
Public Housing					0	0	--	0	--	--
Housing Choice Voucher					34	62	--	96	--	--
No. families w/ claims >$1600									--	--
Public Housing					7	17	--	13	--	--
Housing Choice Voucher					50	51	--	55	--	--

*Data for FY 2007 and FY 2008 is not available.
2009, Staff hourly rate of $25.25.
2010, Staff hourly rate of $25.75.
2011, Staff hourly rate of $26.40 (average of HCV and PH housing specialist).
2012, Staff hourly rate of an HCV Specialist was $25.26; hourly rate of PH Specialist was $31.99.
2013, Staff hourly rate of an HCV Specialist was $23.66; hourly rate of a PH Specialist was $33.26.

C. Explanation of challenges/effectiveness and potential new strategies

The overall benchmark goal of achieving a 30% cost reduction in recertification costs was achieved.

D. Revised Metrics and Benchmarks

No revisions to metrics were made in 2013. Public Housing and HCV program benchmarks were revised to reflect the projected number of eligible households served who will be due for their biennial recertification in FY 2014 and 2015.

E. Changes to Data Collection Methodology

The data collection methodology will remain the same.

F. MTW Authorizations per Restated Agreement
The authorization is as originally proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The waiver is necessary in order to increase the standard medical deduction to $1,600. By this means, staff time spent verifying medical expenses will be reduced and the Agency will achieve greater cost effectiveness in federal expenditures.

Alternate Year Reexamination Schedule: Biennial Re-examination and Mini-Recerts of Elderly and Disabled Families in the HCV Program (#4-2007)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed by LMHA, approved by HUD, and implemented during FY 2008. This activity was revised in 2012 to include *all* disabled families.

B. Actual Impact and Performance of the Activity
The activity is a biennial income reexamination process for all clients whose head of household or spouse is is elderly or disabled. During an "on" year clients appear for a full reexamination conducted by a Housing Specialist. In an off year, each household completes a "mini-recertification" packet containing two forms: a Request for Tenancy Approval and Request to Amend Lease/HAP contract. Clients simply complete and mail in the required forms, and an HCV staff performs the necessary rent calculation. HCV staffs continue to use income, deductions and family information from the client's last full reexamination, and make adjustments for changes in other factors that could affect the rent portions paid by LMHA and the voucher holder, including changes in the utilities allowance and changes in rent requested by the property owner. Annual inspections continue as always.

A Housing Specialist spends approximately 60 minutes per household to conduct standard reexaminations in an "on" year, while each mini-recertification the Specialist conducts in an "off" year requires only 15 minutes, saving the Agency 45 minutes per reexamination. FY 2011 and FY 2013 were "on" years, therefore all qualified families in the HCV program were subject to full recertification processing and no cost savings were achieved. However, since the initiative was implemented in 2008 the Agency saved a total of $79,081 in administrative costs with savings of $17,397 in FY 2008, $27,810 in FY2010, and $33,874 in FY2012. Pre-implementation FY 2007 data cannot be retrieved; however performance data for FY 2008 is presented as the baseline.

The biennial reexamination and mid-term mini-recertification process for elderly and disabled families age 55+ achieves the MTW objective of greater cost effectiveness in Federal expenditures.

No hardship claims were filed in 2011, 2012, or 2013.

Biennial Reexaminations and Mini-Recertifications
Actual FY 2013

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk
No. of mini-recerts	919	On-Year	1,440	On-Year	1,788	On Year	On Year	1,788
Length of time to conduct a mini-recert	15 min		15 min		15 min	--	--	15
Total time savings	689.25 hrs	None	1080 hrs	None	1,341 hrs	None	None	1,341 hrs
Total cost savings	$17,397*	None	$27,810	None	$33,874	None	None	$33,874

*Calculated using 2009 staff rate of $25.24/hr.
2010, Staff rate $25.75/hr.
2012, Staff rate $25.26/hr including benefits.

C. Explanation of challenges/effectiveness and potential new strategies
None. The biennial reexamination and mid-term mini-recertification process for elderly and disabled families that are age 55-61 achieves the MTW objective of greater cost effectiveness in Federal expenditures.

D. Revised Metrics and Benchmarks
Metrics and benchmarks have not been revised.

E. Changes to Data Collection Methodology
No changes to data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to the necessary authorization: *Attachment C, Section D.1.c. Operational Policies and Procedures – Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.*

The authorization to waive parts of Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516 is necessary for LMHA to modify the frequency of client reexaminations. Also, the waiver is needed to allow third party income verifications to be used for up to 24 months to perform rent recalculations.

Alternate Year Reexamination Schedule: Biennial Income Review and Recertification of Elderly Families and Disabled Families in the Public Housing Program (#4-2007)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008. This activity was revised in 2012 to include *all* disabled families.

B. Actual Impact and Performance of the Activity
LMHA conducts biennial income reviews and recertifications for elderly families and disabled families that are age 55-61 in the public housing program. Under this rent reform policy, families are required to appear every other year on the anniversary lease date for a full reexamination. Though this activity was revised to expand biennial recertifications to all disabled families, LMHA is currently in the process of updating its ACOP. Once revisions are complete, which should be late 2013, the expansion will be implemented.

The two-year recertification procedure reduces costs and therefore achieves greater cost effectiveness in Federal expenditures. In 2009 LMHA occupancy staff saved 342.75 hours (approx. $8,534) by conducting biennial recertifications. The cost savings achieved in FY 2010 was $8,077, and in FY 2011 the Agency saved $14,370. In FY 2012, LMHA saved approximately $19,482. In FY 2013, LMHA saved approximately $19,058. Though LMHA proposed in the FY 2013 Annual MTW Plan to extend biannual recertifications to all disabled families, revisions to the ACOP are still underway, therefore the activity has not yet been expanded.

No hardship claims were filed in the fiscal year ending June 30, 2012 or the fiscal year ending June 30, 2013.

Two-Year Recertifications for the Public Housing Program
Actual FY 2013

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual		FY 13 Bmk	FY 13 Actual
Reduction in the no. of families due for recertification	Total of 894 due for annual recerts	457	424	628	812		520	764
Length of time to conduct a recert	45 Min.	45 Min.	45 Min.	45 Min.	45 Min.		45 Min.	45 Min.
Time savings	**0**	**342.75**	**318**	**471**	**609**		**390**	**573**
Cost savings	**0**	**$8,534**	**$8,077**	**$14,370**	**$19,482**		**$11,700**	**$19,058**
No. of hardship claims filed	**N/A**	**0**	**0**	**0**	**0**		**N/A**	**0**

2009, Average staff rate $24.90/hr.
2010, Average staff rate $25.40/hr.
2011, Average staff rate $30.51/hr, including benefits.
2012, Average staff rate $31.99/hr, including fringe.
2013, Average staff rate $33.26/hr, including fringe.

C. Explanation of challenges/effectiveness and potential new strategies
The activity reduced the amount of time staff spent conducting recertifications and achieved greater effectiveness in Federal expenditures.

D. Revised Metrics and Benchmarks
Metrics and benchmarks were not revised in 2013.

E. Changes to Data Collection Methodology
Data collection methodology has not been changed.

F. MTW Authorizations per Restated Agreement
The activity does not warrant a different authorization than that which was proposed: *Attachment C, Section C.4. Initial, Annual and Interim Income Review Process – Sections 3 (a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257.*

The waiver allows LMHA to restructure the initial, annual and interim review process in order to affect the frequency of the reviews and income verifications.

Occupancy Criteria and Term Limits for New Scattered Sites

Many of LMHA's Scattered Sites, in particular the newly acquired or constructed off-site HOPE VI Clarksdale and Sheppard Square Replacement Scattered Site units, are highly desirable properties. 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 incentivize residents to move up and out of the Public Housing program.

Term Limits, Employment/Educational Work Requirements and Mandatory Case Management (#9-2007, 21-2010)

A. Date the Activity was Proposed, Approved and Implemented

Term limits and employment and educational work requirements at LMHA's New Scattered Sites single-family homes were proposed in the Agency's FY 2007 Annual MTW Plan, approved by HUD, and implemented during FY 2007. Following, the 2010 Annual MTW Plan included an initiative to revise occupancy criteria for New Single-Family Scattered Site Public Housing units to include mandatory participation in a case management program and active movement towards self-sufficiency. These two activities have been folded into one initiative for planning and reporting purposes. Elderly and disabled households in the original agreement had been exempt from time limit but as of 2011 elderly and disabled are exempted from the work/education requirement, but subject to mandatory CM and time limit due to their ability to qualify for the Section 8 Homeownership program.

B. Actual Impact and Performance of the Activity

The activity is a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created beginning with the Clarksdale HOPE VI Revitalization off-site public housing replacement program. In addition, heads of household must be employed and work at least 20 hours per week to be eligible for these units. This is a decrease, from the original work requirement of 30 hours, granted by LMHA due to the weakened national economy and increased unemployment in the Metro area. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and persons with disabilities are exempt from the employment or school requirement.

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

Residents who reside in the new stand-alone homes must demonstrate progress toward transitioning to a tax credit rental unit, a market rate rental unit, or homeownership. Residents' progress toward their goals is monitored and tracked by Case Managers throughout the five-year period. If an individual does not succeed in transitioning within the five-year frame and is not able to demonstrate advancement toward their goals, but is otherwise lease-compliant, they will be transferred to another appropriately sized Public Housing unit in LMHA's inventory. If residents are showing significant progress and are meeting the conditions of the program, an extension may be granted. An extension can be up to 2 years.

At FYE 2010, LMHA staff re-evaluated the goals of this initiative, and then selected new metrics and set benchmarks for FY 2011 and 2012. Baselines are FY 2010 data. Data from the earliest years since the initiative was implemented, 2007 and 2008, is not available for comparison.

In 2013, versus the baseline year, more term-limited households were employed and participating in case management or enrolled in the Family Self-Sufficiency program. 73% of families were employed and 79% of families were taking advantage of case management. Additionally, 19 families were enrolled in FSS, of which 2 graduated during the fiscal year. Also, 11% (13) of families achieved at least one major goal (defined as graduation from Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program) and four (4) families exited the public housing program, either to market-rate rental or S8 Homeownership.

Term-Limits, Work/Education Requirements and Mandatory Case Management Services Actual FY 2013

Metric – Self-sufficiency	FY 10 Baseline	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk
Total term-limited public housing units	100	95/100 occupied	101/106 occupied	106	123/132	132
Total households in term-limited units enrolled in case management	100	83.2%	84/101 83%	80%	97/123 79%	80%
Employment status of non-disabled or nonelderly households	61	63/78 families 80.1% of total	61/77 families 79% of total	70%	77/106 73%	70%
No. of HOHs who completed a major program* during the year	7	4 families 4.2% of total	11 families 11% of total	20%	13 11%	15%
No. of households that move to market rate rental or S8 Homeownership	0	2 families 2.1% of total	2 families .02% of total	3%	4 .03%	5%
No. of households that move to other public housing	N/A	3 families	1 family	N/A	1 family	N/A
General case management services	9	52 families 54.7% of total	63 families 62% of total	50%	82 67%	50%
No. HOHs who completed at least 1 goal within the fiscal year	43	9 families 9.5% of total	27 families 27% of total	30%	48 49%	50%
Not taking advantage of case management	50	16 families 16.8% of total	26 families 26% of total	<30%	26 21%	<30%
Total households in term-limited units enrolled in FSS	N/A	4 families	21 families 21% of total		15 12%	35%
FSS graduates	7	8 families 8.4% of total	4 families 0.4% of total	5%	2 .02%	5%
FSS participants	27	23 families 24.2% of total	21 families 21% of total	35%	15 12%	35%
Terminated from FSS	7	9 families 9.5% of total	3 families .03% of total	<5%	2 actual .02%	<5%
Average length of time non-disabled, non-elderly residents reside at term-limited units	N/A	55.25 months	74.4 months	60 months	72.8 months	60 months
Average length of time non-disabled, non-elderly residents reside at “other” scattered sites	Not available	6.1 years	7.68 years	N/A	6.06 years	5 years

*Homeownership counseling, Individual Development Account Program or Family Self-Sufficiency Program.

C. Explanation of challenges/effectiveness and potential new strategies

The number of term-limited scattered sites has increased and a growing number of families are in the process of making a decision to either move out non-HUD assisted or select another Public Housing unit leaving a large number of vacancies. In order to keep occupancy levels up, LMHA is considering inviting families on the Public Housing waiting-list interested in a 3-bedroom unit to accept these term-limited units along with mandatory case management. If LMHA decides to implement this change, it will amend its FY2014 Annual MTW Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP).

D. Revised Metrics and Benchmarks

New benchmarks were selected for FY 2014.

E. Changes to Data Collection Methodology

The length of residency will be tracked by household and compared to the length of time households have historically resided at LMHA's Scattered Sites. Tracking will also be done on the number of residents that move out of these units into market rate rental or into homeownership opportunities. Progress will be determined by higher rent revenues, shorter lengths of residency and by moving residents into non-subsidized rental housing or homeownership. Participation in Case Management and Completion of goals will all be tracked in the case management tracking system (Tracking At-A-Glance).

F. MTW Authorizations per Restated Agreement

Waiver has not changed: *Attachment C, Section C.10 Special Admissions and Occupancy Policies for Certain Public Housing Communities, Section 3, 6, 7, 16, and 31 of the 1937 Act and 24 C.F.R.945 subpart C, 960 Subparts B, D, E and G, and Section C.11. Rent Policies and Term Limits, Section 3(a)(2), 3(a)(3)(A) and Section 6(1) of the 1937 Act and 24 C.F.R. 5.603,5.611, 5.628, 5.630, 5.6322, 5.634 and 960.255 and 966 Subpart A.*

Affordable Housing Development

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Housing Authority of Louisville 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 public housing development and acquisition in order to achieve this goal.

Simplification of the Public Housing Development Submittal (#18-2009)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed by the Agency, approved by HUD, and implemented during FY 2009.

B. Actual Impact and Performance of the Activity

The activity is a simplified development proposal for each acquired or developed public housing property and biannual submittal of a six month report that summarizes the Agency's acquisition and development activities to the HUD Field Office. The summary includes the address, number of units at each location, unit size by bedroom and deed for each property along with the required HUD forms and calculation of TDC. Appraisals are done for each property. Environmental testing is done, as necessary.

As demonstrated by the FY 2010, FY 2011, FY 2012 and FY 2013 performance of the activity, simplified procedures substantially reduced the cost to prepare documents to acquire new public housing units and decreased the length of time to close on a unit which makes the Authority a more competitive homebuyer in tight housing markets typical of non-impacted areas.

The standard public housing development process costs the Agency an average of approximately 25 hours in staff time per acquisition. Including time spent conducting negotiations with the seller, total staff time to prepare a proposal could range from 11.25 to 34.5 hours depending on the number of units being purchased at the site. However, in FY 2010 staff spent an average of 12 hours on each proposal by using the simplified procedures therefore the activity saved LMHA approximately $714.13 on each submittal ($646.86 compared against an average cost of $1,361). This savings on each proposal amounted to a total savings of $19,990. In FY 2011, staff spent an average of 7.5 hours on each proposal by using the the activity and therefore saved LMHA approximately $14,820. In FY 2012, LMHA estimates $2,588 in administrative costs was saved by using the MTW protocol. And in FY 2013, staff estimate $3,205 in administrative cost savings was achieved.

In addition, the activity has expedited LMHA's efforts to acquire and develop Iroquois demolition replacement housing. As anticipated, the Agency closed on 11 properties (30 units) in 2010. In 2011, LMHA closed on 24 units, which was less than anticipated, due to series of construction and closing delays in the Downtown Scholar House and Neighborhood Stabilization Program. Of the units purchased, many are located in mixed-income income communities of non-minority concentration at scattered sites in areas of Metro that are close to jobs, schools and other amenities that assist and incentivize residents to become self-sufficient. In FY 2012, LMHA closed on three units, one of which is located in a non-impacted area of the city.

In FY 2013, LMHA closed on 21 units (3 sites), all of which are located in an impacted area of the city, Smoketown, where the HOPE VI Revitalization of Sheppard Square is ongoing. As per the HOPE VI requirement, the units are within a 1.5 mile radius of the Sheppard Square site. Nine (9) units were developed under the Neighborhood Stabilization Program, one (1) unit was purchased on Bland Street, and 11 units are part of the Downtown Scholar House campus.

Another benefit of the activity is a decrease in the length of time from the initial offer by LMHA to the closing. Prior to implementing the simplified process it could take anywhere from 8 to 10 weeks for LMHA to close on a property while waiting on HUD approvals, board approvals, environmental assessments, and appraisals to be completed. This length of time made sellers wary of signing a purchase agreement with LMHA. Now LMHA can purchase a home in about 6 weeks, making the Agency more competitive with prequalified homebuyers and private entities.

Simplification of the Public Housing Development Process
Actual FY 2013

Metrics - Cost Efficiency	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
Avg. no. of hours spent preparing a proposal	25	12	12	7.5	7.5	7.5	7.5	7.5	7.5
No. of submittals	9	68	30	24	3	19 (NSP +DSH)*	21 units, 3 sites (11 DSH, 9 NSP, 1 other)	45	25
No. of hours preparing biannual summaries	0	8	8	8	8	8	N/A	8	8
Cost savings to prepare applications per new protocol (vs. the traditional way)	**0**	**$47,689**	**$19,990**	**$14,820**	**$2,588**	**>50%**	**$3,205.13**	**>50%**	**>50%**
Metrics - Increase Housing Choice									
Length of time to close on a property	8-10 weeks	4-6 weeks	4-6 weeks	4-6 weeks	4-6 weeks	<6 wks	~ 6 weeks	<6 wks	<6 wks
No. of units purchased in non-impacted census tracts	N/A	N/A	80% (24)		33% (1)	0%	0**	60%	70%

2009, staff hourly rate is $54.44.
2011, staff hourly rate is $55.30 including benefits.
2012, staff hourly rate is $58.15 including benefits.
2013, staff hourly rate is $61.05 including benefits.
*NSP is Neighborhood Stabilitzation Program; DSH is Downtown Scholar House.
**All units are located within 1.5-mile radius of HOPE VI site.

C. Explanation of challenges/effectiveness and potential new strategies
Benchmarks were achieved or exceeded.

D. Revised Metrics and Benchmarks
Future benchmarks were revised to reflect LMHA's plans to acquire replacement housing for Sheppard Square.

E. Changes to Data Collection Methodology
The data collection methodology for this activity remained the same in FY 2013.

F. MTW Authorizations per Restated Agreement
No change to authorization: *Attachment C, Section C.7. Simplification of the Development Process for Public Housing – Sections 4,5,9,23,32 and 35 of the 1937 Act and 24 C.F.R. 941.*

The authorization is needed to change HUD's public housing acquisition and development procedures and to modify the contents of the development proposals.

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 (#11-2009)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity

Applicants for the Section 8 Homeownership program can now provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions.

LMHA also has made Section 8 HO program changes that allow more flexibility in the income verification process. Federal regulations state that income verification is only valid for 4 months. This makes sense for the rental portion of the Section 8 program, but not for the homeownership portion as potential buyers sometimes need up to a year to finalize their purchase (though LMHA has found that the majority of buyers purchase within 8 months.) Therefore, using our flexibility as a MTW Agency, LMHA has changed its policy to allow income verification data to be used for up to an 8 month period instead of 4.

These changes achieve greater cost effectiveness in Federal expenditures and increase housing choices for low income families. This ongoing initiative allows LMHA staff to speed up the processing time between the Section 8 HO application and briefing appointments, which ultimately gets families into their new homes quicker. Staff time on the verification process is also reduced.

In FY 2012, activity did not achieve the goal of reducing the length of the approval process. Prior to implementing the activity, the elapsed time between the initial application date and scheduled briefing was approximately 30 days. In FY 2013, the average time between the initial application and briefing rose to 63 days. Staff report their experience was largely due to clients who did not submit necessary paperwork in a timely manner and also the lengthy process time to train interim and new permanent staff. LMHA had a staff member retire who had processed these homeownership files for the last decade. Our expectation is to see significant improvement now that our permanent team is in place.

Further, in FY 2013, only seven (7) of the homebuyer closings occurred within 120 days of the income verification dates and these met the regulatory timeframe for verification of income. The other eleven (11) cases exceeded the regulatory requirement and would have required re-verification if not for the authority provided under this MTW initiative. The time saved by this flexibility is eleven (11) appointments at 30 minutes each = 5.5 hours. The money saved is 5.5 hours times $30, which is $165.

Although the numbers were skewed this reporting period due to staff changes, the facts clearly indicate a predicted time savings and a cost savings for LMHA now that all permanent staff are in place. As an added bonus for the homebuyers there was a time savings as well. Not having to take a half day off of work (and sometimes a full day if required by employers) was likely important to the working clients

(61%). For the remaining thirty-nine (39%) of the homebuyers who are elderly, disabled or handicapped it is a real convenience not to have to come in for an appointment, especially considering their fixed incomes are not likely to change from the first to the second term.

Flexibility in Third-Party Verifications
Actual FY 2013

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
No. apps in process during the FY	21	23	12	13	7	5	18	10	10
No. apps that would have required re-verification	12	18	10	6	5	2	11	4	4
Time Spent on third-party verification	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.	0 Hrs.
Time Savings	**6 Hrs.**	**9Hrs.**	**5 Hrs.**	**6 Hrs.**	**5 Hrs.**	**1 Hr.**	**5.5 Hrs.**	**2 Hrs.**	**2 Hrs.**
Cost spent on third-party verifications	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cost savings	**$178.68**	**$268.00**	**$151**	**$180**	**$150**	**$30**	**$165**	**$60**	**$60**
Avg. no. of days to process application	**30**	**25**	**25**	**25**	**60**	**25**	**47**	**25**	**25**

C. Explanation of challenges/effectiveness and potential new strategies
The changes to income verification policies for Section 8 Homeownership program participants helped LMHA to reduce the cost to administer housing assistance to homebuyers and get these families into their homes quicker. In FY 2013, the activity saved 5.5 hours ($180) of staff time that would have been spent on income re-verifications for participants in the S8 Homeownership Program.

In FY 2012, activity did not achieve the goal of reducing the length of the approval process. Prior to implementing the activity, the elapsed time between the initial application date and scheduled briefing was approximately 30 days. In FY 2012, the average time between the initial application and briefing rose to 60 days. LMHA expected a decrease in average processing time in 2013 but the factors (described above) prevented the Agency from achieving a decrease. Due to permanent staffing now in place, there is an expectation of a significant decrease for FY 2014.

D. Revised Metrics and Benchmarks
The metrics have not been revised. Benchmarks for FY 2015 were established.

E. Changes to Data Collection Methodology
The data collection methodology has not been revised.

F. MTW Authorizations per Restated Agreement
LMHA found no reason to change the authorization: *Attachment C, Section D.8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625.*

The waiver is necessary to allow homebuyers to provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions. Also, LMHA used MTW flexibility to change its policy to allow income verification data to be used for up to an 8 month period instead of 4 in order to achieve an increase in effective expenditure of funds.

Exception Payment Standards for HCV Homeownership Program (#13-2009)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2009 MTW Annual Plan, approved by HUD, and implemented during FY 2009.

B. Actual Impact and Performance of the Activity
The activity is to adjust payment standards for Housing Choice Voucher Homeownership program to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts.

The Louisville Metro Housing Authority operates a very successful Housing Choice Voucher Homeownership Program. From the start of our program to the end of 2007, LMHA had closed with buyers on a total of 113 units, yet that year was also the first year since program inception that LMHA did not have an increase in new homeowners from the previous year. A substantial factor has been the tightening of the overall mortgage market but a factor that LMHA has some control over is the setting of payment standards.

Exception payments help low-income families find and purchase decent and affordable housing in dispersed locations throughout the Metro area. A Payment Standard increase to 120% promotes residential choice and helps families enrolled in the Housing Choice Voucher Program move closer to areas of job growth and accomplishes LMHA's goal of deconcentrating poverty. Families often have trouble finding housing for sale under the program within the terms of the voucher. This activity increases housing choices outside of impoverished areas for enrolled participants.

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

In FY 2013, the exception payment increase in buying power for a 2-bedroom homebuyer was $14,892. One (1) Section 8 Homeownership program participants used the increased housing assistance to buy in an exception rent payment area bringing the overall number of homeowners living in areas of low-poverty to 16 up from 6 in 2008. Before this initiative, LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2013, LMHA homebuyers live in 24 of the 26 Metro Council districts.

LMHA estimated that an increase in payment standard to 120% would allow a 2-bedroom qualified potential homebuyer to increase buying power by approximately $13,281. For those who are 3 and 4-bedroom qualified, the increase would be approximately $18,403. As indicated above, one (1) 2-bedroom homebuyer purchased using the increased buying power of $14,892 which is more than $1,611 above the benchmark. This is due to the overall market decrease in interest rate as compared to the rate used in calculating the benchmark. Market interest rates vary. In setting benchmarks, LMHA uses the current MRB rate at Kentucky Housing Corporation (the state housing finance agency).

With this MTW initiative LMHA is interested in promoting residential choice outside of high poverty areas. LMHA sought to increase in the number of closings in the Homeownership Exception Payment census tracts. As of March 2008, only 6 of the 118 homebuyers (5%) had bought in exception payment areas. As of July 2013, 16 of 199 homebuyers (8%) had bought in exception payment areas.

Our political structure is divided into 26 Metro Council Districts. Before this initiative, LMHA homebuyers lived in 21 of the 26 Metro Council Districts. As of July 2013, LMHA homebuyers live in 24 of the 26 Metro Council Districts. The 2 final districts are entirely contained within the identified exception payment census tracts so this on-going MTW activity will help LMHA achieve the goal of at least one HCV homeowner in every Metro Council district.

Homeownership Exception Payment Standard
Actual FY 2013

Metric	FY 08 Baseline	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
Increase in buying power									
2-BR qualified	$10,560	$10,516	$12,489	$8,321	$0	$13,281	$14,892	$14,279	$14,050
3-BR, 4-BR qualified	$12,324	$14,597	$NA	$19,788	$20,083	$18,403	N/A	$19,787	$19,439
No. of closings in exception payment districts	**6**	**5**	**1**	**2**	**1**	**2**	**1**	**2**	**2**
2-BR qualified	2	3	1	1	0	1	1	1	1
3-BR, 4-BR qualified	4	2	0	1	1	1	0	1	1
No. of units in exception payment areas	**6**	**11**	**12**	**14**	**15**	**18**	**16**	**17**	**18**
No. of council districts with homebuyers	**21 of 26**	**22 of 26**	**23 of 26**	**24 of 26**	**24 of 26**	**26 of 26**	**24 of 26**	**25 of 26**	**26 of 26**

Note: The FY 2008 Baselines were calculated using the applicable 2002-2008 payment standards (which varied over this time period) for the 6 exception payment homebuyers.

C. Explanation of challenges/effectiveness and potential new strategies
Benchmark for both 2-bedroom and 3-bedroom homebuyers was not achieved. Staff will continue to emphasize the benefits of exception payment opportunities. One (1) homebuyer bought in an Exception Payment census tract. This activity increases housing choices because the homeowner would not have been able to purchase a home in this area without using the exception payment standard.

D. Revised Metrics and Benchmarks
No revisions were made to activity metrics. Benchmarks for FY 2015 were added.

E. Changes to Data Collection Methodology
No changes were made to the data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to authorization: *Attachment C, Section D.8.a. and D.8.b Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.*

In order to achieve an increase in buying power LMHA adjusts payment standards for Housing Choice Voucher Homeownership to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas by modifying 24 CFR 982.503 to use Census Owner Occupied Median Value instead of Renter Occupied Median Gross Rent in calculating exception payment census tracts. This authorization is necessary for achieving the benchmark because the increase in buying power helps program participants purchase homes in exception payment districts.

Amount and Distribution of Homeownership Assistance (#3-2006)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2006 MTW Annual Plan and approved by HUD. Spring of 2013, LMHA revised local homeownership exception payment standards.

B. Actual Impact and Performance of the Activity
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. Following are the HCV Rental payment standards and, effective January 1, 2013, the relative Homeownership payment standards:

		Rental		Homeownership	
Bedroom Size	**Fair Market Rent**	**Payment Standard**	**Exception Payment Standard**	**Payment Standard (110%)**	**Exception Payment Standard (120%)**
0	$503	$520	$570	$553	$604
1	$588	$600	$659	$647	$706
2	$731	$712	$782	$804	$877
3	$1,012	$995	$1,092	$1,113	$1,214
4	$1,144	$1,057	$1,160	$1,258	$1,373
5	$1,316	$1,215	$1,334	$1,448	$1,579
6	$1,487	$1,374	$1,509	$1,636	$1,784
7	$1,658	$1,532	$1,682	$1,824	$1,990
8	$1,830	$1,691	$1,857	$2,013	$2,196

This activity is increasing housing choices for low-income voucher holders interested in participating in LMHA's HCV Homeownership program. In the time period 7/1/12 to 6/30/13, 18 HCV households purchased homes. Seven (7), or 39%, had more housing choice because they benefited from the 2-bedroom payment standard for 1-bedroom eligible homebuyers. Five (5), or 71%, of those 7 families were Elderly/Disabled households. While six (6), or 33%, of the 18 households bought after homeownership payment standards increased from rental payment standards, only 2 of the 6 had vouchers issued after the change, leading LMHA to conclude that most were not motivated by the increase to participate. No exception payment units were bought after homeownership payment standards increased. With the new standards in place only six months, it is too soon to realize the potential for higher payment standards to incentivize families to purchase homes, especially homes in exception payment areas.

Amount and Distribution of Homeownership Assistance
Actual FY 2013

Metric	FY 05 Baseline		FY 13 Bmk	FY 13 Actual
Number of families who purchased a home	**N/A**		**N/A**	**18**
Number of families who benefitted from the 2-BR standard for 1-BR eligible buyers	0		N/A	7
Number of families motivated by higher payment standard	0		N/A	2
Number of families motivated by higher payment standards that purchased exception payment units	0		N/A	0

C. Explanation of challenges/effectiveness and potential new strategies
With the new standards in place only six months, it is too soon to see the effects of higher payment standards.

D. Revised Metrics and Benchmarks
No revisions were made to activity metrics.

E. Changes to Data Collection Methodology
No changes were made to the data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to authorization: *Attachment C, Section D.8.a. and D.8.b Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.*

Local Leased Housing Program

For the many other families for whom homeownership is not 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.

MTW Special Referral voucher programs are intended to address those families' needs 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.

Center for Women and Families at The Villager (#1-2005, #14-2009)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed by LMHA, approved by HUD, and implemented during FY 2005.

B. Actual Impact and Performance of the Activity
LMHA allocates up to 22 Housing Choice Vouchers to a special referral program with Center for Women and Families for their long term transitional housing on their downtown campus. While voucher recipients are initially required to reside on campus, and meet the Center for Women and Families program requirements, their vouchers resume full portability after they successfully graduate from the program. Clients have up to three years to complete the program. As a participant moves from the Center for Women's campus, LMHA issues a voucher to the next eligible applicant.

This ongoing activity provides the voucher as incentive to heads of household who are participating in programs at the Center for Women and Families to become economically self-sufficient. The activity also increases housing choices for low-income families interested in the Center for Women's and Families programs, which focus on the elimination of domestic violence, sexual violence and economic hardship. Baseline data from 2004 and voucher utilization rates from years 2005-2008 are not available. Generally there is no benchmark goal for this activity other than 100% utilization of the vouchers, though LMHA and the Center track supplementary information about the clients because the program has a strong self-sufficiency component.

In FY 2010, 17 of the 17 vouchers were administered during the year. Also, 6 portable HCVs were issued to program graduates. One family that exited the program was able to secure unsubsidized housing.

In FY 2011, 11 of the vouchers were administered during the year. Also 4 portable HCVs were issued to program graduates.

For FY 2012, the number of vouchers set aside was increased to 22 and the goal was to serve 4 single adults and 18 families at any given point in time. During the 2011-2012 operating year, Center for Women and Families served 4 singles and 18 families with 40 children. All of these participants had been clients of Center for Women and Families. Their income and income sources are summarized in the table following. Another beneficial aspect of the program is that children can remain at their home schools while living at the Villager. In FY 2012, all children were able to be transported to their home schools, while in the program.

For part of FY 2011 and FY 2012, construction of a new Villager facility was ongoing. At the beginning of fiscal year 2012, there were five clients enrolled in the Villager program. Construction of the new Villager was completed in September, 2011, and, with this new facility, 4 units were secured for single adults and 18 units for families. CWF was able to move the existing 5 clients (2 single adults and 3 families) into the new facility and also filled the remaining units by December, 2011. Parking spaces and accommodations were made specifically for Villager residents and a new playground was established for the many children that live on site.

The recently completed Villager apartments are under the property management of Winterwood, Inc., who works to meet clients' rental payments and maintenance needs. Residents sign a one year lease agreement at move in and continue month to month. While living in the units, clients participate in case management through the Center for Women and Families. They meet with a case manager monthly to work on a case plan consisting of financial goals, credit repair, budgeting, individual counseling and resource distribution. There is also a computer lab/resource room that clients are able to utilize, and quarterly meetings are held for the clients housed in the facility to share ideas, concerns and comments. As of the end of FY 2012, all single adults and families were in compliance with the program and meeting their goals as set forth.

During fiscal year 2013, Center for Women and Families served five (5) singles and seventeen (17) families with thirty-seven (37) children at the Villager. Their income and income sources are presented in the table following. Clients that actively seek out and attend voluntary case management sessions are actively working to achieve their self-identified goals which include maintaining a budget, understanding credit issues, and plans for housing in the future. There were two graduates that moved out of the Villager program. One bought a house through the Section 8 program and the other successfully transferred their voucher.

C. Explanation of challenges/effectiveness and potential new strategies

The benchmark for this activity is 100% voucher utilization. The benchmark of administering 22 vouchers by FYE 2012 was achieved.

Center for Women and Families at The Villager
Supplemental Information on Program Participants
Actual FY 2013

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Actual
No. of participants					
No. on the first day of the FY	7	15	11	5	30
No. entering during the FY	7	4	0	17	2
No. who left during the FY	6	8	5	0	2
No. in the program at FYE	8	11	6	22	20
No. of graduates	3	7	5	0	2
No. of graduates who leave the program	3	7	5	0	2

No. of graduates who complete the program in:	**3**	**8***	**4***	**0**	
1-2 mos.	-	-	-	0	0
3-6 mos.	-	-	-	0	0
7-12 mos.	-	1	1	0	0
13-24 mos.	1	3	3	0	0
25-36 mos.	2	4	1	0	2

*one participant exited for noncompliance

Monthly income level at entry					
No income	2	2	0	1	0
$1-150	-	-	1	0	0
$151 – 250	-	1	1	2	2
$251 – 500	3	3	1	1	4
$501 – 1,000	6	6	4	11	9
$1,001 – 1,500	1	3	4	7	4
$1501+					3

Income type at entry					
Supplemental Security Income (SSI)	3	0	2	2	2
Temporary Aid to Needy Families (TANF)	2	1	1	10	7
Employment Income	5	3	6	17	15
Food Stamps	8	2	8	22	11
No financial resources	2	0	0	0	0
Unemployment			1	0	0

Income level at graduation/exit					
No income	2	2	0	0	0
$1-150	-	-	0	0	0
$151 – 250	-	-	0	0	1
$251 – 500	1	1	0	0	0
$501 – 1,000	4	3	4	0	1
$1,001 – 1,500	1	2	1	0	0

Income type at graduation					
Supplemental Security Income (SSI)	2	3	1	0	1
Social Security Disability Income (SSDI)	-	1	1	0	0
Temporary Aid to Needy Families (TANF)	1	1	0	0	0
Employment Income	3	3	3	0	1
Food Stamps	8	5	4	0	0
No financial resources	2	2	0	0	0
No. of children that remain at the same school	**22**	**20**	**5**	**40**	**25**

Center for Women and Families at the Villager
Voucher Utilization
Actual FY 2013

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
No. of vouchers administered at FYE	7	17	6	22	22	22	22	22
Voucher utilization at FYE	41%	100%	-	100%	100%	100%	100%	100%
No. of vouchers transferred to other locations	3	6	0	0	3	1	3	5
No. of graduates who enter the S8 HO program	0	0	0	0	1	0	1	1
No. of graduates who leave the S8 Program	0	0	1	0	1	0	1	1

D. Revised Metrics and Benchmarks
No revisions to metrics or benchmarks. Benchmarks were added for fiscal year 2015.

E. Changes to Data Collection Methodology
No changes to data collection methodology.

F. MTW Authorizations per Restated Agreement
No change to MTW authorization: *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.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with the Center for Women and Families. The special referral HCV program gives CWF families that are enrolled in the Villager intervention program direct access to LMHA voucher assistance.

Family Scholar House at the Louisville Scholar House Campus, Downtown Scholar House Campus, Stoddard Johnston Scholar House Campus, and Parkland Scholar House (#15-2009, 20-2010, 30-2012, 36-2013)

A. Date the Activity was Proposed, Approved and Implemented
The Special Referral program with Family Scholar House at their Louisville Scholar House campus was proposed in the Agency’s FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008. The second Special Referral program with Family Scholar House, for the Downtown Scholar House (DSH) location, was proposed and approved by HUD in the FY 2010 Annual Plan, and the first vouchers were issued to DSH participants in 2011. The third Special Referral program with FSH, which is for the Stoddard Johnston Scholar House (SJSH) location, was proposed and approved by HUD in the Amended FY 2012 Annual MTW Plan, and vouchers were first issued to participants at this location in December, 2011 and January, 2012. The fourth referral program with FSH, Parkland Scholar House, was proposed and approved by HUD in the Amended FY 2013 Annual MTW Plan. Vouchers were first administered to participants at this location in August, 2013

B. Actual Impact and Performance of the Activity
The activity is to allocate up to 56 Housing Choice Vouchers to a special referral program with Family Scholar House (FSH) at their Louisville Scholar House (LSH) campus. In addition, LMHA allocates up to 54 vouchers to FSH participants at the Downtown Scholar House location and 57 vouchers to FSH participants at the Stoddard Johnston Scholar House location. The Agency also allocates up to 48 vouchers for participants of the Parkland Scholar House program. Five (5) vouchers of the vouchers set

aside for Parkland participants are reserved for those families who choose to live off-site. While most voucher recipients are initially required to reside at one of the Family Scholar House locations and meet all FSH program requirements (solo parent, attending school) their vouchers resume full portability after they successfully graduate from the program. As a participant moves from a facility, LMHA will issue a voucher to the next eligible applicant at that site.

Single heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 804 applicants. It also increases housing choices for low-income families interested in the Family Scholar House program.

There is no pre-implementation baseline data for this activity. Prior to FY 2008, no vouchers were allocated for Louisville Scholar House participants.

In FY 2011, 51 vouchers were administered to Louisville Scholar House program participants, 24 of which were issued during the fiscal year. LMHA is encouraged that 11 program participants graduated in 2011 and seven (7) of those graduates left the program. Coincidentally, these numbers are the same as the numbers for FY2010. These results indicate that allocating vouchers to the Scholar House program is an effective way to incentivize low-income families to achieve self-sufficiency. Of the seven that exited the program:

- 1 became employed in the healthcare industry
- 1 became employed at JCTC in the ChangeMaker position
- 3 are seeking a higher post-secondary degree
- 1 is a hairdresser while actively seeking employment
- 1 is actively seeking employment in her field of study and at report time waiting to hear from the state

Also, in FY 2011, 43 vouchers were issued to participants at the Downtown Scholar House program which opened in January 2011. Another eleven units at this facility are public housing units.

In FY 2012, 80 vouchers were issued to participants of Family Scholar House who were living at the developments; 14 vouchers were issued to families living at Louisville Scholar House, 9 to families living Downtown Scholar House and 57 to families in residence at Stoddard Johnston Scholar House.

There were 20 graduates in 2012; 9 graduates from Louisville Scholar House, 8 graduates living at Downtown Scholar House, and 9 graduates who are in residence at Stoddard Johnston Scholar House. Of those:

- 3 from Louisville Scholar House were hired as full time teachers
- 1 from Downtown Scholar House hired at Metro Government
- 1 from Downtown Scholar House hired for technology position

Some from all campuses elected to continue their educations.

Most recently, in FY 2013, 167 vouchers were issued to participants of Family Scholar House who were living at all developments: 56 vouchers were issued to families participating at Louisville Scholar House, 54 to families enrolled at Downtown Scholar House, 48 to families in enrolled at Stoddard Johnston Scholar House and 0 vouchers to participants of Parkland Scholar House. While Parkland

Scholar House participants had not moved in by June 30, 2013, as of September 2013, 48 vouchers were leased.

There were 29 graduates in 2013; 14 graduates from Louisville Scholar House, 10 graduates from Downtown Scholar House, 8 graduates who were participating at Stoddard Johnston Scholar House, and 0 graduates of the Parkland Scholar House. Please note that the numbers do not include individuals who graduated, but had already moved out. Of those:

- 2 Previous LSH residents earned their Masters degree and of which, one was hired full time by Seven Counties
- 1 from LSH passed her boards and was hired as a nurse at Nortons
- 1 from LSH hired by the Leo
- 1 from DSH hired by Louisville Asset Building Coalition
- 1 from LSH (moved prior to graduation) started her own business.
- 1 from LSH is substitute teaching as she applies for full time
- 1 from LSH is working in healthcare as a nurse
- 1 from LSH hired full time at Enterprise

Another benefit/impact of Louisville Scholar House is that it allows children of participants to have stable school environments while their parents are enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty. In FY 2013, a total of 240 children in families at Scholar House (at all sites) remained in the same school while residing at the developments. The only children who changed schools did so in transition from Pre-school to kindergarten or other developmental age transitions during the fiscal year.

Family Scholar House at Louisville Scholar House, Downtown Scholar House, Stoddard Johnston Scholar House and Parkland Scholar House
Supplementary Information – Program Participants
Actual FY 2013

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH
No. of participants											
No. on the first day of the FY	-	56	51	43	48	54	0	52	51	56	0
No. entering during the FY	-	15	24	43	17	11	52	23	22	21	0
No. who left during the FY*	-	-	25	0	21	17	5	21	19	20	0
No. in the program at FYE	-	51	48	43	53	49	52	52	54	56	0
No. of graduates	0	11	11	-	9	8	3	14	10	5	0
No. of graduates who leave the program*	-	7	7	-	5	3	8	8	4	2	0

*Number of families who left during the year includes the number of graduates who moved.

No. of graduates who complete the	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH

program in:											
1-2 mos.	-	-	-	-	-	-	-	-	-	-	-
3-6 mos.	-	-	-	-	-	-	-	-	-	-	-
7-12 mos.	-	1	-	-	-	1	-	-	-	-	-
13-24 mos.	-	10	3	-	5	2	-	-	-	-	-
25-36 mos.	-	-	8	-	-	-	-	8*	4*	2*	0*

*Number only includes participants who moved from the residential facility.

Monthly income level at entry	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH
No income	2	5	-	2	2	-	52	-	-	-	-
$1-150	-	3	4	4	-	-	-	-	-	-	-
$151 – 250	-	3	18	18	11	11	-	-	4	-	-
$251 – 500	3	14	13	15	4	-	5	-	18	3	-
$501 – 1,000	6	11	11	7	-	-	-	20	-	2	-
$1,001 – 1,500	1	15	5	8	-	-	-	3	-	-	-

Income type at entry	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH
Supplemental Security Income (SSI)	3	1	2	6	1	-	-	-	-	-	-
Temporary Aid to Needy Families (TANF)	2	5	18	17	11	7	4	20	18	5	-
Employment Income	5	6	4	11	3	4	1	3	2	2	-
Food Stamps	8	0	-	-	11	7	57	19	22	5	-
No financial resources	2	3	-	-	2	-	52	-	-	-	-

Income level at graduation/exit	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH
No income	-	-	-	-	-	-	-	-	-	-	-
$1-150	-	-	-	-	-	-	-	-	-	-	-
$151 – 250	-	-	-	-	-	-	-	-	-	-	-
$251 – 500	-	10	3	-	-	-	-	-	-	-	-
$501 – 1,000	-	2	2	-	1	-	-	1	3	1	-
$1,001 – 1,500	-	5	2	-	5	2	-	7	1	1	-

*Number only includes participants who moved from the residential facility.

Income type at graduation	FY 09 Actual	FY 10 Actual	FY 11 Actual LSH	FY 11 Actual DSH	FY 12 Actual LSH	FY 12 Actual DSH	FY 12 Actual SJSH	FY 13 Actual LSH	FY 13 Actual DSH	FY 13 Actual SJSH	FY13 Actual PSH
Supplemental Security Income (SSI)	-	-	1	-	-	-	-	-	-	-	-
Temporary Aid to Needy Families (TANF)	-	15	1	-	-	-	-	10	7	4	-
Employment Income	-	15	1	-	6	2	-	8	10	5	-
Food Stamps	-	14	1	-	-	-	-	12	7	5	-
No financial resources	-	-	-	-	-	-	-	-	-	-	-

No. of children that remain at the same school	74	104	81	85	84	72	98	82	70	88	-

Family Scholar House at Louisville Scholar House – 56 vouchers
Voucher Utilization
Actual FY 2013

Metrics	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
No. of vouchers issued in FY	3	15	24	14	10		10	10
No. of vouchers administered in FY	53	51	51	56	56	54	56	56
Voucher utilization at FYE	95%	91%	91%	94%	100%	96.4%	100%	100
No. of vouchers transferred to other locations	-	1	1	1	N/A	6	N/A	N/A
No. of graduates who enter the S8 HO program	-	0	0	0	N/A	0	N/A	N/A
No. of graduates who leave the S8 Program	-	7	7	1	N/A	4	N/A	N/A

Family Scholar House at Downtown Scholar House – 54 vouchers
Voucher Utilization
Actual FY 2013

Metrics	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
No. of vouchers issued in FY	43	9	5		5	5
No. of vouchers administered in FY	43	54	43	40	43	43
Voucher utilization at FYE	100%	90%	100%	93.0%	100%	100%
No. of vouchers transferred to other locations	0	0	N/A	1	N/A	N/A
No. of graduates who enter the S8 HO program	0	0	N/A	0	N/A	N/A
No. of graduates who leave the S8 Program	0	0	N/A	3	N/A	N/A

*LMHA does not expect that any participants will graduate from the program within the first two to three years.

Family Scholar House at Stoddard Johnston Scholar House – 57 vouchers
Voucher Utilization
Actual FY 2013

Metrics	FY 11 Baseline	FY 12 Actual	FY 13 Bmk*	FY 13 Actual	FY 14 Bmk*	FY 15 Bmk*
No. of vouchers issued in FY	0	57	-		-	-
No. of vouchers administered in FY	0	57	57	54	57	57
Voucher utilization at FYE	0	98%	100%	94.74%	100%	100%
No. of vouchers transferred to other locations	0	0	-	3	-	-
No. of graduates who enter the S8 HO program	0	0	0	0	0	0
No. of graduates who leave the S8 Program	0	0	0	0	0	0

*LMHA does not expect that any participants will graduate from the program within the first two to three years.

Family Scholar House at Parkland Scholar House – 53 vouchers
Voucher Utilization
Actual FY 2013

Metrics	FY 12 Baseline	FY 13 Bmk*	FY 13 Actual	FY 14 Bmk*	FY 15 Bmk*
No. of vouchers issued in FY	0	-	0	53	-

No. of vouchers administered in FY	0		53	0		53	53
Voucher utilization at FYE	0		100%	0%		100%	100%
No. of vouchers transferred to other locations	0		-	0		-	-
No. of graduates who enter the S8 HO program	0		0	0		0	0
No. of graduates who leave the S8 Program	0		0	0		0	0

*LMHA does not expect that any participants will graduate from the program within the first year.

C. Explanation of challenges/effectiveness and potential new strategies
Voucher utilization is high which indicates that low-income families who enroll at Scholar House have increased housing choices. The characteristics of program participants in 2013 indicate the activity gives incentive to families to become self-sufficient. Twenty-nine (29) total program participants graduated with a degree from college this year.

D. Revised Metrics and Benchmarks
Benchmarks and metrics will remain as proposed in the FY 2008 Annual Plan, FY 2010 Annual Plan, Amended FY 2012 Annual Plan, and Amended FY 2013 Annual Plan.

E. Changes to Data Collection Methodology
Data collection methodology also remains the same.

F. MTW Authorizations per Restated Agreement
LMHA found no reason to change the authorization: *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.*

The waiver is needed in order for LMHA to establish an MTW Special Referral program with Louisville Scholar House. The special referral HCV program provides voucher assistance to families based on their participation in the Family Scholar House intervention program and residency at the Louisville Scholar House, Downtown Scholar House, and Stoddard Johnston Scholar House campuses.

Special Referral MTW HCV Program and Local Preference – Day Spring (#7-2008/2012)

A. Date the Activity was Proposed, Approved and Implemented
This activity was initially proposed and approved by HUD in the 2009 Annual MTW Plan, and subsequently tabled at the end of fiscal year 2009 due to lower than anticipated utilization rates. This activity was again proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity
The activity is 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. In 2012, LMHA renewed 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 Olmstead programs, Day Spring referrals will receive preference over other families on the wait list.

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 had been experiencing vacancies due to households who are interested in the program not being able to afford the rent.

In FY 2012, this initiative helped improve occupancy rates at the Day Spring apartments and provided 3 low-income families the opportunity to receive housing with supportive services. This effort is a small but important step in increasing housing choices for low-income individuals and families.

In FY 2013, this activity improved occupancy rates at the Day Spring apartments and expanded housing choices for three (3) low-income households participating in Day Spring's programs.

Residents must meet HCV program income requirements; however, not all of the units are 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.

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.

Day Spring – Local Preference
Actual FY 2013

Metrics – Information related to Voucher Utilization	Baseline FY 11	Actual FY 12	Bmk FY 13	Actual FY13	Bmk FY 14
Voucher utilization.	*27%	75%	100%	75%	100%
Occupancy rate.	36/48 mos.	36/48 mos.	48/48 mos.	36/48 mos.	48/48 mos.
Metrics – Supplemental information related to Program and Participants					
Number of participants who receive the voucher during the fiscal year.	0	3	N/A	3	N/A
Range of periods of time participants receiving the voucher reside at a Day Spring Unit.	N/A	6 – 12 mos.	N/A	1-6 years	N/A
Number of participants who exit the program.	N/A	0	N/A	0	N/A
Number and Housing type upon exiting the program.	N/A	0	N/A	0	N/A
Metrics – Increased Cost Effectiveness					
Estimated cost savings of the HUD field office conducting inspections, PRAC and rent comparabilities.	$0	$93.15 inspections $38.34 other	$120	$0*	$120
Estimated administrative cost savings of the Day Spring staff preparing referral packet.	$0	$56.84	75%	N/A**	75%

*Annual inspections were conducted therefore no cost savings was achieved.
**Information not available due to change in LMHA staff.

C. Explanation of challenges/effectiveness and potential new strategies

The benchmark of 100% utilization was not achieved. Voucher utilization at the end of the year was 75%. Day Spring anticipates leasing up the remaining voucher unit during FY14. Day Spring expects that the fourth voucher will be utilized for a minimum of three months; hopefully it will be about six months, but that will depend in part on how it takes the paperwork to be processed.

D. Revised Metrics and Benchmarks

No metrics or benchmarks have been revised.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA staff plan to implement procedures to 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 continue to 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.

Special Referral MTW HCV Program and Local Preference – Wellspring (#33-2012, #35-2013)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2012 Annual MTW Plan, approved by HUD, and implemented during FY 2012. In the Amended FY 2012 Annual MTW Plan, LMHA increased the voucher allocation for Wellspring referrals by 8 vouchers to provide rental assistance to Wellspring participants who choose to live at the new Bashford Manor facility.

B. Actual Impact and Performance of the Activity

The original 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 is through the Housing Choice Voucher program and will be provided to Section 8 program eligible families who choose to reside in Wellspring's five unit development 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 December, 2011, LMHA amended its FY12 Annual MTW Plan to increase the Wellspring special referral program allocation of vouchers by 8 vouchers for residents who may choose to reside at the organization's new Bashford Manor development (MTW Activity #35-2013). These units have been rehabilitated during this fiscal year and as of June 30, 2013 five of eight units were occupied with voucher holders. With all units now available, LMHA expects utilization to be higher in fiscal year 2014.

In the 2013 fiscal year, the two most senior (Director and Assistant Director) LMHA staff members in the Leased Housing program both retired. More recently, LMHA promoted two long term staff members to fill these positions. Given these transitions, the two proposals following were not attempted, but will again be explored in the current fiscal year ending June 30, 2014.

In FY 2014, 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 are moved to a Wellspring unit as soon as one is available. The applicant's packet is then sent to LMHA for additional processing, so payment can begin for that participant. Regarding inspections, last fiscal year they were conducted as participants moved into the unit and re-inspected annually. In fiscal year 2014, LMHA may arrange to concurrently inspect all units at the site once during the year.

This activity has increased housing choices for families with members with severe mental illness. Over the course of the 2012 fiscal year, LMHA administered 6 vouchers to families referred to the Agency by Wellspring. The utilization rate at 6/30/12 was 80% and occupancy of the Youngland facility was 55 months out of 60 months possible. The utilization benchmarks for FY 2012 were achieved. During FY 2013, LMHA administered 9 vouchers to families referred by Wellspring. The combined utilization rate at 6/30/13 was 69%. The overall occupancy of the Youngland facility was 55 months out of 60 months possible (5 units x 12 months) and the occupancy of the Bashford Manor facility was 18 months out of

96 months possible (8 units x 12 months). These low rates were due to the timing of the rehabilitation and initial lease-up.

Furthermore, the activity achieved 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. The value of services provided in 2012 is estimated at $12,000. The value of services provided in 2013 is approximately $12,240.

Also, this activity could achieve a cost savings when Wellspring staff conduct initial eligibility determinations and inspections at the site are done once per year concurrently. LMHA processed 6 packets in FY 2012, resulting in a cost savings of $113.67 in administrative time. In addition, LMHA saved just over $90.00 by conducting inspections of all five units concurrently, for a grand total savings of $204.23. In FY 2013, due to staff transitions LMHA did not implement these activities and therefore no savings were realized.

Wellspring – Local Preference for Olmstead Program
Actual FY 2013

Metrics - Information related to Vouchers and Voucher Utilization	**Baseline FY 2011**	**FY 12 Actual**	**FY 13 Bmk**	**FY 13 Actual**	**FY 14 Bmk**	**FY 15 Bmk**
Voucher utilization rate.	0	80%	75%	69%	100%	100%
Occupancy rate at Youngland facility.	49 of 55 mos.	55 of 60 mos.	57/60 mos.	55/60 mo. 92%	57/60 mos.	57/60 mos.
Occupancy rate at the Bashford Manor facility.	0	under construction	50%	18/96 19%	75%	72/96 mos.
Metrics – Information related to Cost Effectiveness						
Value of supportive services provided to Wellspring clients receiving voucher	N/A	$12,000	N/A	$12,240	N/A	N/A
Time & Cost savings of Wellspring preparing eligibility packets and sending them to LMHA for processing (number of packets x time savings x avg. staff hourly rate)	1 Hr/app	$113.67	1 Hr/app	0	1 Hr/app	1 Hr/app
Time & Cost savings of doing inspections once per year, concurrently	45 min/unit	$90.56	45 min./unit	0	45 min./unit	45 min./unit
Metrics – Supplemental Information related to Program and Participants						
Number of participants who received voucher assistance during the fiscal year.	6 HHs served	6	N/A	9	N/A	N/A
Range of periods of time participants receiving the voucher reside at a Wellspring facility.	0	12 mos.	N/A	12 mos.	N/A	N/A
Number of participants who exited the program.	0	2	N/A	1	N/A	N/A
Housing type upon exiting the program: a. Permanent, subsidized housing b. Market-rate (non-subsidized) c. Other (Moved in with family, passed away)	0	2 participants moved to permanent housing	N/A	Subsidized	N/A	N/A

In 2012, the hourly rate of a Housing Specialist was $25.26, including benefits; hourly rate of an Inspector was $31.05.

In 2013, the hourly rate of a Housing Specialist was $23.66, including benefits; hourly rate of an Inspector was $31.58.

C. Explanation of challenges/effectiveness and potential new strategies

Cost savings benchmarks were not achieved due to LMHA staff transitions and but new staff intends to implement in the current fiscal year formerly proposed strategies. Also, occupancy benchmarks for the Bashford Manor facility were not achieved due to the timing of the rehabilitation of the facility and lease-up, however once the facility is fully rehabbed and all units are ready for occupancy, LMHA expects all the vouchers allocated will be administered to low-income Wellspring participants.

D. Revised Metrics and Benchmarks

At the close of FY 2012, LMHA added metrics to capture the cost savings associated with Wellspring preparing and sending eligibility determination packets to LMHA staff for processing, as well as conducting inspections of the units once per year, concurrently at the site. LMHA also added a metric to measure the value of the supportive services leveraged through this activity. At fye 2013, LMHA added benchmarks for FY 2015.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. LMHA will continue to 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.

Special Referral HCV Program – 100,000 Homes Initiative (#29-2012)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity

The activity is to allocate up to 50 vouchers by FYE 2013 (60 by FYE 2014 and 70 by FYE 2015) 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. Louisville's 100,000 Homes initiative continues to bring together change agents from the area to find homes for the most vulnerable and long-term homeless individuals and families by July 2013.

Ultimately, the proposed activity will increase 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.

As of FYE 2012, 32 vouchers or 64% of the set-aside were under lease to homeless families referred to LMHA through SAMHSA. While the program was still in its initial stage, LMHA was encouraged that only 1 participant had lost their voucher due to non-compliance. As of FYE 2013, 48 of 50 vouchers or 96% of the set-aside were under lease to homeless families referred to LMHA through SAMHSA.

100,000 Homes Initiative
Actual FY 2013

Metrics - Information related to Vouchers and Voucher Utilization	**Baseline FY 2011**	**FY 12 Actual**	**FY 13 Bmk**	**FY 13 Actual**	**FY 14 Bmk**	**FY 15 Bmk**
Number of vouchers issued to homeless persons participating in the program.	0	32	N/A	48	51	60
Number of vouchers administered during the fiscal year.	0	32	50	50	60	70
Voucher utilization rate.	0	64%	75%	96%	85%	85%
Metrics – Supplemental Information related to Program and Participants						
Average length of time homeless persons retain the voucher	0	4.5 mos*	N/A	11 Mo.	N/A	N/A
Number of persons who leave the HCV program	0	1**	N/A	2	N/A	N/A
Number of persons who enter HCV Homeownership	0	0	N/A	0	N/A	N/A
Number of persons who move to market-rate rental	0	0	N/A	0	N/A	N/A

*Program is still in its early stage.
**Participant lost housing due to non-compliance.

C. Explanation of challenges/effectiveness and potential new strategies
Benchmarks were achieved.

D. Revised Metrics and Benchmarks
Benchmarks for FY 2015 were added.

E. Changes to Data Collection Methodology
There were no changes to the data collection methodology. LMHA will continue to 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.

Allocate MTW Housing Choice Vouchers to Special Referral Programs (#34-2012)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2012 MTW Annual Plan, approved by HUD, and implemented during FY 2012.

B. Actual Impact and Performance of the Activity
The activity is to 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. These 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 participant must meet all program and Section 8 eligibility requirements. With some special referral programs, the voucher is "tied" to the programs' housing units. For other programs, while participants may be required to reside at the program facility initially, their voucher becomes portable when they graduate from the program. Some allocations will be incremental additions to existing programs while others are 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. Inspections of units may be conducted

With each referral program, 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.

LMHA expects 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 the independent service providers.

In FY 2012, LMHA allocated 8 additional vouchers for Wellspring referrals who may choose to reside at the Bashford Manor development, an eight-plex apartment building purchased by Wellspring for $320,000. Renovations of the site are complete and as of 6/30/13 five of the eight units (63%) were leased. Also in FY 2012, LMHA allocated 10 vouchers for homeless families with children referred by the Coalition for the Homeless. Louisville has been experiencing a rise in the number of homeless families with school-age children, due to the tough job market and economic conditions and high rates of foreclosure. By providing vouchers for these families, LMHA will be helping to stabilize their households.

In FY 2013, LMHA allocated an additional 10 vouchers to Coalition for the Homeless, also for families with school-age children, and, as of 6/30/13, 19 of the 20 (95%) of vouchers had been leased. Also in FY2013, LMHA pledged 8 vouchers to families referred to LMHA who are interested in living at York Towers, a development in downtown Louisville for families participating in Family Scholar Houses programs. Unlike other Scholar House endeavors, York Towers is not a residential program. Only limited supportive services provided by Spalding University and FSH will be available onsite. This project is currently under development, therefore no vouchers had been leased by 6/30/13.

Allocate Vouchers to Special Referral Programs
Actual FY 2013

Metric - Info related to Voucher Utilization/ Households Served	**Baseline FY 11**	**Actual FY12**	**Bmk FY 13**	**Actual FY12**	**Bmk FY 14**	**Bmk FY 15**
Utilization rate(s) at FYE	NA	1. Wellspring – Bashford Manor Development – under construction 2. Coalition for the Homeless – Homeless Families – 0%	100%	1-2012. Wellspring – Bashford Manor Development – 5/8 or 63% 2-2012. Coalition for the Homeless – Homeless Families – 19/20 (95%) 3-2013 Housing Alliance/Family Scholar House - York Towers – 0/8 vouchers	100%	100%
Metric – Cost Effectiveness						
Cost savings from streamlined administrative procedures (i.e., referral packets, on-site interviews), if applicable to program		1. Wellspring – Bashford Manor Development – $0 2. Coalition for the Homeless – Homeless Families – $0		1. Wellspring – Bashford Manor Development – $0 2. Coalition for the Homeless – Homeless Families – $NA		
Cost savings from concurrent annual inspections, if applicable to program		1. Wellspring – Bashford Manor Development – $0 2. Coalition for the Homeless – Homeless Families – $0		1. Wellspring – Bashford Manor Development – $0 2. Coalition for the Homeless – Homeless Families – $NA 3. York Towers – Project under development		
Total Project Cost, if vouchers were committed in support of a construction of a development		1. Wellspring – Bashford Manor Development – $TBD		1. Wellspring – Bashford Manor Development – $678,575 3. York Towers – Project under development		
Metric - Information related to Programs and Participants (Households Served)						
Number and description of referral programs	0	1. Wellspring – Bashford Manor Development –Housing for individuals with severe mental impairments and their families 2. Coalition for the Homeless – Homeless Families –S8 Rental assistance for homeless families	N/A	1. Wellspring – Bashford Manor Development – assistance for individuals with severe mental impairments and their families 2. Coalition for the Homeless – Homeless Families –S8 Rental assistance for homeless families 3. York Towers – assistance for student families	N/A	N/A
Number of vouchers allocated to referral programs through this activity	0	1. Bashford Manor Development – 8 HCVs 2. Coalition for the Homeless – Homeless Families – 10 HCVs	N/A	1. Bashford Manor Development – 8 HCVs 2. Coalition for the Homeless – Homeless Families – 10 HCVs 3. York Towers – 8 HCVs	N/A	N/A
Total number of households served by LMHA through the programs, **including turnover**	0	1. Bashford Manor Development – 0 HHs 2. Coalition for the Homeless – Homeless Families – 0 HHs	N/A	1. Bashford Manor Development – 0 HHs 2. Coalition for the Homeless – Homeless Families – 0 HHs 3. York Towers – 0 HHs	N/A	N/A

C. Explanation of challenges/effectiveness and potential new strategies
This activity does not readily lend itself to benchmarks, as vouchers are sometimes "committed" in advance of project completion. The primary objective of this activity is to increase access to housing and supportive services by providing vouchers for families not served through existing programs, such as homeless families with children. LMHA will track the number of families served, the number of housing units created, and the value of the supportive services as indicators of success.

D. Revised Metrics and Benchmarks
The future performance of the activity will also be measured by the number of referrals taken, the number of housing units created, and the value of supportive services provided to voucher recipients.

E. Changes to Data Collection Methodology
There were no changes to the data collection methodology. LMHA will track information related to voucher utilization and program staff will provide LMHA with information on the program and participants.

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)(3)A) 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. Also, 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.

Modified Inspections Protocol and Streamlined Eligibility Procedures: YMCA SRO (#2)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity
LMHA currently has a Housing Assistance Payment (HAP) Contract for a 41-unit Single Room Occupancy (SRO) program with the YMCA of Louisville. The program has operated since 1989 and had been losing revenue due to occupancy issues in recent years. To address this problem, LMHA trained a YMCA-hired caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are housed immediately, and the applicant packet is sent to LMHA for additional processing, and payments begin for that participant. Also residents do not have to appear at LMHA for a full reexamination. The YMCA caseworker conducts the reexamination and the recertification packet is sent to the Agency for additional processing. In addition, initial occupancy inspections of individual SRO units are waived upon move-in and all inspections are held once per year concurrently at the site.

This ongoing activity reduces cost and achieves greater cost effectiveness in Federal expenditures, and increases housing choices for low-income families interested in the YMCA's programs and housing facility. The activity has increased the occupancy level of the YMCA SRO's. In addition, on-site eligibility determinations by a YMCA hired caseworker and expedited applicant processing saved LMHA a significant amount of time and money.

One goal of the activity is to increase voucher utilization and occupancy at the facility. The occupancy level of the program prior to implementing this activity was 61% (25 out of 41 units). As of June 30, 2009 the occupancy was 100% (41 out of 41 units) and 98% (40 of 41) at June 30, 2010. Full occupancy was maintained throughout FY2011. At fiscal yearend 2012, occupancy levels had dropped to 87%. This was likely due to the warmer weather and high turnover. As of June 30, 2013 the occupancy was 95% (39 out of 41 units).

Another goal of the activity is to reduce the amount of time spent conducting re-certifications and inspecting units at the site. The baseline for staff time spent interviewing and processing an applicant is 1 hour. The amount of time required to conduct final processing of an applicant packet is 15 minutes. In FY 2011, LMHA saved $1,341 because of the new procedures which call for YMCA staff to determine applicant eligibility and conduct the initial application processing on site, and then send the application packets to LMHA for final processing. LMHA staff processed 58 final application and recertification packets in FY 2011. In FY 2012, LMHA staff processed 20 packets prepared by YMCA staff, thus the activity saved the Agency approximately $378.90 in LMHA staff time. This past fiscal year, FY 2013, LMHA staff processed 42 packets submitted by the YMCA, saving the Agency approximately $745.

Before implementing the activity, individual inspections took approximately 45 minutes per unit including 30 minutes time to travel to the site periodically throughout the year (30.75 hours). When all 41 inspections are done once per year concurrently at the site, a single unit inspection is 10 minutes long, a savings of 35 minutes per inspection (23.9 hours total). Consequently, with an inspection salary of $30/hr the savings amount to $717. In FY 2012, the rate of an Inspector increased to $31.05/hr, therefore the activity saved the Agency $745.20 this fiscal year. And in FY 2013, Inspectors were paid $31.58/hr, consequently the Agency saved $758 using the MTW protocol.

Overall, the activity helped LMHA achieve an estimated cost savings of $1,503 this fiscal year, including a $745 cost savings in the amount of staff time spent on processing applicants/recertifications and $758 in annual inspections. MTW authority helped LMHA achieve greater efficiency of Federal expenditures by using the on-site eligibility and streamlined application process, waiving move-in inspections, and conducting inspections of units once each year concurrently at the site.

Program Eligibility and Inspections - YMCA Single Room Occupancy
Actual FY 2013

Metric	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual		FY 13 Bmk	FY 13 Actual		FY 14 Bmk	FY 15 Bmk
Occupancy level of SROs	25/41 units 62%	N/A	41 units 100%	40 units 98%	41 units 100%	36 units		100%	39/41 (95%)		100%	100%
No. of applicants or packets processed	N/A	N/A	62	55	58	20		55	42		55	55
Staff time saved processing applicants	1hr. to process applicant	N/A	.75 hr	.75 hr	.75 Hr.	.75 Hr.		.75 Hr.	.75 Hr.		.75 Hr.	.75 Hr.
Cost savings	**N/A**	**N/A**	**$1378.62**	**$1247**	**$1341**	**$378.90**		**$1042**	**$745**		**$976**	**$976**
Time savings/unit to conduct inspections concurrently	45 Min. to inspect unit	N/A	35 Min.	35 Min.	35 Min.	35 Min.		35 Min.	35 Min.		35 Min.	35 Min.

No. of inspections	41	N/A	41	41	41	41		41	41		41	41
Total time savings to conduct inspections concurrently	0	N/A	24 Hr.	24 Hr.	24 Hr.	24 Hr.		24 Hr.	24 Hr.		24 Hr.	24 Hr.
Total cost savings	**0**	**N/A**	**$717**	**$717**	**$717**	**$745.20**		**$745**	**$758**		**$758**	**$758**

2009, Housing Specialist rate $29.64/Hr.; Inspector rate $30.00/Hr.
2010, Housing Specialist rate $30.23/Hr.; Inspector rate $30.00/Hr.
2011, Housing Specialist rate $30.83/Hr., Inspector rate of $30.00/Hr.
2012, Housing Specialist rate $25.26/Hr., including benefits; Inspector rate $31.05/Hr.
2013, Housing Specialist rate $23.66/Hr., including benefits; Inspector rate $31.58/Hr.

C. Explanation of challenges/effectiveness and potential new strategies
The YMCA was able to maintain full occupancy (100%) throughout fiscal year 2011, evidence that the procedure is effective and is working extremely well. Though occupancy dipped slightly below 90% at the end of the fiscal year, due to the warmer weather and turnover, LMHA anticipated that the site would again be fully occupied by last fall however occupancy achieved was slightly lower at 95%. The activity helped LMHA achieve an estimated cost savings of $1,503 for the fiscal year ending June 30, 2013.

D. Revised Metrics and Benchmarks
Benchmarks were revised to reflect the updated rate of the HCV Housing Specialist and Inspector.

E. Changes to Data Collection Methodology
LMHA did not make changes to the activity data collection method.

F. MTW Authorizations per Restated Agreement
The authorization is the same: *Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.*

The authorization is needed to establish new inspection procedures for the SRO units and to design and implement streamlined procedures for determining eligibility and processing applicants so that families can be immediately housed at the site.

Earned Income Disregard for Elderly Families in the Housing Choice Voucher Program (#6-2008)

A. Date the Activity was Proposed, Approved and Implemented
This activity was proposed in the Agency's FY 2008 MTW Annual Plan, approved by HUD, and implemented during FY 2008.

B. Actual Impact and Performance of the Activity
The activity is a $7,500 earned income disregard targeted to elderly families in the Housing Choice Voucher Program whose only other source of income are Social Security entitlements. This activity assists elderly families whose only source of income are Social Security entitlements and who may be struggling in today's economy; at the same time it simplifies the rent calculation process for these households and reduces the time spent by LMHA Section 8 staff on those tasks. While the disregard currently affects a small number of elderly families in the HCV program, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. The earned income disregard helps reduce costs and achieves greater cost effectiveness in Federal expenditures.

The average time savings to conduct rent calculations using the disregard is about 5-15 minutes per family. Baseline data from FY 2007 is not available. The benchmark for the number of families that LMHA expected would use the earned income disregard in FY2009 was set at 18. In FY 2010, 13 families used the deduction, therefore, the Agency saved approximately $84. In FY 2011, six families used the deduction therefore the Agency saved approximately $39.41 ($26.27 X 6)/4. In FY 2012, 10 families used the deduction, saving the Agency about $63.15. Though the benchmark number of families was achieved, the cost savings of this activity was slightly less than anticipated because the average hourly rate of an HCV Housing Specialist decreased.

In FY 2013,3 families used the deduction, saving the Agency about $17.75.

While this activity has had only a negligible impact on the statutory objective of reducing costs and increasing effective expenditure in Federal funds, another goal of the activity is to incentivize head of households to go to work. The initial benchmark was for the 18 families to retain $27,000 in earned income. By FYE 2009, 16 elderly families had been granted an earned income disregard for income totaling $90,420, which enabled these families to retain $27,126 in income rather than paying this for additional rent. Although the benchmarks were not met for 2010, 13 elderly families were granted and earned income for disregard for income totaling $57,369 and which enabled them to retain $17,211 in income rather than paying additional rent. In 2011, only six families took advantage of the initiative but these families were able to apply the disregard to a total of $40,727 in earned income thereby retaining a total of $12,218 in earned income. Then, in FY 2012, ten (10) elderly families were granted an earned income disregard for income totaling $69,636 and enabled these families to retain $20,891 in income rather than paying this for additional rent. No hardship claims were filed with LMHA in FY 2012.

In FY 2013, 3 elderly families were granted an earned income disregard for income totaling $22,500 and enabled these families to retain $6,750 in income rather than paying this for additional rent. No hardship claims were filed with LMHA in FY 2013, as this activity can only benefit residents.

C. Explanation of challenges/effectiveness and potential new strategies

The cost savings of the activity were negligible, however, the disregard does simplify the rent calculation process for LMHA staff and benefit clients who do not have to provide verification of income under $7500. Equally important, the disregard allows these families to enjoy a better standard of living from earned income rather than using it to pay additional rent. Furthermore, 66 of the 832 elderly families participating in the Housing Choice Voucher Program have 110 minor children in their households. The earned income disregard is incentive for the heads of the households to be actively engaged in their community and a good role model for children in their care. Two (2) of the ten (10) families using the disregard in FY 2012 had minor children in the household.

Earned Income Disregard for Elderly Families in HCV Program
Actual FY 2013

Metric - Self-Sufficiency	FY 07 Baseline	FY 08 Actual	FY 09 Actual	FY 10 Actual	FY 11 Actual	FY 12 Actual		FY 13 Bmk	FY 12 Actual		FY 14 Bmk	FY 15 Bmk
No. elderly families	800 Est.	N/A	900	770	779	832		830	878		830	830
No. of families that used deduction	**0**	**N/A**	**16**	**13**	**6**	**10**		**10**	**3**		**10**	**10**
No. of families that did not use deduction	0	N/A	884	757	773	822		820	875		820	820
No. of families earning more than $7500	N/A	N/A	0	3	4	2		2	2		2	2

Total earned income disregarded	N/A	N/A	$90,420	$57,369	$40,727	$69,636		$50,000	~$22,500		$50,000	$50,000
Total retained income (30% of total income disregarded)	**$0**	**N/A**	**$27,126**	**$17,211**	**$12,218**	**$20,891**		**$15,000**	**~$6,750**		**$15,000**	**$15,000**
Metrics - Cost Efficiency												
No. of rent calculations w/ elderly working families who used the disregard	N/A	N/A	16	13	6	10		10	3		10	10
Total time saved*	N/A	N/A	4 hr	3.1 Hr.	1.5 Hr.	2.5 Hr.		2.5 Hr.	.75		2.5 Hr.	2.5 Hr.
Staff hourly rate	N/A	N/A	$25.54	$25.75	$26.27	$25.26		$26.27	$23.66		$23.66	$23.66
Total Cost Savings	**N/A**	**N/A**	**$102.16**	**$83.69**	**$39.41**	**$63.15**		**$65.68**	**$17.75**		**$65.68**	**$65.68**
No. of families that requested hardship review	**N/A**	**N/A**	**N/A**	**0**	**0**	**0**		**0**	**0**		**0**	**0**

*Income verification takes 15 minutes.

D. Revised Metrics and Benchmarks

As noted, the benchmarks were not met in 2010 or 2011, but the activity is not one that lends itself to goals and reaching specific benchmarks. Consequently, benchmarks for previous years were revised to increase time to ¼ hour per case (increase in five minutes per case) and benchmarks for future years modified to more actually reflect results of past two years.

E. Changes to Data Collection Methodology

There was no change to the data collection methodology. Benchmarks for FY15 were added to the table.

F. MTW Authorizations per Restated Agreement

The authorization did not change: *Attachment C, Section D.2.a.Rent Policies and Term Limits - Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518.*

The waiver is necessary in order to implement the earned income disregard for elderly families to test this approach to providing and administering housing assistance that reduces costs and achieves greater cost effectiveness in federal expenditures.

Amend HCV Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility (#27-2011)

A. Date the Activity was Proposed, Approved and Implemented

This activity was proposed in the Agency's FY 2011 MTW Annual Plan, approved by HUD, and implemented during FY 2011.

B. Actual Impact and Performance of the Activity

LMHA will amend its Housing Choice Voucher Program admissions policies 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.

The proposed activity increases housing choice for working families with children who may be struggling to make ends meet. In addition, Section 8 assistance gives incentive to families on the upper edge of eligibility to continue working and will help stabilize their household budgets. Also the admission of working families to the HCV program will reduce housing assistance costs and achieve greater cost effectiveness in federal expenditures.

In fiscal year 2011, one family was admitted through this activity to the Family Scholar House Special Referral program. In fiscal year 2012, 2 families were admitted through this activity. Both families are enrolled in the Family Scholar House program. More recently, in fiscal year 2013, zero families were admitted to the HCV program through this activity.

Deduction of Child-Care Expenses in Determination of Eligibility
Actual FY 2013

Metric	FY 10 Baseline	FY 11 Actual	FY 12 Actual	FY 13 Bmk	FY 13 Actual	FY 14 Bmk	FY 15 Bmk
Number of families admitted	0	1	2	10	0	2	2

C. Explanation of challenges/effectiveness and potential new strategies
In discussing this activity with the staff team, it was determined that the potential pool of qualified families is very small however because it could be beneficial to those families that do qualify LMHA wants to retain this activity.

D. Revised Metrics and Benchmarks
LMHA did not revise the metrics. Benchmarks for FY 2015 were added and the benchmark for FY 2014 was adjusted to reflect the small pool of potential families.

E. Changes to Data Collection Methodology
LMHA did not make changes to the activity data collection method.

F. MTW Authorizations per Restated Agreement
The authorization is the same: *Attachment C, Section D.3.a. Eligibility of Participants – Sections 16(b) and 8(o)(4) of the 1937 Act and 24 C.F.R. 5.603, 5.609, 5.611, 5.628, and 982.201.*

The authorization is needed to waive 24 CFR 982.201(b)(3) which states that the annual income (gross income) of a participant family is used to determine income eligibility for admission to the Housing Choice Voucher program. The waiver allows LMHA to deduct verified ongoing child care expenses from the gross income for a family with a parent or parents with a demonstrated work history for a period of 12 months or longer and use the “adjusted gross” income to determine eligibility for the program and achieve the goal of increasing housing choice for working families with children.

Elimination of the Mandatory Earned Income Disregard from Calculation of TTP

A. Date the Activity was Proposed, Approved and Implemented
This activity was initially proposed and approved by HUD in the FY 2012 Annual MTW Plan. During 2012, the HCV Administrative Plan was revised and HCV staff began implementation of the activity, however, the activity was not implemented in the Public Housing program. LMHA staff are currently working to revise and update the Agency's Public Housing ACOP and anticipates the activity will be implemented in late 2014 (calendar year).

B. Actual Impact and Performance of the Activity
LMHA will eliminate the HUD Mandatory Earned Income Disregard from the calculation of rent for families in the Public Housing and HCV programs. 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.

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. Before implementation of this policy, 3% or 108 families of households in the Public Housing program and 1% or 15 families in the Housing Choice Voucher program were actively taking advantage of the EID benefit.

In FY 2012, all clients in the HCV program were advised of the new MTW rent policy at their scheduled reexamination. LMHA is allowing those were enrolled prior to HUD approval of the activity to have the benefit until the naturally occurring expiration of their time allowance under the current program. However, LMHA is not enrolling new HCV clients in EID.

LMHA anticipates that elimination of the Earned Income Disregard will increase 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.

Eliminate Mandatory EID from TTP Calculation
Actual FY 2013

Metrics - Information related to clients	Baseline FY 11	Actual FY 12	Bmk FY 13	Actual FY 13**	Bmk FY 14	Bmk FY 15
Number of EID families (total = active + non-active disregard)	267		156		79	0
a. Total Public Housing	227	N/A	141	N/A	67	0
100% disregard - active	47	N/A	-	N/A	-	0
50% disregard – active	61	N/A	-	N/A	-	0
b. Total Housing Choice Voucher	40	5	24	0	12	0
100% disregard - active	4	5	-	0	-	0
50% disregard - active	11	0	-	0	-	0
Number of EID households who retain						

earned income a. Public Housing b. HCV Program	 108 15		 N/A 5		 50% 50%	 N/A 0		 50% 50%	 50% 50%
Number of EID households enrolled in FSS a. Public Housing b. HCV Program	 12 1		 N/A 0		 14 3	 N/A 0		 15 4	 16 5
Metrics - Information related to cost effectiveness									
Cost to administer EID a. Public Housing b. HCV Program	$3,910 $3,463 $447		 $56		$2,419 $2,151 $268	 $0		$1,157 $1,023 $134	$0 $0 $0
Average annual income disallowance* a. Total Public Housing 100% disregard - active 50% disregard – active b. Total Housing Choice Voucher 100% disregard - active 50% disregard – active	 $11,312 $10,941 $9,428 $7,323		 - - $10,418 -		 - - - -	 - - - -		 - - - -	 - - - -
Est. portion of Income that would otherwise be contributed annually toward rent (based on 30% income rent calculation for one year) a. Public Housing b. HCV Program	 $209,554 $23,246		 N/A $15,600		30% of amount disre-garded	 N/A $0		30% of amount disre-garded	30% of amount disre-garded
Number of Hardship Claims filed a. Public Housing b. HCV Program			 N/A 0			 N/A 0			

2011 hourly rate of a Public Housing Specialist is $30.51; the hourly rate of a HCV Specialist is $22.32.
2012 hourly rate of Public Housing Specialist is $31.99; the hourly rate of an HCV Specialist is $25.26 including fringes.
*LMHA cannot project household income due to fluctuating conditions of the economy since the downturn in 2007.
**Data for 6/30/13 not available. Data is as of November 2014.

C. Explanation of challenges/effectiveness and potential new strategies

Benchmarks were achieved for the HCV program. This activity has not been implemented in the Public Housing program.

D. Revised Metrics and Benchmarks

None.

E. Changes to Data Collection Methodology

There were no changes to the data collection methodology. EID households are being tracked to determine if they maintain employment and retain earned income after elimination of the program. LMHA also continues to monitor changes in the Public Housing rent rolls and HCV HAP payments.

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)(3)A) 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.

VII. Sources and Uses of Funds

The Sources and Uses of Funds and other pertinent financial information are contained in this section of the annual MTW report. The financial report contains all required elements as described in Attachment B of the MTW agreement.

First is a streamlined presentation of the agency's fiscal year in a sources and uses format. Included with that presentation is a "Variance Analysis" that attempts to explain and discuss some of the more significant variances between "actual" and "budget" that occurred during fiscal year ending June 30, 2013. AMP by AMP operating statements, as required under HUD's asset management model, are included in the Appendix.

The fiscal year 2013 audit is expected to be presented to LMHA's Board of Commissioners by December, 2013. The audited financial statements for fiscal year ending June 30, 2012 are included as an Appendix to this report.

Use of MTW Funding Fungibility

MTW's funding fungibility allows LMHA to utilize available resources outside the general guidelines that apply to traditional PHAs. During the fiscal year ending June 30, 2013, LMHA used this authority for the following projects:

- Resident services projects utilized $36,000 for a resident scholarship program.
- $1,050,000 in CFP funds and $3,200,000 in Section 8 funds were transferred to Public Housing to help offset an 18% reduction in operating subsidy and to help balance the Public Housing program.

Asset Management and Fee for Service Model

LMHA has fully implemented HUD's asset management requirements. A fee for service approach is utilized, and sites are billed only for the services rendered and for time spent at the site.

Analysis of Budget vs Actual

<u>Public Housing Program</u>

The Public Housing Program produced a small surplus of $109,000 for fiscal year ending June 30, 2013, compared to a break even budget. Although there were several areas that were over or under budget, the largest variances were:

- Transfers from Other Funds ($645,000 under budget) – transfers from the Capital Fund Program to the Public Housing Program were suspended March 1, 2013. The Public Housing Program was operating better than expected, and the transfers were no longer required.
- Maintenance ($711,000 under budget) – most of the surplus in this area is related to the HOPE VI project at Sheppard Square. Due to the timing of budget preparation, as well as the rapid pace of relocating residents at this site, an accurate budget estimate was difficult to promulgate. Maintenance projections were inadvertently budgeted on the high side.

Any other variances of significance are explained in more detail in the “Variance Analysis” attached to the Sources and Uses statement.

Central Office Cost Center

The Central Office Cost Center (COCC) operated at a $435,000 deficit for fiscal year ending June 30, 2013, compared to a budgeted surplus of 140,000. This variance occurred primarily in the following area:

- Fee Income ($482,000 under budget) – fee for service income was less than expected due to the rapid relocation and demolition of Sheppard Square. This was difficult to anticipate because the budget preparation is completed months before the fiscal year begins. The COCC will have to continue to try to reduce costs to compensate for the decreased fee for service income that accompanies fewer units in inventory.

Other variances of any significance are explained in more detail in the “Variance Analysis” attached to the Sources and Uses statement.

Capital Fund Program

The Capital Fund Program (CFP) produced a deficit of $704,000 for FYE 6/30/13, compared to a break even budget. Typically, the CFP Program’s income and expenses are equal and a surplus or deficit is not indicated. However, during FYE 6/30/12, approx. $704,000 was drawn down prematurely, resulting in a surplus and retained earnings for that fiscal year. Those funds were immediately expended in July, 2012. Consequently, expenses for FYE 6/30/13 exceeded income for the year by an alike amount (since the funds were drawn down in FYE 6/30/12). This results in a a$704,000 deficit for FYE 6/30/13, and utilizes the retained earnings that were generated in FYE 6/30/12.

Some of the areas in which significant budget variances occurred include:

- Federal Subsidy ($2,212,000 under budget) – the CFP budget number is an estimate. It is difficult to determine the budget number since Capital funding is not based on an eligibility calculation. Additionally, the amount of actual federal subsidy drawn down is dependent upon the rate of progress of CFP projects, which can be affected by the weather. Finally, approx. $704,000 of CFP funds were drawn down early and booked as “prepaid expenses” for FYE 6/30/12. Since those funds were drawn down prematurely, $704,000 less revenue was required for FYE 6/30/13 to cover expenses.

- Extraordinary Maintenance/Capital Expenditures ($1,146,000 under budget) – heavy rainfall amounts occurred between January and June 2013. This slowed progress of LMHA’s Sheppard Square HOPE VI project. Since much of the CFP funding is dedicated to this project, the rate of spending was slowed.

- Transfers to Other Funds ($750,000 budget) – the transfers from the CFP Program to the Public Housing Program were suspended March 1, 2013. The Public Housing Program was operating well and did not require additional transfers.

Other variances in the Capital Budget are more fully explained in the detailed “Variance Analysis” that immediately follows the Sources and Uses statement.

Section 8 Voucher Program

The Section 8 Voucher Program operated at a $4,204,000 surplus for the year compared to a budgeted surplus of $489,000. Most of the $3,715,000 variance occurred in the Rental Assistance Payments area ($2,411,000).

Due to questions involving the federal budget and the effects of sequestration, LMHA was reluctant to continue issuing new vouchers that might be difficult to fund or later need to be rescinded. Attrition reduced leasing rates, which in turn, significantly reduced HAP costs to well below budgeted levels. At the same time that HAP costs were being reduced, HUD awarded LMHA an additional 404 vouchers.

Another contribution to the budget variance was Administration expenses. This category was under budget by $778,000. This was primarily due to vacancy credits generated by reduced staff, and a reduction in the cost of leased office space.

Other variances in the Section 8 program are more fully explained in the variance analysis that follows the Sources and Uses statement.

Please note that the Section 8 Voucher Program column contains only data applicable to Section 8 MTW vouchers. Other programs (e.g. VASH vouchers, Section 8 Moderate Rehab, other special purpose vouchers, etc.) are not included in this column.

State & Local Programs

There was no formal budget for the State & Local Programs area for the fiscal year. The 2012-2013 MTW budget format that was included in the MTW Plan for FYE 6/30/13 was new, and did not include State & Local Programs. This report, however, reverts back to the more traditional format, which does include State and Local Programs.

Almost the entire amount of income and expense for State and Local Programs was related to CDBG funds that were used to help pay infrastructure costs at the Sheppard Square HOPE VI project.

On a consolidated basis, LMHA finished fiscal year ending 6/30/13 with a $3,136,000 surplus. The primary source of the surplus occurred in the Section 8 Voucher Program.

Reserve Balances

Reserve balances for FYE 6/30/13 are as follows:

Public Housing Program (AMPs)	$3,602,000
Central Office Cost Center (COCC)	$3,453,000
Section 8 Voucher Program	$7,656,000

Other Non-MTW Sources & Uses

	Sources	**Uses**
VASH Program	$1,103,000	$1,230,000
Section 8 Mod Rehab	$695,000	$657,000
ROSS Grants	$224,000	$224,000

HOPE VI	$2,300,000	$2,300,000

Please note that the VASH Program had reserves available from prior years that funded the expenses that exceeded sources for the current year.

Louisville Metro Housing Authority
Sources and Uses FYE 6/30/13 (1,000s)

F:\FY2013 Report\Sources and Uses\[Sources & Uses with Variance Analysis - MTW Report.xls]Sources & Uses

	Public Housing AMPs		Central Office Cost Center (COCC)		Capital Budget		Section 8 Voucher Pgm		State & Local Pgms		LMHA Consolidated	
Sources of Funding	**'12-'13 Planned**	**'12-'13 Actual**	**'12-'13 Planned**	**'12-'13 Actual**	**'12-'13 Planned**	**'12-'13 Actual**	**'12-'13 Planned**	**'12-'13 Actual**	**'12-'13 Planned**	**'12-'13 Actual**	**'12-'13 Planned**	**'12-'13 Actual**
Federal Subsidy	$12,800	$13,099 a			$7,666	$5,454 i	$69,433	$69,878 n			$89,899	$88,431
Dwelling Rental	5,606	5,724									5,606	5,724
Excess Utilities	153	88									153	88
Non-dwelling Rental	69	49									69	49
Fee Income			9,974	9,492 f							9,974	9,492
Interest Income	24	24	35	32			12	28			71	84
Other Income	333	395	354	535 g			51	107		2,367 q	738	3,404
Transfers from Other Funds	5,627	4,982 b									5,627	4,982
Total Sources	**$24,612**	**$24,361**	**$10,363**	**$10,059**	**$7,666**	**$5,454**	**$69,496**	**$70,013**	**$0**	**$2,367**	**$112,137**	**$112,254**
Uses of Funding												
Administration	$1,878	$2,002	$4,767	$4,816			$3,544	$2,766 o		$38	$10,189	$9,622
Fee Expense	$2,534	$2,722 c			$739	$739	$1,963	$1,980			$5,236	$5,441
Resident Services	310	337	54	89	180	154	420	462			964	1,042
Utilities	6,331	6,066 d	110	104							6,441	6,170
Maintenance	9,851	9,140 e	2,578	2,795 h		157	1	4			12,430	12,096
Protective Services	138	125	4	3	756	1,013 j	13	20			911	1,161
General	2,853	3,031	2,710	2,687			827	749			6,390	6,467
Extraordinary Maint/Capital Exp					4,191	3,045 k				2,367 q	4,191	5,412
Rental Assistance Payments	90	97					59,039	56,628 p			59,129	56,725
Transfers to Other Funds	627	732			1,800	1,050 l	3,200	3,200			5,627	4,982
Total Uses	**$24,612**	**$24,252**	**$10,223**	**$10,494**	**$7,666**	**$6,158**	**$69,007**	**$65,809**	**$0**	**$2,405**	**$111,508**	**$109,118**
Surplus (Deficit)	**$0**	**$109**	**$140**	**($435)**	**$0**	**($704)** m	**$489**	**$4,204**	**$0**	**($38)**	**$629**	**$3,136**

F:\FY2013 Report\Sources and Uses\[Sources & Uses with Variance Analysis - MTW Report.xls]Sources & Uses

Variance Analysis: (all numbers in $1,000s)

a. Federal Subsidy ($299 over budget) - the budget included an estimate of 80% of eligibility for operating subsidy. It appears 2013 will be funded at approx. 82%. Currently, HUD has not made a final determination.

b. Transers from Other Funds ($645 under budget) - transfers from the Capital Fund to Public Housing were suspended March 1, 2013. The PH Program was operating well and did not require the full amount of CFP transfers.

c. Fee Expense ($188 over budget) - the PH Program increased its occupancy rates. This resulted in additional property management fees and bookkeeping fees paid to the COCC.

d. Utilities ($265 under budget) - the utility budget is developed from historical data. With the vacating and rapid relocations for the Sheppard Square HOPE VI project, it was difficult to put together a precise utility budget. Most of the variance is related to Sheppard Square.

e. Maintenance ($711 under budget) - maintenance contracts were under budget. Most of the surplus is related to Sheppard Square. Due to the timining of budget preparation, as well as the rapid relocation of residents, maintenance projections were inadvertantly budgeted on the high side.

f. Fee Income ($482 under budget) - this is primarily due to fee for service income from the public housing sites. Most of the decline is related to Sheppard Square. As Sheppard Square was vacated and demolition work started, work order activity and the fees it generates become difficult to estimate. This is true due to both the timing of budget preparation, as well as the pace of relocating residents.

g. Other Income ($181 over budget) - LMHA received unexpected asset management fees from one its mixed-finance projects. These fees included amounts due over a 3 to 4 year period. Additionally, LMHA received a $60,000 rebate from the Metropolitan Sewer District for a "green roof" on one of its buildings (not a PH site).

h. Maintenance ($217 over budget) - maintenance labor is $206 over budget. Overtime costs were not reduced as much as anticipated for the fiscal year, and any reductions in staff did not accrue vacancy credits for the full twelve months of the fiscal year as anticipated.

i. Federal Subsidy ($2,212 under budget) - the CFP budget number ($7,666) is an estimate. It is difficult to determine the budget number since Capital funding is not based on an eligibility calculation. Additionally, the amount of federal subsidy drawn down is dependent upon the rate of progress of CFP projects, which can be affected by the weather. Finally, approx. $704 of CFP funds were drawn down early and booked as "prepaid expenses" for FYE 6/30/12. Since those funds were drawn down prematurely, $704 less revenue was required for FYE 6/30/13 to cover expenses.

j. Protective Services ($257 over budget) - due to rising contract costs for providing security services to the elderly and handicapped at LMHA's high-rise facilities. Additionally, the budget number may not have included the cost of LMHA's "HALO Program'. This program provides additional police services at LMHA's family sites. It is a contractual agreement with the Louisville Metro Police Dept.

k. Extraordinary Maintenance/Capital Expenditures ($1,146 under budget) - heavy rainfall amounts occurred between January 2013 and June 2013. This slowed the progress of LMHA's Sheppard Square HOPE VI project. Since much of the CFP funding is dedicated to this project, the rate of spending was slowed.

l. Transfers to Other Funds ($750 under budget) - transfers of CFP funding to the PH Program were suspended March 1, 2013. The PH Program was operating well, so continued funding was not required. Also see "b" above.

m. Surplus (Deficit) ($704 over budget) - typically, the CFP Program's income and expenses are equal and a surplus or deficit is not indicated. However, during FYE 6/30/12, approx. $704 was drawn down prematurely, resulting in a surplus and retained earnings for that fiscal year. Those funds were immediately expended in July, 2012. Consequently, expenses for FYE 6/30/13 exceeded income for the year by an alike amount (since the funds were drawn down in FYE 6/30/12). This results in a $704 deficit for FYE 6/30/13, and utilizes the retained earnings that were generated in FYE 6/30/12.

n. Federal Subsidy ($445 over budget) - HUD applied an inflation factor of 1.5%, and pro-rated subsidy at 99.6%

Variance Analysis: (all numbers in $1,000s)

of eligibility for 2012. LMHA staff anticipated no inflation factor and 98% pro-ration for the year. This resulted in more subsidy than originally budgeted. Also, HUD awarded LMHA 404 additional vouchers subsequent to budget approval (for conversion of project based Section 8 units to vouchers).

o. Administration ($778 under budget) - administrative salaries were $323 under budget due to vacancy credits. Leased office space was $455 under budget. Because the bond debt was retired on the building that the Section 8 Program leases as office space, the expense for that line item was significantly reduced. The budget for leased office space included the higher rate for the entire fiscal year.

p. Rental Assistance Payments ($2,411 under budget) - leasing rates have declined due to the uncertainty surrounding sequestration cuts. Additionally, the average PUC (per unit cost) for HAP expense has declined from the previous year.

q. The 2012-2013 MTW budget format was a new and completely different type of format. It did not include a provision for "State & Local" funds. However, this MTW report is being prepared with a different format that does include "State & Local" funds. Consequently, there are no approved budget numbers for "State & Local" funds. Almost the entire amount of revenue and expenses in this category are CDBG funds from local government that help pay for infrastructure costs at the Sheppard Square HOPE VI project.

VIII. Administrative

A. Description of progress on the correction or elimination of observed deficiencies cited in monitoring visits, physical inspections, or other oversight and monitoring mechanisms, if applicable;

The former Housing Authority of Louisville was rated a high performer under Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) for FY 1998 and LMHA retains this score throughout the Moving to Work demonstration.

B. Agency Directed Evaluations of Moving To Work Program

The Louisville Metro Housing Authority did not conduct an evaluation of the Authority's Moving To Work Demonstration Program during fiscal year 2013.

C. Performance and Evaluation Reports

The Performance and Evaluation Report for Capital Fund activities is included as an attachment in [Appendix A].

D. Certification that the Agency has met the three statutory requirements

In order to demonstrate the statutory objective of "assuring that at least 75% of the families assisted by the Agency are very low-income families" is being achieved, LMHA provides the following:

TABLE VIII-D.1 Initial Incomes of Families Assisted by LMHA
FY 2009- FY 2018

Admitted Households	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Families with incomes < 50% of AMI	1,805	796	682	1,048	964					
Total number of families	1,916	835	709	1,083	1,042					
Percentage of families with incomes below 50% of AMI	94.21%	95%	97%	96.77%	**92.5%**					

TABLE VIII-D.2 Baseline for the Number of Eligible Low-Income Families to be Served
FY 1999

	No. of families served in FY 1999	Non-MTW adjustments to the number of families served (2)	Baseline no. of families to be served
No. of public housing families served	4,254	176*	4,430
No. of tenant-based S8 families served	705	6,569*	7,274
Total no. of families served	4,959	6,745*	11,704

*The Housing Authority of Louisville (HAL) and the former Housing Authority of Jefferson County (HAJC) merged in 2003 to become the Louisville Metro Housing Authority. The public housing units and housing choice vouchers administered by HAJC were absorbed by HAL. LMHA amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving To Work vouchers.

In order to demonstrate that the statutory objective of "continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined" is being achieved, the Agency will provide information in the following formats:

TABLE VIII-D.3 Number of Low-Income Families Served
FY 1999 vs. FY 2013

Baseline no. of families to be served (total no. of families) (3)	11,704
Total number of families served, including turnover, this Fiscal Year 2013 (4)	14,551
Public Housing (LMHA Owned-and-Managed)	*3,703*
Public Housing (Mixed Finance)	*679*
Housing Choice Voucher	*10,169*
Numerical Difference (5)	2,847
Percentage Difference	**24.33%**

(2) "Non-MTW adjustments to the number of families served" are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments" include but are not limited to, influences of the economy and of the housing market. If the Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.
(3) This number will be the same number in the chart above, at the cross-section of "total number of families served" and "baseline number of families served."
(4) The methodology used to obtain this figure will be the same methodology used to determine the "Number of families served when Agency entered MTW" in the table immediately above.
(5) The "Numerical Difference" is considered "MTW adjustments to the number of families served." This number will reflect adjustments to the number of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.

In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) is served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the Agency will provide information in the following formats:

TABLE VIII-D.4 Baseline for the Mix of Family Sizes to Be Served
FY 1997

Family Size	Occupied PH units FY 1997*	Utilized S8 vouchers FY 1997*	Non-MTW adjustments (6)**	Baseline Number	Baseline Percentages
1-2 people	3,051	87	N/A	3,138	67.54%
3-4 people	1,125	54	N/A	1,179	25.38%
5+ people	295	34	N/A	329	7.08%
Total	4,471	175	N/A	4,646	100%

*Data from the Housing Authority of Louisville's Moving To Work Demonstration application prepared in 1997.
**It should be noted that in 2003 the Housing Authority of Louisville merged with the Housing Authority of Jefferson County to form the Louisville Metro Housing Authority. Though the agencies' Public Housing and Section 8 programs were also merged that year, demographic information (by family size) is not currently available for the families who were then residing in HAJC public housing or receiving HJAC Section 8 rent assistance. If LMHA is able to locate this information at a later date, the baseline numbers may be revised to reflect merger.

TABLE VIII-D.5 Mix of Family Sizes Served
Actual FY 2012

Family Size	1 -2 people	3-4 people	5+ people	Total
Baseline percentages of family sizes to be maintained (7)	67.54%	25.38%	7.08%	100%
No. of families served by family size, including turnover, FY 2013 (8)	7,606	4,103	1,605	13,314
Percentages of families served by family size FY 2012 (9)	57.13%	30.82%	12.05%	100%
Percentage Difference	(10.41%)	5.44%	4.97%	0%

(6) "Non-MTW adjustments to the number of families served" are defined as factors that are outside the control of the Agency. Acceptable non-MTW adjustments" include but are not limited to, influences of the economy and of the housing market. If the Agency includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.
(7) These numbers in this row will be the same numbers in the chart above listed under the column "Baseline percentages of family sizes to be maintained."
(8) The methodology used to obtain these figures will be the same methodology used to determine the "Occupied number of Public Housing units by family size when Agency entered MTW" and "Utilized number of Section 8 vouchers by family size when Agency entered MTW" in the table immediately above.
(9) The "Percentages of family served by family size this fiscal year" will reflect adjustments to the mix of families served that are directly due to decisions the Agency has made. HUD expects that in the course of the demonstration, Agencies will make decisions that may alter the number of families served.

Certification of Compliance with MTW Statutory Requirements

Applicant Name

LOUISVILLE METRO HOUSING AUTHORITY

Program/Activity Receiving Federal Funding

MOVING TO WORK DEMONSTRATION PROGRAM

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

I certify that the above named Applicant will or will continue to meet the statutory requirements of the Moving to Work Demonstration Program (MTW) by:

1. Assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
2. Continuing to assist substantially the same number of families as would have been served had the amounts not been combined; and
3. Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

I hereby certify that all the information stated herein is true and accurate.

Name of Authorized Official	Title
TIM BARRY	EXECUTIVE DIRECTOR
Signature	**Date (mm/dd/yyyy)**
	9/30/2013