

Louisville Metro Housing Authority

Moving to Work Annual Plan

Fiscal Year 2016

July 1, 2015 – June 30, 2016

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I. Introduction

The Louisville Metro Housing Authority, formerly known as the Housing Authority of Louisville, is a nonprofit agency responsible for the development and management of federally assisted housing in the Louisville Metro area. In 2003, Louisville Metro Mayor Jerry Abramson and the Louisville Metro Council approved the merger of the Housing Authority of Louisville and Housing Authority of Jefferson County, thereby creating the Louisville Metro Housing Authority (LMHA). A nine-member Board of Commissioners, appointed by the Metro Mayor, serves as the policy making body of the agency. LMHA has over 4,000 public housing units, and administers rental assistance to nearly 9,000 families through its Section 8 / Housing Choice Voucher (HCV) Program.

Moving To Work (MTW) Demonstration Program Overview

LMHA, 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 agencies (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 (Section 9) and Housing Choice Voucher (Section 8) rules, and it permits LMHA to combine public housing operating and capital funds, along with Housing Choice Voucher rental assistance funds, into a single agency-wide funding source.

Under the MTW Program, LMHA creates and adopts an MTW Annual Plan that describes new and ongoing activities that utilize authority granted to LMHA under its MTW Agreement with HUD. This Plan focuses primarily on the Public Housing, Housing Choice Voucher (HCV), and Capital Fund programs, as these are the LMHA programs that fall under MTW. The Annual Plan also focuses on newly proposed MTW activities and MTW activities that are ongoing. In addition, it contains information about some of LMHA's non-MTW initiatives, such as public housing site improvements, resident self-sufficiency programs, and new or upcoming grant opportunities. The MTW Annual Report - prepared at the end of each Fiscal Year (FY) - is an update on the status and outcomes of those activities included in the MTW Annual Plan.

MTW Objectives

MTW is a demonstration program that allows PHAs to design and test ways to achieve three statutory goals. Each one of LMHA's MTW activities must achieve at least one of these statutory objectives:

- 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 an MTW agency, LMHA carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six long-term goals for LMHA's participation in the MTW program.

Locally Defined LMHA MTW Goals

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

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

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

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

MTW Activity Overview

An MTW activity is defined as any activity LMHA engages in that requires MTW flexibility to waive statutory or regulatory requirements.

For FY 2016, LMHA is proposing one new MTW activity:

- Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative

LMHA is also proposing significant changes to two existing activities:

- Activity #9-2007: Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses
- Activity #13-2009: Exception Payment Standards for HCV Homeownership

Finally, LMHA plans to close out one existing activity:

- Activity #21-2010: Occupancy Criteria Changes for New Scattered Sites – Mandatory Case Management

A complete list of LMHA's MTW activities (along with their current status) follows:

Moving to Work (MTW) Activity Matrix

#	Fiscal Year	MTW Activity	Status
45	2016	MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative	Proposed
44	2015	MTW Special Referral Programs	Implemented
43	2015	HCV Program - HUD/MDRC Rent Reform Demonstration	Implemented
42	2015	MTW Special Referral Program - Seven Counties Services, Inc.	Implemented
41	2014	Public Housing - Special Occupancy Requirements for Floors 1-9 of Building C at Dosker Manor	Proposed, Not Approved
40	2014	HCV Program - Financial Aid Disregard in Calculation of TTP	Not Yet Implemented
39	2014	HCV Program - Rent Increase Limit	Implemented
38	2013	MTW Special Referral Program – Parkland Scholar House	Implemented
37	2013, 2014	Public Housing - Sublease Agreement with Frazier Spinal Cord Rehab Institute	Not Approved in 2013, Approved in 2014, Implemented
36	2013	MTW Special Referral Program – Wellspring at Bashford Manor/Newburg	Implemented
35	2012	MTW Special Referral Programs – Allocation of MTW Housing Choice Vouchers	Implemented
34	2012	MTW Special Referral Program – Wellspring at Youngland Avenue	Implemented
33	2012	Public Housing - Rents Set at 30% of Adjusted Income	Closed Out
32	2012	HCV Program & Public Housing - Elimination of the Earned Income Disregard	Implemented
31	2012	MTW Special Referral Program - Stoddard Johnston Scholar House	Implemented
30	2012	MTW Special Referral Program – 100,000 Homes Initiative	Implemented
29	2011, 2015	Public Housing - Sublease Agreement with YouthBuild Louisville	Not Approved in 2011, Approved in 2015, Implemented
28	2011	Public Housing - Locally Defined Guidelines for Development, Maintenance, & Modernization	Not Yet Implemented
27	2011	HCV Program & Public Housing - Amend Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Implemented
26	2011	Public Housing - Acquisition of Mixed-Income Sites	Implemented
25	2010	Public Housing - Sublease Agreement with Catholic Charities	On Hold
24	2010	Public Housing - Increased Flat Rents for New Scattered Sites	Closed Out
23	2010	Public Housing - Lease-up Incentives for New Residents at Dosker Manor	Implemented
22	2010	Public Housing - CFL Trade-in Pilot Program for Avenue Plaza Residents	Single Budget Authority Only, Closed Out
21	2010	Public Housing - Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Closed Out
20	2010	MTW Special Referral Program - Downtown Family Scholar House	Implemented

Moving to Work (MTW) Activity Matrix Cont.

#	Fiscal Year	MTW Activity	Status
19	2010	HCV Homeownership Program - Weatherization and Energy Efficiency Pilot	Single Budget Authority Only, Closed Out
18	2009	Public Housing - Simplification of the Public Housing Development Submittal	Implemented
17	2009	HCV Program & Public Housing - Multicultural Family Assistance Program	Single Budget Authority Only, Implemented
16	2009	Public Housing - Streamlined Demolition and Disposition Application Process for MTW Agencies	Closed Out
15	2009	MTW Special Referral Program - Louisville Scholar House	Implemented
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Non-MTW
13	2009	HCV Homeownership Program – Exception Payment Standards	Implemented, Significant Change Proposed in 2016
12	2009	HCV Program - Maintenance Specialist	Single Budget Authority Only, Not Yet Implemented
11	2009	HCV Homeownership Program - Flexibility in Third-Party Verifications	Implemented
10	2008	Locally Defined Definition of Elderly	Implemented
9	2007	Public Housing - Term Limits and Employment/Educational Work Requirements for New Scattered Sites (Revised FY 2014)	Implemented, Significant Change Proposed in 2016
8	2008	HCV Program & Public Housing - Standard Medical Deduction	Implemented
7	2008	MTW Special Referral Program - Day Spring (Renewed 2012)	Implemented
6	2008	HCV Program - Earned Income Disregard for Elderly Families	Implemented
5	2007	HCV Program - Spatial Deconstruction of HCV Assisted Units	Closed Out
4	2007	HCV Program & Public Housing - Alternate Year Reexaminations of Elderly and Disabled Families (Amended 2012, 2014)	Implemented
3	2006	HCV Homeownership Program - Amount and Distribution of Homeownership Assistance	Implemented
2	1999	MTW Inspections Protocol	Implemented
1	2005	MTW Special Referral Program - Center for Women and Families	Implemented

Short and Long Term MTW Plan

The mission of the Louisville Metro Housing Authority (LMHA) is to provide quality, affordable housing for those in need, to assist residents in their efforts to achieve financial independence, and to work with the community to strengthen neighborhoods. In implementing these goals, LMHA will, in the **short term**, focus on implementing its MTW Annual Plan. In the **long term**, 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. Key initiatives include:

- **Russell Choice Neighborhood Initiative (Vision Russell)**

Choice Neighborhoods is a HUD-funded grant program begun in 2010 which replaces the HOPE VI Program. There are two types of Choice Neighborhoods grants: Planning and Implementation. LMHA was awarded a \$425,000 planning grant in January 2015. By January 2017, Louisville will complete a Transformation Plan for the Russell Neighborhood (including the Beecher Terrace public housing development). LMHA has hired EJP Consulting Group to serve as the Planning Coordinator for the planning process. Ultimately, the goals of the Transformation Plan will be to: transform Russell into a neighborhood of opportunity and choice; revitalize Beecher Terrace as part of an overall plan for improving the Russell neighborhood; and attract investments to Russell to improve quality of life for residents.

Choice Neighborhood Planning grant funds CANNOT be used for demolition, relocation, or replacement housing. The Transformation Plan will examine options for redevelopment of the Beecher Terrace site. Any future redevelopment would require one-for-one replacement of any units that would be demolished. Also, displaced residents would be allowed to return either on-site or to off-site replacement housing as long as they were lease-compliant at the time of departure from the original site and remained lease-compliant during the relocation period (No work / income requirements are permitted.). In addition, Louisville must offer an admissions preference for returning residents for both on- and off-site replacement units.

LMHA plans to apply for a Choice Neighborhoods Implementation Grant for the Beecher Terrace public housing development and surrounding Russell Neighborhood during FY 2016.

- **Sheppard Square HOPE VI Revitalization**

LMHA received a \$22 million HOPE VI grant to revitalize the Sheppard Square public housing development in FY 2010. The decades old development, which was built in 1942, suffered from inherent design deficiencies, as well as numerous operations failures. On-site, the new Sheppard Square will consist of public housing, low-income housing 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 service-enriched units and single-family homes and apartments in mixed-income communities. All new construction will meet Energy Star standards and the Enterprise Communities Green Community criteria. As with Liberty Green and all subsequent revitalization plans that require

demolition of existing public housing units, LMHA has committed to one-for-one replacement of the 326 public housing units formerly on the Sheppard Square site.

Demolition work has been completed at the site, and 106 new rental units have been constructed. During FY 2016, on-site construction will continue, and the adaptive rehabilitation of the historic Presbyterian Community Center will begin. Also this year, LMHA plans to issue a Request for Proposals (RFP) for the development of on-site homeownership units. Finally, off-site acquisition of replacement public housing units will continue, with priority placed on purchasing units in areas of low poverty.

- **Liberty Green (Clarksdale) HOPE VI Revitalization**

In redeveloping the Clarksdale public housing development, LMHA has to date received a total of \$40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over \$200 million in physical development leverage, and partnered with several for-profit and non-profit developers to create more than 1,900 public housing, low-income tax credit, market rate rental, and homeownership units. All the rental units included in the original Revitalization Plan are complete. Following the economic downturn, the site plan was revamped to respond to evolving market conditions, and the unit mix was shifted toward market rate rental. A local developer has since constructed 173 market rate rental units in three buildings, with a portion of the units designated for students. On-site construction will continue through FY 2016.

- **Redevelopment of the Friary**

During FY 2015, LMHA continued holding 24 units off-line at the Friary, a historic structure that LMHA purchased several years ago and had used as public housing. More recently, the site was emptied because the structure is in need of comprehensive rehabilitation. As of May 30, 2015, LMHA had procured a private developer to redevelop the site, and LMHA will submit a disposition application to HUD for the Friary in FY 2016. Once renovation work has been completed, LMHA will re-acquire 18 units for public housing. An additional six replacement public housing units will be acquired in non-impacted areas.

- **Possible Park DuValle Rental Assistance Demonstration (RAD) Conversion**

In 1996, LMHA received a HOPE VI grant to redevelop Cotter and Lang Homes as the mixed-income Park DuValle community. During FY 2016, LMHA will examine the feasibility of converting the 59 public housing units located in Park DuValle Phase I (The Oaks) to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) through HUD's Rental Assistance Demonstration (RAD) program. Should the Housing Authority decide to proceed with a RAD conversion, LMHA will hold at least two meetings with residents of The Oaks to discuss conversion plans and provide opportunity for comment.

Increase Housing Choice through Stronger Rental Communities and Options, and Expanded Homeownership Opportunities

Key initiatives include:

- **Housing Choice Voucher (HCV) Homeownership Program**

Homeownership is an important housing option for many low-income families, and it is an affordable and secure way for qualified LMHA families to achieve self-sufficiency. LMHA had the first Section 8 closing in the nation in November of 1997 and has experienced exponential growth over the years. The award winning program offers a comprehensive route to self-sufficiency for low-income families through mortgage assistance, counseling, and maintenance support. The HCV

Homeownership option has helped LMHA families make the transition from renting to owning by allowing them to utilize the voucher to pay a portion of their mortgage for up to 15 years.

Participants challenge their over-representation in poverty statistics and under-representation in indicators of success. In addition to financial assistance, the program provides intensive pre and post purchase counseling and requires homebuyer participation in Individual Development Accounts with a two to one match for repairs and maintenance to help families navigate the home-buying/home-owning process and increase their chances of success.

Through a significant change to MTW Activity #13-2009, during FY 2016 the Housing Authority proposes expanding the number of HCV Homeownership Program exception payment standard areas. Setting the payment standard to 120% of Fair Market Rent (as opposed to the standard 110%) in additional non-impacted census tracts will encourage program participants to purchase homes in areas of opportunity.

- **Resident Councils**

LMHA has formed Resident Councils at many of its housing developments to assist and serve as a resource for the Housing Authority and the residents of the respective communities. Resident Councils are charged with the responsibility of promoting programs and activities that improve educational, recreational, cultural, and social opportunities at their developments. The Resident Council Board members are also responsible for managing the affairs and conducting the business of the organization, as well as consulting with and keeping residents informed.

- **Green Initiatives**

LMHA's strategy for improving the living environment of public housing families includes efforts to "be green" in regards to energy costs. Rising energy costs have made utility expenses a growing concern in overall housing affordability, and 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 HCV Program. Beyond the monetary impacts to LMHA's budget, there are environmental and health benefits to be reaped from our greening efforts, including cleaner air and water.

During FY 2016 and beyond, LMHA will continue to explore ways to further enhance energy efficiency and site recycling initiatives. The recycling programs at Lourdes Hall and Avenue Plaza are fully operational; other sites are being considered. Also, Sheppard Square will have its own set of extensive green initiatives, including mandatory recycling and composting (which have already started); rain water retention, bio swales, and pervious pavers in the parking lots; photovoltaics; electric vehicle charging stations; a green roof; and four energy efficient / storm resistant houses. In addition to the Enterprise Green Community certification, the LMHA is pursuing LEED Neighborhood certification for Sheppard Square, funded in part by a U.S. Green Building Council grant.

Another way LMHA is addressing the needs of low-income families is through its smoke-free initiative. While LMHA, the Louisville Metro Department of Health and Public Wellness, and their partners officially closed out the CDC-funded Community Transformation Grant (CTG) in September, 2014, LMHA will continue to work on its goal of making 16% of its housing stock smoke-free (approximately 550 units). To date, 106 completed units at Sheppard Square are smoke-free; all remaining 181 on-site Sheppard units will be smoke-free; and 27 units at other sites are smoke-free. LMHA has earmarked other sites to become smoke-free through attrition, including Will Seay Plaza, Lourdes Hall, St. Catherine Court, and St. Martins. Since September 2014, 102 residents at these sites and 256 residents at other sites have requested no-smoking unit designations.

Over the course of the CTG grant period, LMHA also distributed grant funds to HCV Program landlords and management companies as financial incentives to create smoke-free units in the private market. LMHA has finalized another agreement with the Health Department that will provide up to \$10,000 in additional incentives to other property owners and managers who are interested in making their properties smoke-free. The Health Department is also making some incentives available to LMHA residents who complete the Cooper Clayton smoking cessation classes.

Also, through a 2014 Carol Mount Peterson Grant, the LMHA will expand the St. Peter Claver Community Garden (located behind the Sheppard Square Management Office), and also create a “fitness garden” on the property for the use and enjoyment of Sheppard Square residents and the surrounding Smoketown community. These improvements will allow residents and neighbors alike to cultivate two of the components of healthy living: physical activity and access to fresh fruits and vegetables. The project will include the addition of 10 raised beds for a total of 33 garden plots; and it will contain 10 fitness stations positioned along a walking path that connects to a newly designated “Mayor’s Mile” within the footprint of Sheppard Square. The fitness garden will also have a large, multi-purpose lawn area for activities such as yoga, tai-chi, and other group fitness classes, and upcycled playground equipment for children.

- **Community and Resident Safety**

Promoting the safety and security of public housing residents is of the utmost concern to the LMHA. During FY 2015, LMHA received \$250,000 through HUD’s Capital Fund Emergency Safety and Security Program to fund safety improvements at Dosker Manor Building A. During FY 2016, the Housing Authority will purchase and install locks and lighting; replace the entry system; and relocate the security station in this high-rise tower, which serves elderly and/or disabled households.

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” in order 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 and young people enrolled in job and college prep programs. Developing comprehensive initiatives in these areas will continue to require regulatory relief. In FY2014, LMHA submitted a successful application to HUD for Broader Use of MTW Funds Authority, an Amendment to Attachment D of the Agency’s MTW Standard Agreement with HUD. The Use of MTW Funds amendment gives LMHA the authority to use MTW funds for purposes other than those specified in Section 8 and Section 9 of the 1937 Housing Act, provided such uses are consistent with other requirements of the MTW statute and have been proposed in the Agency’s Annual MTW Plan and approved by HUD.

Encourage Program Participant Self-Sufficiency

The MTW Demonstration allows LMHA to rethink its policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency. LMHA will continue to promote self-sufficiency initiatives including the HCV Homeownership Program, the Family Self-Sufficiency (FSS) Program, and the agency’s MTW Special Referral Programs, which tie supportive services to a housing voucher, to encourage resident self-sufficiency, education, and job training.

- **Credit Building Program for Public Housing Residents**

In 2014, the Credit Builders Alliance, a national non-profit that helps low- and moderate-income households and businesses build credit and financial access, completed the two-year *Power of Rent Reporting Pilot*, funded by the Citi Foundation. The pilot tested a new method of building positive credit histories for renter households through the regular, on-time payment of rent. Historically, homeowners have been able to build positive credit through on-time mortgage payments, but there has been no similar mechanism available to renter households. Through the pilot, eight affordable housing providers became credentialed with Experian RentBureau and began rental payment reporting on behalf of 1,255 low-income residents. The results were promising. A large majority (79%) of participants experienced an increase in credit score, with an average increase of 23 points.

Here in Louisville – Louisville Metro Government, the Metropolitan Housing Coalition, and LMHA have begun a conversation with the Credit Builders Alliance staff members who led the pilot program, to determine whether it would be feasible to pilot such a program with LMHA public housing residents. During FY 2016, LMHA will continue to work with these partners on program design.

HUD/MDRC Housing Choice Voucher Rent Reform Demonstration

HUD is conducting an HCV Program rent reform demonstration program, designed to test and evaluate an alternative rent policy, in conjunction with several MTW public housing agencies, including the LMHA. The Housing Authority has modified its policies and rent calculation methodology for a group of program participants (the Alternate Rent Group), and will compare the results to a group of program participants who are assisted under the rent policies used for all other PHA-assisted households (the Control Group).

The study will test an alternative rent policy that includes:

- A revised formula to calculate tenant share of rent and utilities at 28% of gross annual income
- A minimum rent payment from tenants to owners of \$50
- A revised method for determining gross annual income
- Elimination of deductions and allowances
- A disregard of income from assets valued below \$25,000
- A triennial recertification procedure
- A limited number of interim re-certifications per household per year
- A revised methodology for determining tenant rent to owner
- A simplified utility allowance schedule
- A hardship policy to protect tenants from excessive rent burden

II. General Housing Authority Operating Information

II.1.Plan.HousingStock											
A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
KY001000058 Sheppard Square Rental C,D	0	0	52	30	1	0	0	83	General	6	4
KY001000058 Sheppard Square Rental E,F	0	0	36	26	4	0	0	66	General	5	3
KY001000054 Sheppard Square Off-site Replacement Units	0	0	0	0	0	0	0	25	General	0	0
KY001000055 Wilart Arms Apts	0	2	10	3	0	0	0	15	General	1	0
KY001000059 Stoddard Johnston Scholar House	0	0	2	2	0	0	0	4	Other	0	0
Total Public Housing Units to be Added								193			
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other											
If Other, please describe:								<p>The population type for Stoddard Johnston Scholar House is Program-specific. LMHA will operate an MTW Special Referral Program in partnership with the Family Scholar House (FSH) at this site. Applicants must meet FSH program eligibility requirements as well as Public Housing eligibility requirements. See Activity #31-2012 in Section IV for a complete description of this MTW Special Referral Program.</p>			

Planned Public Housing Units to be Removed During the Fiscal Year									
PIC Dev. # / AMP and PIC Dev. Name		Number of Units to be Removed		Explanation for Removal					
KY001000034 Scattered Sites		1		MSD has made an offer to purchase a unit from LMHA because the property is within the newly defined 100-yr flood plain.					
KY001000017 & KY001000047 Scattered Sites		10		The units have undergone extensive lead and mold abatement. Rehabilitation would be too costly for LMHA to justify.					
KY001000017 & KY001000034 Simmons Bible College		23		Simmons Bible College of Kentucky has proposed to purchase 24 units on West Kentucky Street to be used for student housing.					
KY001000034 The Friary		24		The Friary is a historic structure that LMHA had used as public housing until a few years ago when the site was emptied because the structure is in need of comprehensive rehabilitation. As of May 30, 2015, LMHA had procured a private developer to redevelop the site, and LMHA will submit a disposition application to HUD for the Friary in FY 2016. LMHA plans to use 18 of the rehabbed units for public housing.					
Total Number of Units to be Removed		58							

New Housing Choice Vouchers to be Project-Based During the Fiscal Year									
Property Name		Anticipated Number of New Vouchers to be Project-Based *		Description of Project					
N/A		0		N/A					
N/A		0		N/A					
N/A		0		N/A					
N/A		0		N/A					
Anticipated Total New Vouchers to be Project-Based		0		Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year		0			
				Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year		0			

*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.

Other Changes to the Housing Stock Anticipated During the Fiscal Year									
In 2013, LMHA acquired full ownership of the 100 units built through Phase I of the Park DuValle HOPE VI project (59 public housing units, 21 tax credit, and 20 market rate). During FY 2016, LMHA plans to acquire full ownership of all 213 units built through Park DuValle Phase II (95 public housing, 54 tax credit, and 64 market rate). The acquisition of Park DuValle Phase III and IV units will follow in future years.									
During FY 2016, LMHA will examine the possibility of acquiring and/or constructing replacement public housing units as part of the Choice Neighborhoods redevelopment of the Beecher Terrace public housing development.									
During FY 2016, LMHA will examine the feasibility of converting Park DuValle Phase I (The Oaks) to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) through HUD's Rental Assistance Demonstration (RAD) program. Should the Housing Authority decide to proceed with a RAD conversion, LMHA will hold at least two meetings with residents of The Oaks to discuss conversion plans and provide opportunity for comment.									
Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.									

General Description of All Planned Capital Fund Expenditures During the Plan Year

Parkway Place (KY 1-003)

Sprinkler Systems: Community Center and Maintenance Building, \$250,000
Window Replacement 2 Buildings, \$100,000
Roof on Maintenance Shop, \$50,000

Dosker Manor (KY 1-012)

Sump Pumps Building A and C, \$25,000

Avenue Plaza/550 Apts (KY 1-014)

550 Apartments - Re-install heat and chill pipe insulation - \$44,300

Scattered Sites (KY 1-017 and KY 1-034)

1141 S. 6th Street - Fire Damage, \$60,000
Del Maria - Replace HVAC, \$172,800
Bland Street - Replace HVAC, \$56,200
1644 W. Kentucky Street #17, Roofs, \$25,000
St. Martins #34 - Intercom Repairs, \$30,000
Friary - Replace Sprinkler System - \$250,000

Lourdes Hall / Will E. Seay Plaza (KY 1-018)

Seay Plaza - Reinsulate heat and chill piping, \$54,800
Lourdes and Seay Plaza - Replace apartment call stations, \$250,000

II.2. Plan Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/ Leased***
Federal MTW Public Housing Units to be Leased	3819	45828
Federal MTW Voucher (HCV) Units to be Utilized	8860	106320
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	2	24
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	12681	152172

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements
<p>If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.</p>
<p>LMHA is in compliance with all MTW statutory requirements.</p>

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions	
Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
Public Housing (Scattered Sites)	<p>LMHA anticipates vacancies in its Public Housing Scattered Sites, in particular in AMP KY001000034, which includes units at the Friary. LMHA had used the historic structure as public housing. However, the site was vacated several years ago because the structure is in need of a comprehensive rehabilitation. An architecture and engineering firm completed pre-design work in FY 2013, and in FY 2015 a private developer was selected to complete the rehabilitation work. The LMHA will submit a disposition application to the SAC for this site in FY 2016. Once rehabilitation work has been completed, LMHA will re-acquire 18 units for use as public housing.</p> <p>LMHA has also had difficulty fully leasing term-limited scattered site units. The current occupancy rate for these 168 units is 85%. Through significant changes proposed to activity #9-2007 (see Section III), in FY 2016 LMHA plans to eliminate both the 5-year term limit and mandatory case management requirement imposed at these sites.</p>
Public Housing (Mixed-Population Developments, including: Dosker Manor, St. Catherine Court, Will E. Seay Plaza, Avenue Plaza	<p>LMHA had been experiencing lower than normal occupancy rates at many of its mixed population high-rises; therefore, LMHA used its MTW authority to locally reduce the age of elderly to 55. Subsequently, occupancy rates significantly improved at all sites, although occupancy rates at Dosker Manor did not reach levels deemed acceptable by LMHA. As a result, LMHA began offering lease-up incentives at this site. During FY 2015, the agency was awarded Emergency Safety and Security Grants annual funding, and security upgrades will be made at Dosker Manor during FY 2016. LMHA will continue to consider whether an official elderly and/or disabled-only designation of one or more buildings at the site is appropriate.</p>
MTW Housing Choice Voucher (HCV) Program	<p>LMHA has been experiencing lower than normal leasing rates in its HCV Program. Strategies to increasing leasing include: absorbing incoming ports; accepting new families off the waiting list; accepting homeless veteran and Special Referral Program referrals; and hiring new staff for vacant positions including Housing Specialists, Rental Assistance Monitors, and Housing Clerk Typists. In addition, Metro Government is currently in the process of hiring two additional housing inspectors, who will be dedicated to HCV units. This will reduce the average number of days it takes to complete an initial inspection, allowing units to be added to the HCV Program more quickly.</p>

Wait List Information Projected for the Beginning of the Fiscal Year				
Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Housing Choice Voucher Program	Community-Wide	17,548	Open	No
Federal MTW Public Housing Units	Community-Wide	3,861	Open	No
Federal MTW Public Housing Units	Site-Based	4,149	Open	No
Federal MTW Public Housing Units	Program Specific	184	Open	No
Federal MTW Public Housing Units / Federal MTW Housing Choice Voucher Program	Merged / Program Specific	881	Open	No
Project-Based Local, Non-Traditional MTW Housing Assistance Program	Program Specific	0	Open	No
Rows for additional waiting lists may be added, if needed.				
* Select Housing Program : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.				
** Select Wait List Types : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).				
*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.				
N/A				
N/A				
N/A				

If Local, Non-Traditional Housing Program, please describe:												
This local, non-traditional housing program provides temporary housing, in units located at the Liberty Green Community Center, to Spinal Cord Injury out-patients of the Frazier Rehab Institute. Households must be low-income to qualify.												
N/A												
N/A												
If Other Wait List Type, please describe:												
N/A												
N/A												
N/A												
If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.												
<p>In order to streamline its admissions procedures, LMHA plans to solicit public comment on the following proposed changes to its public housing admissions preferences during Fall 2015:</p> <ol style="list-style-type: none"> 1) Remove the preference for families living in substandard housing. 2) Remove the preference for families paying more than 50% of their household's gross income for rent and/or utilities for at least the past 3 months. 3) Modify the existing preference for working families that qualify for 3-BR, detached single-family, scattered site houses to remove the requirements that the family must agree: a) to participate in case management as a condition of continued occupancy and b) to a 5-year term limit on residency in the unit. 4) Amend the preference for families displaced by physical violence to indicate the most recent incident must have occurred no more than 30 days before the date the family begins the full application process instead of no more than 30 days before the date the family submits a pre-application. 5) Amend the preference for homeless families to indicate that the household must be referred by the Family Health Centers Common Assessment Team. 6) Add a new preference for ACC/LIHTC-eligible tenants living at Wilart Arms at the time the units are acquired by LMHA. 												

III. Proposed MTW Activities: HUD approval requested

LMHA proposes one new activity in FY 2016:

- Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative

LMHA also proposes significant changes to two existing activities in FY 2016:

- Activity #13-2009: Exception Payment Standards for HCV Homeownership
- Activity #9-2007: Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses

New Activities

Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative

A. Description

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

In FY 2012, LMHA established a Special Referral Program with the Coalition for the Homeless to provide rapid re-housing for 10 homeless families with children, with an additional 10 vouchers allocated to the program in FY 2013. The Housing Authority now proposes to build on this successful partnership by establishing a second Special Referral Program with the Coalition, to be known as the "Move Up" program. LMHA would allocate 100 vouchers to the new program, allowing chronically homeless families (including individuals) that no longer need intensive case management services to transition from temporary homeless services vouchers to permanent housing in the private rental market. Families using these vouchers would continue to receive less intensive, optional social services including on-call case management services. This will have the added benefit of freeing up homeless services vouchers for the use of additional families.

As with the Housing Authority’s existing Special Referral Programs, families (including individuals) will be referred to LMHA by the Coalition, and program applicants will receive an admissions preference for the Authority’s HCV Program. Households will be required to meet basic HCV eligibility criteria, and the amount of housing assistance each family receives will be determined according to traditional HCV Program rules as modified through LMHA’s HUD-approved MTW initiatives.

This activity is technically a sub-activity of Activity #44-2015, “Special Referral MTW HCV Programs (Full Portability).”

B. Relation to Statutory Objectives

The provision of optional social services will help families make strides towards self-sufficiency. These programs also increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

C. Anticipated Impact on the Stated Objectives

Approximately 100 low-income, formerly homeless families will have the opportunity to receive optional services that support self-sufficiency.

D. Anticipated Schedule for Achieving the Stated Objectives

Upon HUD approval of the activity, the Coalition for the Homeless will begin referring eligible families to LMHA.

E-I. Activity Metrics Information

Per HUD's request, LMHA has combined its reporting for Special Referral MTW HCV Programs. Metrics for the proposed activity will be tracked in conjunction with the following Special Referral Programs:

1. The Villager / Center for Women and Families (Activity #1-2005)
2. Day Spring (Activity #7-2008)
3. Louisville / Family Scholar House (Activity #15-2009)
4. Downtown / Family Scholar House with Spalding University (Activity #20-2010)
5. 100,000 Homes Initiative (Activity #30-2012)
6. Stoddard Johnston / Family Scholar House (Activity #31-2012)
7. Wellspring - Youngland Avenue Facility (Activity #34-2012)
8. Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)
9. Wellspring – Bashford Manor Facility (Activity #36-2013)
10. Parkland / Family Scholar House (Activity #38-2013)

The LMHA will continue to track the following combined HUD Standard Metrics for these activities, to include the "Move Up" Program:

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Cost of task prior to implementation of the activity.	Expected cost of task during FY 2016.	Actual cost of task during FY 2016.	Explanation to be provided
Data Source(s): Staff logs; PHA financial records				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?

Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Total amount of staff time dedicated to the task prior to implementation of the activity.	Expected amount of total staff time dedicated to the task during FY 2016.	Actual amount of total staff time dedicated to the task during FY 2016.	Explanation to be provided
Data Source(s): Staff logs; PHA financial records				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Cost Effectiveness #4: Increase in Resources Leveraged</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Amount leveraged prior to implementation of the activity.	Expected amount during FY 2016.	Actual amount leveraged during FY 2016.	Explanation to be provided
Data Source(s): Special referral program partner records				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #1: Increase in Household Income</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average earned income of households affected by this policy prior to implementation of the activity.	Expected average earned income of households affected by this policy as of 6/30/2016.	Actual average earned income of households affected by this policy as of 6/30/2016.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status</i>
<i>Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.</i>

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(2) Employed Part-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(3) Enrolled in an Educational Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(4) Enrolled in Job Training Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(5) Unemployed	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(6) Other	N/A	N/A	N/A	N/A
	Percentage of total work-able households in <<category name>> prior to implementation of activity.	Expected percentage of total work-able households in <<category name>> as of 6/30/2016.	Actual percentage of total work-able households in <<category name>> as of 6/30/2016.	Explanation to be provided.

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving TANF prior to implementation of the activity.	Expected number of households receiving TANF as of 6/30/2016.	Actual households receiving TANF as of 6/30/2016.	Explanation to be provided

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency</i>

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving self sufficiency services prior to implementation of the activity.	Expected number of households receiving self sufficiency services as of 6/30/2016.	Actual number of households receiving self sufficiency services as of 6/30/2016.	Explanation to be provided

Data Source(s): Special referral program partners

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average subsidy per household affected by this policy prior to implementation of the activity.	Expected average subsidy per household affected by this policy as of 6/30/2016.	Actual average subsidy per household affected by this policy as of 6/30/2016.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #7: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	PHA rental revenue prior to implementation of the activity.	Expected PHA rental revenue during FY 2016.	Actual PHA rental revenue during FY 2016.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #8: Households Transitioned to Self Sufficiency</i>

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. ¹ Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2016.	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2016.	Explanation to be provided
Data Source(s): Various				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

² LMHA defines **self sufficiency** as follows: "the ability of a non-elderly / non-disabled family to obtain and maintain suitable employment."

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity.	Expected average applicant time on wait list during FY 2016.	Actual average applicant time on wait list during FY 2016.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

J-K. Authorizations Cited and Explanation

Attachment C, Section B.2 regarding Partnerships with For-Profit and Non-Profit Entities, which authorizes the Housing Authority to partner with non-profit entities to "implement and develop all or some of the initiatives that may comprise the Agency's MTW Demonstration Program." This authorization waives certain provisions of Sections 13 and 35 of the 1937 Act and 24 CFR 941 Subpart F as necessary to implement this Annual MTW Plan.

Attachment C, Section D.4 regarding Waiting List Policies, which authorizes the Housing Authority to determine tenant selection procedures and criteria and preferences. This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act as necessary to implement this Annual MTW Plan.

L. Information for Rent Reform

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

Significant Changes to Existing Activities

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

A. Description

Proposed in the FY 2009 Plan and implemented that year, this activity establishes exception payment standard areas that are specific to the Housing Authority's HCV Homeownership Program (i.e., not applicable to its tenant-based HCV Program). In these areas, the payment standard is set to 120% of Fair Market Rent (FMR). In all other areas, the payment standard is set to 110% of FMR.

Exception payment standard areas are currently identified as those census tracts where, according to the 2000 U.S. Census, *Owner Occupied Median Value* for the census tract is greater than 100% of the *Owner Occupied Median Value* for the Louisville Metropolitan Statistical Area (MSA). In the Housing Authority's tenant-based HCV Program, *Renter Occupied Median Gross Rent* is used to identify exception payment standard areas.

Current rental and homeownership payment standards are as follows:

HCV Payment Standards (Effective October 1, 2014)

Bedroom Size	Fair Market Rent	Rental		Homeownership	
		Payment Standard (100%)	Exception Payment Standard (110%)	Payment Standard (110%)	Exception Payment Standard (120%)
0	\$507	\$507	\$558	\$558	\$608
1	\$592	\$592	\$651	\$651	\$710
2	\$737	\$737	\$811	\$811	\$884
3	\$1,020	\$1,020	\$1,122	\$1,122	\$1,224
4	\$1,154	\$1,154	\$1,269	\$1,269	\$1,385
5	\$1,327	\$1,327	\$1,460	\$1,460	\$1,593
6	\$1,500	\$1,500	\$1,650	\$1,650	\$1,800
7	\$1,673	\$1,673	\$1,841	\$1,841	\$2,008
8	\$1,846	\$1,846	\$2,031	\$2,031	\$2,216

Since FY 2009 this activity has allowed a total of 10 families (an average of nearly 2 per year) to buy homes in areas of opportunity. However, the vast majority of Homeownership Program participants still purchase houses in non-exception payment standard areas. Over the past seven years, only 10% (10 of 98) Homeownership Program participants have purchased homes in exception payment standard census tracts.

In order to boost participants' buying power in areas of opportunity, LMHA proposes that exception payment standard areas be identified as those census tracts where, according to the most recently available 5-year American Community Survey estimates, *Owner Occupied Median Value* for the census tract is greater than 80% of the *Owner Occupied Median Value* for the Louisville Metropolitan Statistical Area (MSA). The payment standard would be set to 120% of FMR in these

exception areas, and remain 110% of FMR in all other census tracts. The methodology for identifying exception areas in the tenant-based program would remain unchanged.

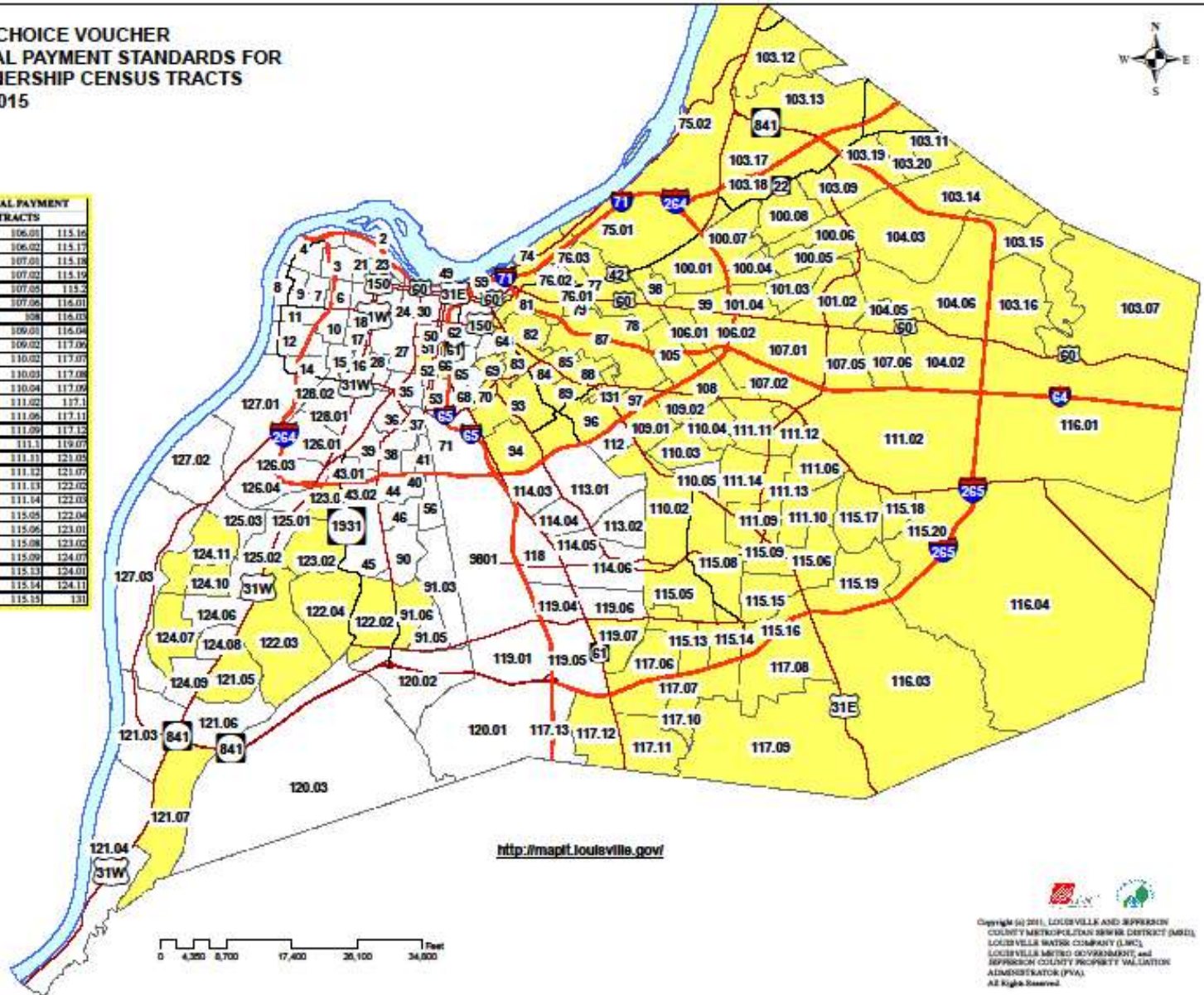
Finally, to ensure that exception payment standard census tracts truly represent areas of opportunity, impacted census tracts¹ will not be eligible to become exception areas.

A map showing HCV Homeownership exception payment standard areas (current and proposed) follows:

¹ An impacted census tract is one in which at least 40% of households live in poverty and/or minority concentration is 29.4% or higher (at least 20% higher than the minority concentration of the Metropolitan Statistical Area).

**HOUSING CHOICE VOUCHER
MTW LOCAL PAYMENT STANDARDS FOR
HOMEOWNERSHIP CENSUS TRACTS
AUGUST 2015**

H.O. MTW LOCAL PAYMENT CENSUS TRACTS			
52	99	106.00	115.16
64	100.01	106.02	115.17
66	100.04	107.01	115.18
69	100.05	107.02	115.19
70	100.06	107.03	115.2
74	100.07	107.04	116.01
75.01	100.08	108	116.03
75.02	101.02	109.01	116.04
76.01	101.03	109.02	117.06
76.03	101.04	110.02	117.07
77	103.07	110.03	117.08
78	103.09	110.04	117.09
79	103.11	111.02	117.1
81	103.12	111.06	117.11
82	103.13	111.09	117.12
83	103.14	111.1	119.07
84	103.15	111.11	121.05
85	103.16	111.12	121.07
87	103.17	111.13	122.02
88	103.18	111.14	122.03
89	103.19	115.05	122.04
91.06	103.2	115.06	123.01
93	104.02	115.08	123.02
94	104.03	115.09	124.07
96	104.05	115.13	124.01
97	104.06	115.14	124.11
98	105	115.15	131



B. Relation to Statutory Objectives

This activity will increase housing choices for HCV Homeownership Program participants by increasing the affordability of housing units in areas of opportunity.

C. Anticipated Impact on the Stated Objectives

LMHA anticipates that this activity will permit one extra family per year to purchase a home in an exception payment standard area, increasing housing choices in areas of opportunity.

D. Anticipated Schedule for Achieving the Stated Objectives

HCV Homeownership Program applicants and participants who begin their housing search on or after January 1, 2016 will be eligible for the increased exception area payment standards.

E-I. Activity Metrics Information

The LMHA will continue to track the following HUD Standard Metrics for this activity:

<i>Cost Effectiveness #1: Agency Cost Savings¹</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: N/A	N/A	N/A	N/A
	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Explanation to be provided
Data Source(s): N/A				

¹ This activity does not modify the cost of any task performed by LMHA staff. Staff simply substitutes one payment standard value for another when carrying out the same tasks performed prior to implementation.

<i>Cost Effectiveness #2: Staff Time Savings¹</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: N/A	N/A	N/A	N/A
	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Explanation to be provided
Data Source(s): N/A				

¹ This activity does not modify the amount of time spent on any task performed by LMHA staff. Staff simply substitutes one payment standard value for another when carrying out the same tasks they performed prior to implementation.

<i>Housing Choice #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: 0	1	TBD	TBD
	Households able to move to an exception payment standard area prior to implementation of the activity (number). This number may be zero.	Expected households able to move to an exception payment standard area after implementation of the activity (number).	Actual increase in households able to move an exception payment standard area after implementation of the activity (number).	Explanation to be provided
Data Source(s): Emphasys				

<i>Housing Choice #6: Increase in Homeownership Opportunities</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero.	Expected number of households that purchased a home after implementation of the activity (number).	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: 0	2	TBD	TBD
	Number of households that purchased a home in an exception payment standard area prior to implementation of the activity.	Expected number of households that purchased a home in an exception payment standard area after implementation of the activity.	Actual number of households that purchased a home in an exception payment standard area after implementation of the activity.	Explanation to be provided
Data Source(s): Emphasys; Staff logs				

J-K. Authorizations Cited and Explanation

Attachment C, Section D.2.a, “Rent Policies and Term Limits,” which waives certain provisions of 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, as necessary to implement the Agency’s Annual MTW Plan.

This authorization permits the LMHA to establish payment standards that differ from the currently mandated program requirements of the 1937 Act and its implementing regulations.

L. Information for Rent Reform

1) Impact Analysis

As the calculation used to determine Total Tenant Payment will not change, and no family will have their payment standard decreased as a result of this activity, LMHA does not anticipate that this rent reform initiative will increase the rent burden of any household or have a disparate impact on protected classes of households. Even so, the Housing Authority will conduct an impact analysis annually to ensure that this rent reform initiative does not unintentionally increase the rent burden of households purchasing homes in exception areas. In addition, this analysis will verify that there is no disparate impact on the rent burden faced by protected classes of households by race,

ethnicity, disability, age, or gender. FY 2015 baseline data and FY 2016 benchmarks for this analysis are shown in the following table:

HCV Homeownership Program Exception Payment Standard Areas Activity: Impact Analysis

HCV Homeownership Program Households That Purchased a Home During FY 2015	FY 2015 Baseline								FY 2016 Benchmark	
	Number of Households		Average Total Tenant Payment		Average Monthly Adjusted Income		Average Rent Burden ¹		Average Rent Burden ¹	
	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard
All Households	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Gender of Head of Household										
Female	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Male	0	0	---	---	---	---	---	---	---	---
Race of Head of Household										
Black	12	1	\$548	\$605	\$1,826	\$2,016	30%	30%	30%	30%
White	3	---	\$306	---	\$1,019	---	30%	---	30%	---
American Indian / Native Alaskan	---	---	---	---	---	---	---	---	---	---
Asian/Pacific Islander	---	---	---	---	---	---	---	---	---	---
Native Hawaiian / Other Pacific Islander	---	---	---	---	---	---	---	---	---	---
Ethnicity of Head of Household										
Non-Hispanic	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Hispanic	0	0	---	---	---	---	---	---	---	---
Age of Head of Household										
Non-Elderly (18-61)	14	1	\$523	\$605	\$1,742	\$2,016	30%	30%	30%	30%
Elderly (62+)	1	0	\$176	---	\$588	---	30%	---	30%	---
Disabled Status of Head of Household and Spouse										
Neither Head nor Spouse Is Disabled	10	---	\$596	---	\$1,986	---	30%	---	30%	---
Head and/or Spouse Is Disabled	5	1	\$307	\$605	\$1,023	\$2,016	30%	30%	30%	30%
¹ Average Total Tenant Payment / Average Monthly Adjusted Income										

2) Hardship Case Criteria

No hardship case criteria have been provided for this activity. Payment standards will be increased for families purchasing a home in an exception rent area. No family will have their payment standard decreased. The calculation used to determine Total Tenant Payment will not change.

3) Description of Annual Reevaluation of Rent Reform Activity

This rent reform initiative will be reevaluated annually by LMHA using the benchmarks and metrics discussed above and the results of the annual impact analysis. The Housing Authority will also consider community input received during the MTW Annual Plan public comment period and public hearing.

4) Transition Period

HCV Homeownership Program applicants and participants who begin their housing search on or after January 1, 2016 will be eligible to receive an exception payment standard in the newly-identified census tracts.

Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses (Activity #9-2007)

A. Description of the Activity

This activity was proposed in the Agency's 2007 Annual Plan and implemented during 2007. LMHA is proposing significant changes to this activity in FY2016.

As currently implemented, this activity imposes a five-year term limit and employment / educational requirements at detached, single-family scattered site houses. It has functioned in conjunction with Activity #21-2010, which mandated residents of these units participate in case management services.

These requirements have been effective at increasing the self-sufficiency of families residing in these units; the employment rate for these households is more than three times the rate across all of the agency's public housing (63% versus 21%), and average earned income is almost 6 times as high (\$20,766 for affected households versus \$3,636 across all public housing). However, LMHA has continuously struggled to maintain a high level of occupancy at these units, with a current occupancy rate of just 85%.

Over the past few years, LMHA staff has engaged in an ongoing discussion about ways to increase the occupancy rate across these units without undermining the gains seen in self-sufficiency levels. As three-bedroom units have been hardest to fill, in March 2014 the Housing Authority decided to open these units to families on the agency's external waiting list (previously, these units were only open to existing public housing households), and furthermore, created an admissions preference for qualified applicant families. Unfortunately, occupancy levels did not substantially improve.

As employment levels for these families has been consistently high, LMHA staff does not believe the employment / educational requirements are the determining factor dissuading families from occupying these units. Instead, LMHA staff reached a consensus decision that term limits and mandatory case management requirements are the primary causes.

For this reason, LMHA now proposes removing the 5-year term limit and mandatory case management requirement for scattered site, single-family, detached houses. Families currently using case management services will be able to continue receiving services if they so choose; however, no new families will be enrolled in case management. The Family Self-Sufficiency (FSS) Program will remain open to families currently residing in these units and to any families who move into these units going forward. Twenty-seven of these families currently take advantage of the FSS Program.

The activity requiring mandatory case management (#21-2010) will be closed out in FY 2016. See Section IV.D for additional information.

The employment / educational requirements for detached, single-family scattered site houses will not change. LMHA will continue to use its MTW authority to locally define "work" as a condition of both eligibility and continued occupancy: Adult household members must be full-time students or be employed and working at least 20 hours per week for at least the minimum wage, unless elderly and/or disabled. As of July 1, 2015, the minimum wage in Louisville Metro is \$7.75 per hour.

B. Relation to Statutory Objectives

As the affected units are some of the most desirable in the LMHA's public housing stock, this activity incentivizes residents to obtain employment and become economically self-sufficient.

C. Impact on Stated Objectives

This activity has been highly effective at increasing the self sufficiency of affected families; the employment rate for these households is more than three times the rate across all of the agency's public housing (63% versus 21%), and average earned income is almost 6 times as high (\$20,766 for affected households versus \$3,636 across all public housing). By increasing the occupancy rate across these units, the proposed significant changes to this activity will increase the number of families moving toward self-sufficiency.

D. Anticipated Schedule for Achieving the Stated Objectives

The significant changes proposed for this activity will be implemented immediately upon HUD approval of the FY 2016 MTW Annual Plan. All affected families will receive written notification that the five-year term limit and mandatory case management requirement have been removed.

E-I. Activity Metrics Information

LMHA will continue to track the following HUD Standard Metrics for this activity:

<i>Self-Sufficiency #1: Increase in Household Income</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy after implementation of the activity (in dollars).	Actual average earned income of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked.	\$20,766	TBD	TBD
	Average gross annual earned income of work-able households living in affected units before implementation	Expected average gross annual earned income of work-able ² households living in affected units as of 6/30/16	Actual average gross annual earned income of work-able households living in affected units as of 6/30/16	Explanation to be provided
Data Source(s): Emphasys; PIC				

¹ FY 2010 is the earliest year for which data for this activity is available.

² A "work-able" household is one in which at least one adult household member is neither elderly nor disabled.

<i>Self-Sufficiency #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked.	\$3,310	TBD	TBD
	Average escrow amount of work-able households participating in FSS Program prior to implementation	Expected average escrow amount of work-able households participating in FSS Program as of 6/30/16	Actual average escrow amount of work-able households participating in FSS Program as of 6/30/16	Explanation to be provided
Data Source(s): Tracking-at-a-Glance				

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status</i>
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<i>Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome²	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	As of FY 2010: Not tracked ²	45%	TBD	TBD
(2) Employed Part-Time	As of FY 2010: Not tracked ²	18%	TBD	TBD
(3) Enrolled in an Educational Program	As of FY 2010: Not tracked	8%	TBD	TBD
(4) Enrolled in Job Training Program	As of FY 2010: Not tracked	2%	TBD	TBD
(5) Unemployed	As of FY 2010: 22% (17 of approximately 78 households) ³	37%	TBD	TBD
(6) Other	As of FY 2010: Not tracked	Not tracked	Not tracked	Not tracked
	Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in <<category name>> as of 6/30/2016 (percent).	Actual percentage of total work-able households in <<category name>> as of 6/30/2016 (percent).	Explanation to be provided.
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

² Although LMHA did not track part-time vs. full-time employment in FY 2010, the agency did track employment status more generally. That year 61 (78%) of approximately 78 non-elderly / non-disabled heads of household were employed.

³ Although 100 households lived in term-limited scattered site units in FY 2010, this baseline only includes 78 non-elderly / non-disabled families. Twenty-two elderly / disabled families are excluded as these households were not subject to the employment / education requirement.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	18 of 112 households (16%)	TBD	TBD
	Number of work-able households in affected units receiving TANF prior to implementation	Expected number of work-able households in affected units receiving TANF as of 6/30/2016	Actual number of work-able households receiving TANF as of 6/30/2016	Explanation to be provided
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: 27 of 112 households (23%) ¹	23 of 112 households (21%)	TBD	TBD
	Work-able households in the FSS Program prior to implementation of the activity (number).	Expected number of work-able households in the FSS Program as of 6/30/2016 (number). ²	Actual number of work-able households in the FSS Program as of 6/30/2016 (number).	Explanation to be provided

Data Source(s): Tracking-at-a-Glance; Emphasys

¹ Beginning in FY 2016, households moving into affected units will no longer have the option to enroll in case management services. They will have the option to participate in the FSS Program. As such, benchmark data has been updated to reflect actuals as of the year prior to the implementation of this significant change (FY 2015).

<i>Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	\$6,108	TBD	TBD
	Average subsidy per work-able household prior to implementation of the activity (in dollars).	Expected average subsidy per work-able household as of 6/30/2016 (in dollars).	Actual average subsidy per work-able household as of 6/30/2016 (in dollars).	Explanation to be provided

Data Source(s): Emphasys; PIC; PHA financial records

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Self-Sufficiency #7: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	\$247,188	TBD	TBD
	PHA rental revenue from work-able households prior to implementation of the activity (in dollars).	Expected PHA rental revenue from work-able households during FY 2016 (in dollars).	Actual PHA rental revenue from work-able households during FY 2016 (in dollars).	Explanation to be provided

Data Source(s): Emphasys; PHA financial records

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Self-Sufficiency #8: Households Transitioned to Self Sufficiency</i>
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Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	49 of 112 (44%)	TBD	TBD
	Households that met LMHA's definition of self-sufficiency prior to implementation of the activity (number).	Expected households that meet LMHA's definition of self-sufficiency as of 6/30/2016 (number).	Actual households that meet LMHA's definition of self-sufficiency as of 6/30/2016 (number).	Explanation to be provided
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	28 months	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list during FY 2016 (in months).	Actual average applicant time on wait list during FY 2016 (in months).	Explanation to be provided
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

J-K. Authorizations Cited and Explanation

Attachment C, Section C.5 regarding Use of Public Housing as an Incentive for Economic Progress. This authorization allows the housing authority to modify its public housing occupancy policies to encourage families to make "economic progress." This authorization waives certain provisions of Section 6(c) of the 1937 Act and 24 CFR 960.201, as necessary to implement this Annual MTW Plan. This authorization allows the Housing Authority to define PHA-specific eligibility and continued occupancy requirements that promote self-sufficiency.

L. Information for Rent Reform

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

IV. Approved MTW Activities: HUD Approval Previously Granted

A. Implemented MTW Activities

For each previously approved and implemented activity, LMHA has provided:

- 1) The Plan Year in which the activity was first approved and implemented;
- 2) A description of the activity and an update on its status;
- 3) An indication of whether or not the Housing Authority anticipates any non-significant changes or modifications to the activity during the Plan Year; and
- 4) An indication of whether or not the Housing Authority anticipates changes or modifications to the metrics, baselines or benchmarks during the Plan year.

Within this Plan, implemented MTW activities have been grouped by topic area as follows:

- A.1 Occupancy at Elderly/Disabled High Rise Developments
- A.2 MTW Rent Policies (Non HCV Rent Reform Demonstration)
- A.3 HCV Rent Reform Demonstration
- A.4 Occupancy Criteria for New Scattered Sites
- A.5 Public Housing Development
- A.6 Expanded Homeownership Opportunities
- A.7 Local Leased Housing Program
- A.8 Local, Non-Traditional Housing Programs

A.1 Occupancy at Elderly/Disabled High Rise Developments

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

Locally Defined Definition of Elderly (Activity #10-2008)

This activity, proposed and implemented in FY 2008, has permitted LMHA to use the following local definition of "elderly": any family whose head of household, cohead, or spouse is age 55 or above. This definition is only used to determine eligibility for occupancy at the Housing Authority's elderly and/or disabled high-rise towers. In all other contexts, "elderly" begins at age 62.

LMHA had been experiencing decreased occupancy rates at its elderly and/or disabled high-rises prior to adopting a local definition of elderly for these communities. The MTW age criterion is used to determine eligibility for residency at Dosker Manor, Avenue Plaza, Will E. Seay Plaza (formerly Bishop Lane Plaza), and Saint Catherine Court. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of one-bedroom and efficiency units available to these applicants.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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

LMHA proposed and implemented this activity in FY 2010; it gives lease-up incentives to new residents at Dosker Manor, one of the Agency's elderly/disabled high-rises, located in downtown Louisville. New residents receive a waiver of the initial deposit and the first month's rent free. The incentives have successfully increased occupancy rates and defrayed fixed operating expenses at the site. Dosker Manor's occupancy rate has increased from below 90% at the time the activity was implemented to 95% as of FYE 2015.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.2 MTW Rent Policies (Non HCV Rent Reform Demonstration)

The MTW Demonstration also allows LMHA to rethink other policies – like the rent policy for its Public Housing and HCV programs – to encourage families to work towards housing self-sufficiency. Alternate rent structures also ease the burden on residents and the agency. As part of LMHA’s rent reform goals, the Authority will continue to use HUD’s Enterprise Income Verification (EIV) System in its day-to-day operations.

Elimination of the Mandatory Earned Income Disregard (Activity #32-2012)

Proposed and implemented in the FY 2012 Plan, LMHA eliminated the HUD Mandatory Earned Income Disregard from the calculation of total tenant payment for families who are in the Public Housing and HCV programs. This activity increases rent revenues and simplifies the rent payment calculation.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Standard Medical Deduction (Activity #8-2008)

Proposed and implemented in the FY 2009 Plan, disabled and elderly families are eligible to receive a \$1,600 standard medical deduction. The deduction is not mandatory; if the families’ health care costs exceed the \$1,600 exemption, the families may opt to have their expenses itemized. The cost reductions from this activity are administrative savings due to reduction in verifications and paperwork. The initiative covers families in both the Public Housing and the HCV program. Taken together, the Public Housing and HCV programs reduced the cost to process applicants and conduct rent calculations by \$34,633 in FY 2010 and \$33,424 in FY 2011. The activity has achieved greater cost effectiveness in federal expenditures.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Alternate Year Reexaminations (Activity #4-2007)

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

The alternate examination schedule of the HCV Program achieved no cost savings in 2009 and 2011, because all clients were scheduled for a full reexamination. However, in FY 2010 the activity helped LMHA obtain nearly \$28,000 of savings across both programs due to a substantial reduction in staff time spent conducting income verifications and client interviews.

In FY 2012, LMHA amended this activity to include all disabled families in the Public Housing program whose head of household, cohead, or spouse is disabled.

In FY 2014, LMHA requested and received HUD approval to create a "local version" of HUD-Form 9886 that would be signed by the tenant at the biennial recertification. The form's content has been altered only to extend the expiration period from 15 months to 24 months and to remove any reference that would otherwise indicate it is a federal form.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Earned Income Disregard for Elderly HCV Families (Activity #6-2008)

This activity was proposed in the LMHA 2009 Plan and implemented that year. It gives a \$7,500 earned income disregard to elderly families in the HCV Program whose only other source of income is their Social Security entitlement. While the disregard affects only a small number of families, it gives elderly families who do choose to work the ability to retain all of the earned income that falls below the threshold.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.3 HCV Rent Reform Demonstration

HCV Program - HUD/MDRC Rent Reform Demonstration (Activity #43-2015)

LMHA was selected to participate in a HUD-commissioned study to evaluate an alternative HCV rent reform policy (the “Study”). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD. The Study sets forth alternative rent calculation and recertification strategies that have been implemented at several public housing authorities across the country in order to fully test the policies nationally.

The goals of this alternative rent policy are to:

- Create a stronger financial incentive for tenants to work and advance toward self-sufficiency;
- Simplify the administration of the HCV Program;
- Reduce housing agency administrative burden and costs;
- Improve accuracy and compliance of program administration;
- Remain cost neutral or generate savings in HAP expenditures relative to expenditures under current rules; and
- Improve transparency of the program requirements.

Only vouchers administered under the MTW Program are eligible for the Study. Non-MTW vouchers (i.e., Veterans Assisted Special Housing, Moderate Rehabilitation, and Shelter Plus Care), Enhanced Vouchers, and HUD Project-Based Vouchers are excluded from the Study. In addition, households receiving a biennial certification are not eligible for Study selection.

The Study is focused on work-able populations, and does not include Elderly Households, Disabled Households, or households headed by people older than 56 years of age (who will become seniors during the course of this long-term study). Households utilizing the childcare expense deduction for purposes of determining adjusted annual income, as well as households participating in Family Self Sufficiency and Homeownership programs, are not eligible for Study selection.

In addition, households that contain a mix of members: 1) with an immigration status that is eligible for housing assistance, and 2) with an immigration status that is non-eligible for housing assistance, are not included in the Study.

Finally, households receiving case management or supportive services through one of the Housing Authority’s MTW Special Referral Programs are not eligible to participate in the Study.

Study participants for both the Alternate Rent Group and the Control Group have been randomly selected from the eligible voucher programs by a computer generated program. The Alternate Rent Group vouchers (approximately 1,000 vouchers) are being managed using the proposed policies. The Control Group vouchers (also approximately 1,000 vouchers) are being managed using the LMHA’s standard policies.

Households selected for the Alternate Rent Group meet with an LMHA Housing Specialist to review the Study and their specific calculation of Total Tenant Payments under both the traditional and Study policies. They then have a period of 30 days to consider whether to select to be excluded from the Study. By FYE 2015, LMHA had contacted 1,539 families regarding their possible enrollment in the Study; of these families, 46 decided not to participate. The Housing Authority anticipates Study enrollment will be complete by December 2015.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.4 Occupancy Criteria for New Scattered Sites

Many of LMHA's Scattered Sites are highly desirable properties, especially the newly acquired or constructed off-site Clarksdale HOPE VI replacement, Scattered Site units. The amenities and existing low rent structure may in some instances discourage residents from moving out of the unit towards self-sufficiency. LMHA has piloted term limits, work requirements, and mandatory case management for residents at these sites, evaluating the potential of these alternate policies to incite residents to move up and out of the Public Housing Program. Due to continued low occupancy rates across these sites, the LMHA is proposing significant changes to these activities during FY 2016, including the elimination of five-year residency term limits and the requirement that families engage in case management.

Term Limits and Employment / Educational Requirements for New Scattered Sites (Activity #9-2007)

Significant changes are proposed for this activity in FY 2016. See Section III, "Proposed MTW Activities: HUD Approval Requested."

Occupancy Criteria Changes for New Scattered Sites – Mandatory Case Management (Activity #21-2010)

This activity will be closed out in FY 2016. See Section IV.D, "Closed Out Activities."

A.5 Public Housing Development

LMHA's goal is to transform the aging portions of its physical housing stock in the coming years, replacing these developments with mixed income communities, while at the same time providing replacement units so that the overall number of public housing families served will not decrease. LMHA has implemented several initiatives (both MTW and non-MTW) designed to expedite the redevelopment process and to ensure that all new and newly acquired properties are energy-efficient and cost effective.

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

LMHA proposed and implemented this activity in FY 2009. It simplifies the proposal process for each acquired or developed public housing property. Twice yearly, LMHA also submits a six month report summarizing the agency's acquisition and development activities to the HUD Louisville Field Office. The activity has reduced the amount of time staff spends preparing development submittals and reduced the average length of time to close on a property.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Acquisition of Mixed-Income Sites for Public Housing (Activity #26-2011)

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

LMHA will utilize the regulatory flexibility provided by this activity in the event that HUD has not responded to LMHA's request for authorization within 10 days of the submittal date.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.6 Expanded Homeownership Opportunities

The agency continues to focus on expanding homeownership opportunities for low-income families in its Public Housing and HCV programs. LMHA has implemented several MTW policy changes to its HCV Homeownership Program.

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

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. The activity maintains the 110% of Fair Market Rent (FMR) local payment standard for census tracts that are not considered to be exception payment standard areas. In exception areas, 120% of FMR is used.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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

Significant changes to this activity are proposed in FY 2016. See Section III, “Proposed Activities: HUD Approval Requested.”

A.7 Local Leased Housing Program

LMHA continues to 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 this area will continue to require regulatory relief.

LMHA has recently discussed its Special Referral Programs with HUD, specifically the issues related to resident choice, portability, term-limits, and voucher replacement, and will be in discussions with its Special Referral partners during FY 2016 to determine the feasibility of converting these programs into a single local, non-traditional housing program using its MTW Broader Uses of Funds Authority.

Special Referral MTW HCV Programs (Activity #44-2015)

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

Families are referred to LMHA by the partner agencies, and program applicants receive an admissions preference for the authority's HCV Program. Households are required to meet basic HCV eligibility criteria, and the amount of housing assistance each family receives is determined according to traditional HCV Program rules as modified through LMHA's HUD-approved MTW initiatives.

The voucher recipients participating in some of the agency's MTW Special Referral Programs are initially required to reside on-site and to meet the partner's program requirements. However, 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. For other Special Referral Programs, the voucher is fully portable from the time of admission.

Many of the residential facilities operated by these Special Referral partners are newly constructed or renovated. As such, LMHA has used MTW authority to allow the certificate of occupancy to suffice for the initial move-in inspection in lieu of a traditional HUD Housing Quality Standards (HQS) inspection. This substitution has saved the authority thousands of dollars since Louisville Scholar House first came online in 2008.

- **The Villager - Center for Women and Families (CWF) (Sub-Activity #1-2005)**
Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 22 vouchers to an MTW Special Referral Program with the Center for Women and Families for their long-term transitional housing on their downtown campus. Programs at the Center focus on the elimination of domestic violence, sexual violence, and economic hardship. Voucher utilization has remained 100%. This activity has increased housing choices and the cost effectiveness of federal funds.
- **Day Spring (Sub-Activity #7-2008)**
This activity was initially proposed and approved in the FY 2009 Plan. It was tabled at the end of FY 2009 due to low voucher utilization, and then re-authorized under the FY 2012 Plan. LMHA provides housing assistance to up to four households with members who have a severe mental illness, as long as they initially reside at a Day Spring constructed unit, while they are participating in the program 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. Under this initiative, not all of the residential units are subject to typical HUD HQS and rent reasonableness requirements.

- **Louisville Scholar House - Family Scholar House (formerly Project Women) (Sub-Activity #15-2009)**
Proposed and implemented in the FY 2008 Plan, LMHA allocates up to 56 vouchers to a Special Referral Program with Family Scholar House for their Louisville Scholar House facility. These solo 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.
- **Downtown Scholar House - Family Scholar House with Spalding University (Sub-Activity #20-2010)**
This activity was proposed in the FY 2010 Plan and implemented in FY 2011. The activity allocates up to 43 Housing Choice Vouchers annually to a Special Referral Program with the Family Scholar House and Spalding University at the Downtown Scholar House.
- **100,000 Homes Initiative (Sub-Activity #30-2012)**
Proposed and approved in FY 2012, LMHA has set aside up to 50 vouchers for a Special Referral Program with the 100,000 Homes initiative of the Louisville Substance Abuse and Mental Health Services Administration (SAMHSA) Community Consortium. This activity increases housing choices and access to services for up to 50 of the most vulnerable homeless persons on the streets of Louisville Metro. Participants in this Housing First model program, who are identified and referred by the Louisville SAMHSA, must be chronically homeless.
- **Stoddard Johnston Scholar House - Family Scholar House (Sub-Activity #31-2012)**
This activity was proposed and approved in the FY 2012 Plan. The activity sets aside up to 57 vouchers for a Special Referral Program with Family Scholar House for their new Stoddard Johnston Scholar House location. These vouchers expire five years following the participant's graduation date.
- **Wellspring - Youngland Avenue Facility (Sub-Activity #34-2012)**
This activity was proposed and approved in the FY 2012 Plan and implemented in FY 2012. The activity establishes a Special Referral Program to provide housing assistance to up to five households with members with severe mental illness, as long as they initially reside at Wellspring's Youngland Avenue facility, while they are participating in the program. Wellspring is a charitable organization that addresses Louisville's need for supportive housing for adults with severe and persistent psychiatric illnesses. Referrals accepted for this initiative are considered to be Mainstream Program participants.
- **Wellspring – Bashford Manor Facility (Sub-Activity #36-2013)**
This activity was proposed in the Amended FY 2012 Plan and implemented in FY 2012. The activity establishes a Special Referral Program that provides housing assistance to up to eight households with members with severe mental illness, as long as they initially reside at Wellspring's Youngland Avenue facility, while they are participating in the program. Referrals accepted for this initiative are considered to be Mainstream Program participants.
- **Parkland Scholar House - Family Scholar House (Sub-Activity #38-2013)**
This activity was proposed and approved in the FY 2013 Plan Amendment. The activity sets aside up to 53 vouchers, including five vouchers for participants who reside off-campus, for a Special

Referral Program with Family Scholar House at their new Parkland Scholar House facility. Vouchers become portable upon graduation, and expire five years from the participant's graduation date. Graduates who enter the HCV Homeownership Program retain their voucher as long as traditional HCV rules permit.

- **Seven Counties Services, Inc. Initiative (Sub-Activity #42-2015)**

Proposed and approved in FY 2015, LMHA set aside 50 vouchers to a Special Referral HCV program with Seven Counties Services, Inc. This activity increases housing choices and access to services for 50 families referred through Seven Counties' Assertive Community Treatment (ACT) team. Assertive Community Treatment is an Evidenced Based Practice approved by the Substance Abuse and Mental Health Services Administration (SAMHSA) and designed to engage persons with a Severe Mental Illness (SMI) whose needs are not met by traditional outpatient services. Services are delivered in the context and environment where they are needed (i.e. the team goes to the person). The priority population is adults with a severe mental illness who are currently institutionalized at a personal care home or at risk of being institutionalized because of a lack of adequate community support. Lack of on-site support is one of the primary reasons this priority population has been unsuccessful in achieving sustained psychiatric stability in the past. Assertive Community Treatment fills this gap, and assists the program participants in achieving and maintaining community integration. Those persons originally from Jefferson County but placed in a personal care home in another region of the State will be considered for return to the Louisville area.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016. However, the Housing Authority proposes adding a new "Sub-Activity" (Activity #45-2016) during FY 2016, the "Move Up" MTW Special Referral Program in partnership with the Coalition for the Homeless. LMHA tracks metrics for all Special Referral Programs jointly. As shown in Section III, "Proposed MTW Activities: HUD Approval Requested," the metrics, baselines, and benchmarks used to measure these activities will be updated to account for the impact of the new "Move Up" Program.

Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)

Proposed and approved in FY 2012, LMHA may, without prior HUD approval, allocate up to 10 MTW Housing Choice Vouchers to an MTW Special Referral Program for service-enriched, affordable housing programs within the agency's jurisdiction. Eligible programs will offer housing and supportive services targeted to families whose needs are not adequately served elsewhere in the community. Some allocations may be incremental additions to existing Special Referral Programs while others will be allocations to newly established programs.

In 2012, LMHA allocated 10 vouchers to Coalition for the Homeless for homeless families with children.

In 2013, the Agency allocated an additional 10 vouchers to the same Special Referral Program, as well as 10 vouchers to Family Scholar House participants who may choose to live at York Towers. However, no vouchers have yet been issued for this program, nor does LMHA expect any vouchers to be issued during FY 2016.

In FY 2016, LMHA will allocate up to 10 vouchers to Wellspring for families with members with severe mental illness who are exiting Wellspring's Ardery House facility for permanent housing. These vouchers will only be issued to households that are not eligible for an Olmstead voucher. Wellspring will continue to provide case management / peer specialist services to all clients utilizing these vouchers.

Also in FY 2016, LMHA will allocate up to 10 vouchers to the Kentucky Housing Corporation. These vouchers will be available to low-income households where a family member meets one of the following criteria:

1. Persons with serious mental illnesses exiting licensed personal care homes and state psychiatric hospitals
2. Persons with severe mental illness who are at risk of institutionalization
3. Persons with disabilities exiting nursing homes and intermediate care facilities for individuals with intellectual or other developmental disabilities

Referrals will be made through Kentucky Housing Corporation after receipt of information from the Cabinet for Health and Family Services.

The Housing Authority proposes adding a new Special Referral Program during FY 2016, the “Move Up” Program in partnership with the Coalition for the Homeless (Activity #45-2016). LMHA tracks metrics for all Special Referral Programs jointly. As shown in Section III, “Proposed MTW Activities: HUD Approval Requested,” the metrics, baselines, and benchmarks used to measure these activities will be updated to account for the impact of the new “Move Up” Program.

**LMHA Special Referral MTW Voucher Programs
Fiscal Year 2016**

Organization	Site	Voucher Allocation	FY Proposed (FY Activity Approved, if different)	FY First Voucher Issued	Portable? <i>Term Limited?</i>	Streamlined Admission?	MTW Inspections?
100K Homes Initiative	N/A	50	2012	2012	Full portability.	No	No: Traditional inspection protocol.
Center for Women and Families	Villager	22	2005	2005	Full portability upon program completion.	Yes	Yes: For initial lease-up, C.O. was used. After initial move-in, with new occupant and once per year concurrently.
Coalition for the Homeless (Rapid Re-housing)	N/A	20	2012	2013	Full portability.	No	No: Traditional inspection protocol.
Day Spring	Day Spring constructed units	4	2009	2009, 2012*	Full portability.	Yes	No: Traditional inspection protocol.
Family Scholar House	Louisville Scholar House	56	2008	2008	Full portability upon program completion. <i>5-year term limit post graduation.</i>	No	Yes: For initial lease-up, C.O. was used. After initial move-in, with new occupant and at recert.
Family Scholar House	Downtown Scholar House	54	2010	2011	Full portability upon program completion. <i>5-year term limit post graduation.</i>	No	Yes: For initial lease-up, C.O. was used. After initial move-in, with new occupant and at recert.
Family Scholar House	Stoddard Johnston Scholar House	57	2012	2012	Full portability upon program completion. <i>5-year term limit post graduation.</i>	No	Yes: For initial lease-up, C.O. was used. After initial move-in, with new occupant and at recert.
Family Scholar House	Parkland Scholar House + 5 off-site	53	2012 Amended	2012	Full portability upon program completion. <i>5-year term limit post graduation.</i>	No	Yes: For initial lease-up, C.O. will be used. After initial move-in, with new occupant and at recert.
Seven Counties Services, Inc.	N/A	50	2015	2015	Full portability.	No	No: Traditional inspection protocol.
Wellspring	Youngland Avenue	5	2012	2012	Full portability.	Yes	No: Traditional inspection protocol.
Wellspring	Bashford Manor/Newburg	8	2012	2013	Full portability.	No	No: Traditional inspection protocol.
Wellspring	Arduary House	10	2016	---	Full portability.	No	No: Traditional inspection protocol.

*Referral program suspended during FY2010 and FY2011.

MTW Unit Inspection Protocol (Activity #2-1999)

Unit inspections of facilities at LMHA's Section 8 certificate programs that are managed by organizations with which the Agency has had a long-term and outstanding relationship, are waived upon initial occupancy and held once per year concurrently. Section 8 certificate programs include YMCA SRO, Roberts Hall and St. Vincent de Paul, and Willow Place. These facilities have been receiving assistance for over 10 years. This activity has significantly reduced costs to inspect the units "tied" to these programs. In 2013, LMHA began inspecting units at Villager at the Center for Women and Families once per year, concurrently. At the time of initial occupancy by voucher holders, the units were new and had achieved certificate of occupancy issued by Louisville Metro inspectors.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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

This activity was proposed and implemented in FY 2011. LMHA amended its HCV Administrative Plan 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, co-head, and/or spouse with a demonstrated work history for a period of 12 months or longer. While this activity was designed to increase housing choice for working families with children who may be struggling to make ends meet, LMHA has determined that it also achieves the HUD Standard metrics of "Reducing the per Unit Subsidy Costs" for participating households and "Increases Agency Rental Revenue."

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.8 Broader Use of Funds Initiatives

Accessible Units Sublease Agreement with Frazier Rehab Institute (Activity #37-2014)

This activity was proposed and implemented in FY 2014, and allows LMHA to sublease fully accessible units as temporary housing for Spinal Cord Injury (SCI) out-patients of Frazier Rehab Institute. The units are transitional housing provided for up to six months per family. Frazier Rehab Institute is responsible for verifying that the family is eligible to live in the unit (e.g., a program participant, household income is at or below 80% AMI). Two fully-accessible units located at the Liberty Green Community Center are dedicated to this activity. The Community Center is ideally located one-half mile from the Frazier Rehab Institute. Frazier Rehab leases the apartments from LMHA and pays the cost of all utilities. Rent to Frazier Rehab is set at \$210 per month (or roughly 30% of monthly SSI for one person), and Frazier Rehab has agreed to pass on no more than 100% of the rent plus utilities to the tenant (the sub lessee). Frazier Rehab uses a modified version of LMHA's public housing lease as its tenant sublease and has established a hardship policy to define circumstances under which households may be exempted or temporarily waived from the rent Frazier Rehab may charge to the sub lessee. Examples could include involuntary loss of income or unexpected medical expenses. Frazier Rehab also refers sub lessees to area service providers, including the Center for Accessible Living (Kentucky's first Independent Living Center), who can assist households with leaving the program.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Public Housing Sublease Agreement YouthBuild Louisville (Activity #29-2015)

This activity was proposed and implemented in FY 2015; it allows YouthBuild Louisville (YBL) to sublease public housing units to provide temporary housing for low-income YBL participants who are experiencing homelessness. LMHA subleases up to three 2-bedroom apartments for the use of YBL participants (and their families) and facility space for the YBL program. Units are provided to YBL on an as needed basis.

For unemployed young people who left high school without a diploma, YBL is an opportunity to reclaim their educations, gain the skills they need for employment, and become leaders in their communities. YBL serves low or very-low income youth, ages 16-24, who have dropped out of high school or are basic skills deficient, and, are a foster care recipient or have aged out of care, and/or a youthful or adult offender, a youth possessing a disability and/or a child of an incarcerated parent or a migrant youth. They are trained in small cohorts of 35 youth each year with one additional year of job placement, higher education assistance, community mentoring, and social service support. Youth receive individual and group education to complete their GED and/or high school diploma and pre-college curriculum, while all gain construction skills through the Homebuilders Institute Pre Apprenticeship Certificate Training (PACT) with additional elective certification in green construction, weatherization and facilities maintenance, and pre-nursing certification (30) through the American Red Cross and Norton Healthcare.

Participant housing is not a traditional component of the YBL program. For many students, maintaining stable housing is not a struggle; however some participants are homeless or may become homeless. The sublease agreement between YBL and LMHA ensures that these young people have a place to call home so they are able to make the most of this unique learning opportunity.

For each month a unit is occupied by an YBL program participant, YBL pays LMHA \$60. YBL certifies that students are income eligible upon entry to the YBL program through the application process and

follow-up verification through local and state subsidy programs. The participant and their household may continue to live in the unit as long as they are active in the YBL program. Upon graduation, the household may elect to receive preference for either a public housing unit.

All participants residing in the subleased public housing units must meet basic Public Housing Program eligibility criteria (no outstanding rent balance with LMHA or other public housing authority, criminal background check, age 18 or older). LMHA staff verifies that the YBL program participant is eligible for this MTW initiative.

This activity increases housing choices for families enrolled in self-sufficiency programs. It uses public housing as an incentive for young people to enroll in the YBL job training program, which increases their chances of becoming self-reliant.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2016, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

B. MTW Activities Not Yet Implemented

Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing (Activity #28-2011)

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

There have been no non-significant changes or modifications to this activity since its approval. Planning for this activity will be ongoing during FY 2016 in conjunction with the Housing Authority's Choice Neighborhoods Initiative planning efforts for the Russell neighborhood and the Beecher Terrace public housing development. As part of this process, LMHA is examining innovative ways to provide one-for-one replacement of the 758 Beecher Terrace public housing units, including the potential use of locally defined guidelines for the development, maintenance, and modernization of public housing. The agency plans to submit a Transformation Plan for the Russell neighborhood and Beecher Terrace to HUD in January 2017. Any locally defined guidelines resulting from the Choice planning process would be officially proposed to HUD as a significant change to this activity through the Housing Authority's FY 2018 MTW Annual Plan, and implemented during FY 2018.

C. MTW Activities On Hold

Public Housing Sublease Agreement with Catholic Charities (Activity #25-2010)

Proposed and approved in the FY 2010 Plan, this activity has been tabled. HUD OGC investigated the use of public housing as emergency housing for victims of human trafficking and found that it was not feasible under MTW to permit families who could not produce valid identification to live in public housing communities. During FY 2016, LMHA will continue to investigate both MTW and non-MTW methods for serving this extremely vulnerable population.

D. Closed-Out MTW Activities

Spatial Deconstruction of HCV Assisted Units (Activity #5-2007)

LMHA proposed this initiative in the 2007 Annual Plan and it was approved by HUD. The activity was to limit the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excluding both elderly/disabled and special referral program sites). This activity was closed at fiscal yearend 2009 because of its potential to limit voucher holders' universe of housing choices.

Flexibility in Third-Party Verifications for HCV Homeownership (Activity #11-2009)

Proposed and implemented in the FY 2009 Plan, applicants to the HCV Homeownership program are allowed to provide income verification including employment verification from employer, child support verification, statements for all bank accounts, proof of CDs at the bank, pension plan verification and proof of all medical costs including prescriptions. Also, income verification is valid for 8 months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved.

LMHA has determined that due to a recent change in HUD regulations MTW authority is no longer necessary to a portion of the activity above. This portion of the activity was ended in FY 2014. LMHA will continue to seek regulatory relief for making income verifications valid for 8 months.

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

Proposed and approved in the FY 2009 Plan, this activity was never implemented. 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.

Occupancy Criteria Changes for New Scattered Sites – Mandatory Case Management (Activity #21-2010)

Proposed and implemented in FY 2010, this activity revised the occupancy criteria for detached, single-family scattered site units to include mandatory participation in a case management program and movement toward self-sufficiency. Residents moving into one of these units could choose between General Case Management and the Family Self-Sufficiency (FSS) Program.

Due to low occupancy rates at these sites, this activity was closed out in early FY 2016. Employment / educational requirements at these units continue to promote resident self-sufficiency.

Final outcomes for this activity, as well as lessons learned, will be reported in the FY 2016 Annual Report.

Increased Flat Rents (Activity #24-2010)

LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. LMHA proposed flat rents for the Agency's scattered sites be raised and adjusted based on the square footage, location, age and amenities at the property as rent comparables for the site are completed. LMHA will not implement

this activity in lieu of adopting the MTW policy total tenant payment is calculated based on 30% of income, which was approved in FY 2012 and marked the “close out” of the Flat Rent Activity.

Rents Set at 30% of Adjusted Income – Public Housing Program (Activity #33-2012)

Proposed and implemented in the FY 2012 Plan, families receiving rental assistance under the Public Housing program will pay either 30% of their monthly adjusted income for rent, or the minimum rent established by the LMHA, whichever is higher.

In 2012, LMHA proposed to eliminate flat rents and, upon further consideration, because the Authority’s housing stock includes units financed with tax credits, LMHA is considering an amendment to the activity. LMHA may amend the activity to include “ceiling rents” that will vary by bedroom size and that will be in accordance with the annual tax-credit ceiling rents, as published by the Kentucky Housing Corporation (KHC). KHC is the tax credit allocating agency for the Commonwealth of Kentucky. The proposal to change this activity will be made via a future Plan amendment including the planned ceiling rents and the associated impact analysis as required by the Agency’s Standard MTW Agreement with HUD.

In 2014, LMHA decided not to pursue this activity. Instead, the Agency revised its flat rent structure. LMHA anticipates that higher flat rents will achieve the goals of the proposed activity within HUD’s existing regulatory framework.

V. Sources and Uses of Funds

A. MTW Plan: Sources and Uses of MTW Funds		
Estimated Sources of MTW Funding for the Fiscal Year		
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.		
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	6,075,000
70600	HUD PHA Operating Grants	96,609,931
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	55,348
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	277,000
70000	Total Revenue	103,017,279

Estimated Uses of MTW Funding for the Fiscal Year												
PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.												
Uses												
FDS Line Item					FDS Line Item Name					Dollar Amount		
91000 (91100+91200+91400+91500+91600+91700+91800+91900)					Total Operating - Administrative					6,716,360		
91300+91310+92000					Management Fee Expense					5,693,724		
91810					Allocated Overhead					-		
92500 (92100+92200+92300+92400)					Total Tenant Services					1,036,489		
93000 (93100+93600+93200+93300+93400+93800)					Total Utilities					6,903,179		
93500+93700					Labor					-		
94000 (94100+94200+94300+94500)					Total Ordinary Maintenance					11,144,419		
95000 (95100+95200+95300+95500)					Total Protective Services					1,085,285		
96100 (96110+96120+96130+96140)					Total insurance Premiums					676,864		
96000 (96200+96210+96300+96400+96500+96600+96800)					Total Other General Expenses					192,598		
96700 (96710+96720+96730)					Total Interest Expense and Amortization Cost					-		
97100+97200					Total Extraordinary Maintenance					5,797,631		
97300+97350					Housing Assistance Payments + HAP Portability-In					63,542,319		
97400					Depreciation Expense					4,466,083		
97500+97600+97700+97800					All Other Expenses					-		
90000					Total Expenses					107,254,951		

Describe the Activities that Will Use Only MTW Single Fund Flexibility

Homeownership Maintenance Specialist (Activity #12-2009)

Though LMHA proposed this initiative in FY 2009, and it was approved by HUD, the Housing Authority has not yet implemented this activity. LMHA plans to restructure the current homeownership inspection, training, and consultation process (these three duties are currently split among different individuals) and instead steer all of these tasks through a Home Maintenance Specialist (HMS). Annually, LMHA evaluates staff capacity to perform these duties. The Housing Authority may hire an HMS during FY 2016, should the agency determine this would be beneficial.

MultiCultural Family Assistance Program (Activity #17-2009)

LMHA proposed this activity in FY 2008, and implemented it in FY 2012. Louisville continues to experience a growing demand from Somali and other African immigrant families living within its jurisdiction for housing and supportive services. LMHA has hired a staff person who is knowledgeable about this community and who can interpret and translate for families that speak several dialects commonly used in Somalia. This staff person is able to address the unique needs of African immigrant families, with the added benefit of helping the agency with property management, operations, and lease enforcement. No significant changes or modifications are expected to be made to this activity during FY 2016.

HCV Homeownership Weatherization and Energy Efficiency Pilot (Activity #19-2010)

This activity has been closed out.

Avenue Plaza CFL Trade-in Program (Activity #22-2010)

This activity has been closed out.

Uses of MTW Single Fund Flexibility

Approximately \$4,867,000 in surplus funds is budgeted for transfer from the HCV Program to the Public Housing Program. This will occur to fund the anticipated operating fund subsidy shortfall of \$2,728,000 in the Public Housing Program for calendar year 2015 and 2016, and the continued ability to operate AMPs at a high level and maintain a balanced operating budget. The HUD approved project expense levels (PEL) at some AMPs do not adequately provide for management services at the level deemed necessary by LMHA. These funds will go directly to Public Housing Program operations; they will not be used for administration or to fund the Housing Authority's Central Office Cost Center (COCC).

Although LMHA has traditionally made transfers to the Public Housing Program from both the Capital Fund Program (CFP) and the HCV Program in past years, the proposed budget year's transfer is made entirely from the HCV Program. However, LMHA wishes to retain the authority and flexibility to transfer CFP funds as necessary under current MTW regulations.

Although LMHA utilizes the funding fungibility available in the MTW Program, LMHA adheres to all statutes and regulations relative to HUD's asset management program. All budgeting and reporting within the Public Housing Program is done on an individual site basis, and LMHA utilizes a "fee for service" methodology that charges sites only for the services they receive.

V.2.Plan.Local Asset Management Plan										
B. MTW Plan: Local Asset Management Plan										
Is the PHA allocating costs within statute?					Yes	or				
Is the PHA implementing a local asset management plan (LAMP)?						or	No			
<p>If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.</p>										
Has the PHA provided a LAMP in the appendix?						or	No			
<div style="background-color: yellow; text-align: center; padding: 10px;">N/A</div>										

VI. Administrative

A. Board Resolution Adopting the Annual Plan

RESOLUTION NO. 64-2015 (10/20/15)

APPROVAL OF FY 2016 MOVING TO WORK ANNUAL PLAN

Item No. 5a

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

WHEREAS, as part of the Amended and Restated MTW Agreement, an MTW Annual Plan for Fiscal Year 2016 must be developed and submitted to HUD to formally enable the Housing Authority to fully use the policy and budget flexibility provided to public housing agencies participating in the MTW Program; and

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

WHEREAS, the proposed FY 2016 MTW Annual Plan was made available for public comment between September 18, 2015 and October 19, 2015, and a public hearing was held on September 29, 2015, to discuss the proposed FY 2016 MTW Annual Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY 2016 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute and submit the Plan to the U.S. Department of Housing and Urban Development.

cc: Tim Barry
Wavid Wray
Sarah Galloway ✓

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF FY 2016 MOVING TO WORK ANNUAL PLAN

Item No. 5a

I. STATEMENT OF FACTS

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

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

On December 20, 2007, HUD notified LMHA of its intent to amend and restate MTW Agreements with participating PHAs. This new Agreement was adopted by the Board on April 15, 2008, and will extend participation in the MTW Program until June 30, 2018.

MTW agencies are required to prepare and submit MTW Annual Plans in lieu of PHA Annual Plans, which are required of all other agencies. The FY 2016 MTW Annual Plan is for the fiscal year that begins July 1, 2015 and ends June 30, 2016.

The proposed FY 2016 MTW Annual Plan was made available for public comment from September 18, 2015 through October 19, 2015. A public hearing to discuss the proposed Plan was held on September 29, 2015.

The FY 2016 MTW Annual Plan contains the following updates to LMHA's MTW activities:

1. A new Activity (#45-2016) would create an MTW Special Referral Program in partnership with the Coalition for the Homeless. This program would provide up to 100 Housing Choice Vouchers for the Coalition's "Move Up" initiative, allowing chronically homeless families that no longer need intensive case management services to transition from temporary homeless services vouchers to permanent housing. "Move Up" families would continue to receive less intensive supportive services, including on-call case management services;

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF FY 2016 MOVING TO WORK ANNUAL PLAN

Item No. 5a

I. STATEMENT OF FACTS (cont.)

2. A significant change to Activity #13-2009 would designate additional census tracts as exception payment standard areas within LMHA's Housing Choice Voucher Homeownership Program. Larger voucher subsidies in these higher cost census tracts would enable families to purchase homes in areas of opportunity;
3. A significant change to Activity #9-2007 would end the five-year residency term limit and the mandatory case management requirement for households living in single-family, scattered site public housing units created as part of or since the Clarksdale HOPE VI Revitalization;
4. Using the authority provided under Activity #35-2012, the allocation of up to 10 Housing Choice Vouchers to Wellspring for low-income households that include a household member with a severe mental illness who is leaving Wellspring's Ardery Housing to move into permanent housing; and
5. Also under Activity #35-2012, the allocation of up to 10 Housing Choice Vouchers to the Kentucky Housing Corporation for low-income households that include a household member who has a severe mental illness and is exiting a licensed personal care home or state psychiatric hospital or is at risk of institutionalization, or where a family member is a person with a disability who is exiting a nursing home or intermediate care facility for individuals with intellectual or other developmental disabilities.

II. ALTERNATIVES

- A. Approve the submission of the proposed FY 2016 Moving to Work Annual Plan.
- B. Do not approve the submission of the proposed FY 2016 Moving to Work Annual Plan.

III. RECOMMENDATION

Staff recommends Alternative "A."

IV. JUSTIFICATION

The Louisville Metro Housing Authority (LMHA), in consultation with residents and the community, has developed the proposed FY 2016 Moving to Work (MTW) Annual Plan.

Approval of an MTW Annual Plan by Board resolution is a contractual requirement under the MTW Program, and will permit LMHA to take advantage of the flexibilities afforded to MTW agencies during FY 2016.

Submitted by: Tim Barry, Executive Director
Sarah Galloway, Moving to Work Coordinator
October 20, 2015

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning 7/1/2015 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Louisville Metro Housing Authority
PHA Name

KY001
PHA Number/HA Code

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

Manfred Reid, Sr.
Name of Authorized Official

Chairman, Board of Commissioners
Title

Manfred Reid, Sr.
Signature

10/20/2015
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

B. Public Review Process

The Louisville Metro Housing Authority's (LMHA) FY 2016 Moving to Work (MTW) Annual Plan was made available for public comment from September 18, 2015 thru October 19, 2015. Copies of the draft Plan were made available for public review on the Housing Authority's website (www.lmha1.org), at the Authority's central offices (420 S. 8th St., Louisville, KY 40203), and by mail as requested.

A public hearing was held on September 29, 2015 at 6:00 PM at Avenue Plaza (400 S. 8th St., Louisville, KY 40203). A notice advertising the hearing appeared in the *Courier-Journal* on September 18, 2015. Approximately fifteen people attended the hearing, including LMHA staff, Housing Authority residents, and local housing advocates.

Documentation of the public process is included in the following order:

- Newspaper notice advertising the Annual Plan public hearing
- Resident flyer advertising the Annual Plan public hearing
- Annual Plan public hearing sign-in sheet
- Annual Plan public hearing transcript
- Comments received from the public regarding the Annual Plan
- LMHA's responses to comments received from the public

Louisville Metro Housing
Authority (LMHA) - Draft
FY2016 Moving to Work
(MTW) Annual Plan: Public
Hearing and
Public Comment Period

There will be a public hearing to discuss LMHA's draft FY2016 MTW Annual Plan on September 29, 2015 at 6:00 PM at Avenue Plaza (400 S. 8th St.) in the Community Room on the 2nd floor. The hearing will be open to the public for review and public comment from September 18, 2015 thru October 19, 2015 on the LMHA website (www.lmha.la.gov) and at LMHA's Central Office. Comments may be made as requested. Accommodations for disabled or non-English speaking persons will be made available upon advance request. For additional information, call (502) 587-3422, TDD: (502) 587-9831.

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LOUISVILLE METRO HOUSING AUTHORITY

Public Hearing

Why? To discuss the agency's draft FY 2016 Moving to Work (MTW) Annual Plan

When? Tuesday, September 29, 2015
6:00 P.M.

Where? Avenue Plaza
400 S. 8th St, Louisville, KY 40203
2nd Floor Community Room

A draft of the Louisville Metro Housing Authority's FY 2016 MTW Annual Plan will be available for review from September 18, 2015 thru October 19, 2015 on the agency's website (www.lmha1.org) and at the Housing Authority's Central Offices (420 S. 8th St). Or you can call (502) 569-3420 to request that a copy be mailed to you.

Accommodations for disabled or non-English speaking persons will be made available upon advance request. For additional information, call (502) 569-3420. TDD: (502) 587-0831.



**FY 2016 Moving to Work (MTW) Annual Plan
Public Hearing
September 29, 2015**

Would you like to receive emails regarding Housing Authority updates, policy changes, and public meetings?

Name (Magac)	Organization / Development	Address / Phone Number	Email Address	Yes / No
Example: Jane Doe	Avenue Plaza	400 S. 8th St., Unit 1, 40203 (502) 555-1234	jdoe@gmail.com	Yes
1 Sarah Calloway	LMHA	420 S. 8th St, 40203 502-468-0586	sarah-jane.calloway@gmail.com	Yes
2 Lisa Osanya	LMHA	201 Vine St 40204	osanya-lisa@gmail.com	Yes
3 Patrick Simms		400 S. 8th St.	patrick.simms@gmail.com	Yes
4 Ervin Johnson	Resident	400 So 8th St 813	Ervinjohnson@gmail.com	Yes
5 Juan Hunter	LMHA			
6 Maria Price	St John Ctr	700 E Main Ave Blvd 40202	mariaprice@stjohnctr.org	Yes
7 M Y Kurlin	LMHA	777 5453		
8 Melina Martin	LMHA	584-1419		
9 Maria Sitnick	LMHA	569-6490		
10 Cathy Finkbe	MHC	584-6858		Yes
11 Sheral Gilburt	Reitha			
12 Kelly Anthony		460 S. 8th		
13 Wanda Brown	LMHA	400 S. 8th		
14 Tim Baeey	LMHA			
15 Mohamed	Catholic Charities			

Public Hearing
Avenue Plaza Community Room
420 S. Eighth Street
Louisville, KY 40203
September 29, 2015
6:00 p.m.

Tim Barry welcomed everyone to the FY 2016 Moving to Work Annual Plan public hearing comment period. He introduced Manfred Reid, Chairman of LMHA's Board of Commissioners (BOC), Thelma Martin, member of BOC, James Thomas, LMHA Security Officer, and other LMHA staff.

Barry went through some of the changes and updates, noting nothing substantial but we did make some alterations of things and some things, he said, he thinks will be well received. Talking points are as follows:

LMHA is proposing three significant changes to the MTW activities this year. 1) A new Special Referral Program in partnership with the Coalition for the Homeless. The program will provide up to 100 Housing Choice Vouchers (HCV) for the Coalition's "Move Up" initiative, allowing chronically homeless families that no longer need intensive case management services to transition from temporary homeless services vouchers to permanent housing. "Move Up" families will continue to receive less intensive supportive services, including on-call case management services; 2) In the HCV Homeownership Program, the designation of additional census tracts as exception payment standard areas. Larger voucher subsidies in these higher cost census tracts will encourage families to purchase homes in areas of opportunity; 3) The elimination of the five-year residency term limit and the mandatory case management requirement from single-family, scattered site public housing units.

LMHA also plans to provide up to 10 Housing Choice Vouchers to Wellspring for families with severe mental illness who are leaving Wellspring's Ardery Housing to move into permanent housing.

This spring, the Kentucky Housing Corporation applied for competitive grant funds through HUD's Section 811 Project Rental Assistance Demonstration Program. As part of the Housing Corporation's grant application, LMHA committed up to 10 Housing Choice Vouchers should the grant application be successful. This morning, LMHA learned that the Kentucky Housing Corporation's grant application has been selected for funding, and the Housing Authority is pleased to announce that we will be providing up to 10 vouchers for low-income households where a family member meets one of the following criteria:

1. Persons with serious mental illnesses exiting licensed personal care homes and state psychiatric hospitals.
2. Persons with severe mental illness who are at risk of institutionalization.
3. Persons with disabilities exiting nursing homes and intermediate care facilities for individuals with intellectual or other developmental disabilities.

Our Annual Plan will be updated to reflect this commitment before it is submitted to HUD.

Choice Implementation Grant – should HUD make funding available during FY 2016, LMHA plans to apply for a Choice Neighborhoods Implementation Grant for Beecher Terrace and the Russell neighborhood. Barry said we received a planning grant earlier this year for \$425,000 which allows us to start on the plan, not only for Beecher Terrace but all of Russell which is approx. 940 acres.

LMHA plans to add 193 public housing units to its housing stock during FY 2016. Sheppard Square HOPE VI on-site 149 units (Blocks C,D,E,F); Sheppard Square HOPE VI off-site 25 replacement units; Wilart Arms 15 units in partnership with the Housing Partnership; Stoddard Johnson Scholar House in partnership with Family Scholar House, 4 units for solo parents who are enrolled in college.

LMHA plans to remove 59 public housing units from its housing stock during FY 2016. Scattered Sites 11 units – 1 is in a flood plain and will be purchased by MSD, 10 units need extensive lead and mold abatement that would be too costly for LMHA to justify. It is our intention to sell those units and it's also our intention to make sure they are sold to people who will turn them into homeownership. Simmons College 23 units to be used as student housing. The Friary 24 units – the site needs extensive renovation. The Friary adjoins Liberty Green, off Liberty Street next to St. Boniface, and it has been out of service for a period of time. Renovation costs are very expensive and it needs extensive renovation so we put it out to bid and were successful in finding a contractor, the Marian Group who has also done a lot of work for Scholar House, who will renovate the Friary and that's a great addition to the housing stock in that area, but also the fact that that historic building will be put back into service; LMHA will reacquire 18 of the units for use as public housing.

Other changes to housing stock, 213 units that are part of Phase II Park DuValle HOPE VI revitalization are currently owned by a partnership. During FY 2016, LMHA plans to acquire sole ownership of the units of which 95 will be public housing, 54 tax credit, and 64 market rate.

As part of the Choice Neighborhoods Planning initiative for Beecher Terrace, LMHA will continue to examine the possibility of acquiring and/or constructing replacement public housing units.

LMHA will also explore the feasibility of converting The Oaks, which was the first phase of Park DuValle, to either Project Based Vouchers or Project Based Rental Assistance through the use of HUD's Rental Assistance Demonstration Program. If LMHA decides to proceed with this conversion, the Housing Authority will hold at least two meetings with residents of The Oaks to discuss conversion plans and give them the opportunity to comment.

Uses of Moving to Work Single Fund Flexibility – approximately \$4,867,000 in surplus funds are budgeted for transfer from the Housing Choice Voucher Program to the Public Housing Program. This will occur to fund the anticipated operating fund subsidy shortfall of \$2,728,000 in the Public Housing Program for calendar years 2015 and 2016, and to allow LMHA to continue to operate sites at a high level and to maintain a balanced operating budget. The HUD approved project expense levels at some sites do not adequately provide for management services at the level deemed necessary by LMHA. These funds will go directly to Public Housing Program operations, they will not be used for administration or to fund the Housing Authority's Central Office Cost Center. And, that's due to the fact that we've had to endure ongoing cuts on the Operating Capital side of things, not so much on the Section 8 side, and there's a certain standard we need to maintain even though we have facilities like Parkway and Beecher that are very old and someday should probably be replaced. We still want to and should maintain them at a certain level to keep them more than decent and sanitary because, in most cases, that housing is a last resort for a lot of people and they are entitled to have a place as decent as

we can make possible so that is why we are dedicating those funds to keeping up with the public housing side of things.

An attendee said he is wondering about the housing that they are thinking about selling and you said you all didn't care about. Where is this? Is it just strictly, mainly in the west-end and things like that. Barry said he thinks it is predominately in west Louisville and what we want to do is we want to take certain provisions to safeguard these houses falling into the hands of someone who may not be good landlords. Because, Barry said, he thinks west Louisville has a bit of a problem with this already. The fellow asked Barry is he knew if someone buys one of those houses do they need to bring up who will move in, etc., etc. what do they need to invest in it. Barry said we don't know yet, they would have to bring it up to code for it to be occupied but we still have a ways to go on that, but that the overall intent is to sell them and ask that they be converted to homeownership. And, Barry said, we actually do have some entity in town that we have worked with before who are interested in doing just that. The fellow asked if we knew how much it would cost per unit. Barry said he didn't have any idea at this point.

Maria Price, Director of St. John Center for Homeless Men, said she wanted to speak in favor of the "Move Up" initiative because they are one of the many shelters in the city that has the supportive housing vouchers. We have about 72 men on any given day working with intensive case management and last fiscal year our retention was 96% of our persons who maintained their housing for a year or more. Some of them 4,5,6,7 years, but maintained their housing. They really learned a lot of life skills and learned with the assistance of their case manager how to navigate the _____. So they are in a place where they could get along without the case management although we will always be friends and allies and many men who have moved on will come back to the Center to be checked out. But by their moving to their own housing choice voucher, that would open up a unit or a voucher that we would use for someone who is still chronically homeless and still on the street and in great need of case management. We applaud the opportunity. We actually had two men in the last two years that have been able to use the "Move Up" program that we piloted with your all's support and look forward to the opportunity to help more men move along. There's too great a need and not enough resources to make these always difficult decisions and _____. Barry said we thank you all for what you do and appreciate your support. This is something actually we should be doing and it's a great program and we're excited to be a part of it and hope it helps and I think it will.

Cathy Hinko, Executive Director for the Metropolitan Housing Coalition, said she wants to compliment the Louisville Metro Housing Authority. Last year we had quite a different kind of meeting but that's old news. Hinko said one of the things she really wants everyone to see as she did, which is that last year LMHA took \$7 million out of Section 8 and this year it's down to \$4.86 million. Now close to my heart I want it to be zero and I want all the money that should have gone to Section 8 to go there because of Housing Choice Vouchers but you really have to commend an organization that has committed to making sure that they could put as much money into housing assistance for families and that is a huge improvement and obviously requires a lot of work and a lot of creative thought for that to happen, so I know the Board members of LMHA are very appreciative of that effort. I also want to talk about, I believe although you are very clear that you could use CFP money to help support things, you are not going to take any more money out of Section 8 as the year progresses. In past Moving to Work plans you have reserved moving up to 20% more of funds all around and that is eliminated and you are very clear you might have some CFP money to put in but it isn't anywhere as much of a carte blanche as it was in the past and thank you for taking that out, that's a great improvement also. Makes us all feel that what we are getting isn't enough effort to be really, really switched upon us but somewhere down the road. So those are two great things that all have to do with fiscal management and I don't know if everyone

else noticed this but I did and I wanted to talk about that. I completely agree with the special programs, including the new one. As you add up how much goes to special programs, it does not create a really huge cut or carve out from Section 8 and we appropriately serve a special population, so Maria I agree with you about the step up but I also see all the other partnerships that LMHA has formed and I agree that those are great partnerships and that they don't really take things away from the Section 8 program in special adaptations so much that it really harms them. I notice that the entry into Section 8, you are changing some of the intake qualifications to align with going chronologically as opposed to special preferences, that was last year you wanted to do chronologically and this year you are aligning some of those preferences and eliminating a couple of preferences so that you can do more chronologically. It makes sense. I really hope that we track if there's a change in population served because of that. Do you think that's something that we could at least begin to look at in terms of, for instance, changing bedroom size? People coming off the waiting list into Section 8 they get whatever size assistance that is appropriate for their family so if there's a real change in dynamics that would be interesting to note so I hope that that would be approached, that's my only comment on that. It certainly is intellectually consistent and with what you said you were going to do and needs to be done. I approve of extending homeownership with special exception rents, that's a great program and there are 200 families (Osanka said getting close to 250 families) purchasing under this program so that's really wonderful. The Friary made me pause because we were going to spend \$2 million and get 18 units where there had been 24 and I've gotten more information, I realize that may just be the number because of how much the Friary needs renovation. It's always sad to lose 30% or a third of the units that were permanently dealed-out of the Friary but when you have to redo things so that it's a decent place to live, I would suggest just explaining that a little bit more so that people would know.

Wray said could he explain a little more on that. On the Friary we had set aside a budget of \$2 million in capital funds program to go towards a total commitment of \$4 million. We were looking for the other \$2 million for the renovation but we had not found it yet so we put the RFP out for a developer to help us with that development and the Marian Group responded with a proposal that both included low income housing tax credit, historic tax credit, and there was another form of financing from the Kentucky Housing Corporation. Within the new arrangement, the Housing Authority will transition title from the Housing Authority's name over to the Marian Group in exchange for 9 public housing units. We will have a restricted use agreement for 40 years and the value of that transfer is \$693,000 (\$77,000 per unit). The appraised value of the Friary is \$690,000; virtually it's a wash. Then we further negotiated with the developer where we would acquire an additional 9 units after development at the same price, \$693,000. The Friary now has 24 units, it will have 30 after it is rehabbed. Of the 30, we will actually own a restricted use agreement for 18 of the 30 so, yes, we are down from 24 to 18 but we have plans to replace those 6 with our off-site acquisitions in other locations and we have three realtors looking for properties for us now. The Board approved today 4 units at other locations and we have 41 units in the pipeline that we are looking at. So, yes your point is right on target about the loss of the 6 units but we are trying to make that up at another place and we will have 18 fully rehabbed units for a net out of the pocket cost of \$693,000.

Hinko said yes, and really my comment was about a great explanation which you've just given. It's just a matter of when you are doing something so significant, putting in a fuller explanation maybe of an addendum for the public, so thank you very much. There's a couple of things that we hope the Housing Authority will work on through the year, and I think we have already committed to start working on maybe being able for people in public housing who choose to enter a program where they can build a positive credit score by paying rent. We noticed there was a national experiment and we are bringing in the experts who did this experiment and worked with the major credit score company and I know that

you have already been talking to them and so you can't commit because you don't know all of the details of the program yet but I am very appreciative that that could roll out because having people build a positive credit score from paying rent for a lot of people that's the only way they are going to really be able to build a credit score and that would be a wonderful opportunity for people in the housing that you control, public housing, and maybe one day we can figure out how to encourage Section 8, owners who rent under Section 8, so thank you very much for that. I also know that Metropolitan Housing Coalition is completing a study that looked into different ways that children are housed, whether doubled up, homeless, or stable but low income and we found a real difference for children who actually become homeless and go into shelter, a deleterious effect on their educational outcome and I've talked with Tim about that and maybe through the year the Housing Authority can begin a conversation with JCPS and Metro United Way if both are interested to maybe see if we could get one more of those very special programs because what we want to do is also identify kids who are in doubled-up homes so that they never do become homeless and we prevent the homelessness and we prevent the bad outcome, wouldn't that be glorious and I know that the Housing Authority will be open to that and I hope that you will do that in the next year. So, thank you. Like I said, I come here sometimes with a lot of criticism but this year all is great, so thank you.

Barry said Cathy mentioned two things that I should have mentioned but didn't. The initiative she talked about with regard to being able to report in people's rent payments and help with their credit history is a big deal and I know we haven't heard all the details but you can count us in. That is so important and the ability to do that to help people improve their credit scores is quite an endeavor and we want to be a part of that. The other thing is if we can stop, avert those families from going the other way that would certainly be something that we should be doing. We are not there yet but we are in it.

Being no comments/questions, Barry said if you have any comments or questions you can email us, drop us a note, call, or any number of ways you can contact us.

Meeting adjourned.

----- Original message -----

From: Natalie Harris <nharris@louhomeless.org>

Date: 09/22/2015 7:19 AM (GMT-05:00)

To: Myrna Cunningham <Cunningham@LMHA1.org>

Cc: Lisa Osanka <osanka@LMHA1.org>

Subject: FY 2016 Moving to Work (MTW) Annual Plan

I would like to thank the Louisville Metro Housing Authority (LMHA) for the opportunity to comment on the FY 2016 Moving to Work (MTW) Annual Plan. First, The Coalition for the Homeless commends LMHA for the addition of the new locally defined goal, "Developing programs and housing stock targeted to populations with special needs, especially those families not adequately served elsewhere in the community." While LMHA was already doing projects that met this goal including working to address veteran homelessness, supporting the amazingly successful Family Scholar House and setting aside vouchers to get the homeless off the street, this goal clearly defines this effort and the reason it is important to our community that is in great need of additional affordable rental units.

Second, we strongly support the proposal to the "Move Up" strategy in Louisville. This year, we were able to identify 10 successful tenants who moved from housing funded through the HUD supportive housing program or VASH to Section 8 allowing the homeless programs to target their more service rich housing vouchers to additional homeless persons on the streets. Our only concern is that the description on page 18 describes the program as serving families. Presently, we have identified over 200 households stabilized over two years and ready to move to mainstream housing services. While some of the stabilized tenants will have households with children, others will be families of one.

Third, we commend LMHA for reviewing the policies at the scattered site public housing facilities. These units are too valuable to allow to remain empty and we feel changing these terms will allow all to be rented in the future.

Again, thank you for your partnership, your open process and your hard work in our community. Louisville is a better community thanks to LMHA.

Natalie Harris
The Coalition for the Homeless
1300 S. 4th St., Ste. 250
Louisville, KY 40208
502-636-9550 x 11

From: **Sarah Galloway** <sarah.jane.galloway@gmail.com>
Date: Tue, Sep 22, 2015 at 1:16 PM
Subject: Re: FY 2016 Moving to Work (MTW) Annual Plan
To: Lisa Osanka <osanka@lmha1.org>, nharris@louhomeless.org
Cc: Tim Barry <Barry@lmha1.org>

Natalie -

Thank you for your comments and your kind words. It's good to hear that you are generally supportive of our plans for FY 2016.

Regarding your comment about the "Move Up" strategy, as you note in your comment, "families of one" will indeed be eligible for the program. HUD's standard definition of the term "family" includes households of one person. To make this absolutely clear in the Annual Plan, I will add a parenthetical note that the program is open to "families (including individuals)."

Sarah Galloway

C. PHA-Directed Evaluations

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

**D. Annual Statement / Performance and Evaluation Reports
(HUD 50075.1)**

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary

PHFA Name:	Grant Type and Number	FY of Grant:
Louisville Metro Housing Auth	Capital Fund Program Grant No: KY 36 P 001 501 12	FY of Grant Approval: 2012
	Replacement Housing Factor Grant No:	
	Date of CFFP:	

Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	x	Revised Annual Statement (revision no: 5) Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³	1,800,000		1,800,000	1,800,000		1,800,000
3	1408 Management Improvements	208,981		426,402	426,402		424,579
4	1410 Administration (may not exceed 10% of line 21)	766,610		766,610	766,610		766,610
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	450,000		266,270	266,270		266,270
8	1440 Site Acquisition						
9	1450 Site Improvement	6,000		8,225	8,225		8,225
10	1460 Dwelling Structures	1,634,736		723,340	723,340		714,225
11	1465 ¹ Dwelling Equipment-Nonexpendable	0		140,882	140,882		140,882
12	1470 Non-dwelling Structures	0		18,758	18,758		18,758
13	1475 Non-dwelling Equipment	0		0	0		0
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495 ¹ Relocation Costs	0		652	652		652
17	1499 Development Activities ⁴	2,799,769		3,514,957	3,514,957		2,144,992

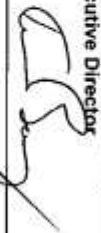
¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary

PHA Name: Louisville Metro Housing Auth	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:	FFY of Grant: 2012 FFY of Grant Approval: 2012
KY 36 P 001 501 12		
Date of CFFP:		

Type of Grant		Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 5)	
Performance and Evaluation Report for Period Ending:		Performance and Evaluation Report for Period Ending:		Final Performance and Evaluation Report		Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	7,666,096	7,666,096	7,666,096	7,666,096	#####	#####
21	Amount of line 20 Related to LBP Activities	150,000	150,000	150,000	150,000	9,379	9,379
22	Amount of line 20 Related to Section 504 Activities	0	0	9,379	9,379	325,402	325,402
23	Amount of line 20 Related to Security - Soft Costs	47,500	47,500	325,402	325,402		
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures	31,222	31,222	31,222	31,222	31,222	31,222
Signature of Executive Director		Date		Signature of Public Housing Director		Date	
		10/15/15					

- ¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Louisville Metro Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 12 CFPP (Year/No): N Replacement Housing Factor Grant No:		Federal FFY of Grant: 2012				
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Funds Obligated ²	Funds Expended ²	Status of Work
Beecher Terr KY 1-2	Admin Salaries	1410						
Beecher Terr KY 1-2	HALO Community Policing	1408	100%	23,750	47,500	47,500	47,500	
Beecher Terr KY 1-2	Eviction Prevention Program	1408	100%	40,000	39,818	39,818	39,818	
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310	29,310	29,310		
Beecher Terr KY 1-2	Tree Trimming	1450	100%	2,000	2,050	2,050	2,050	
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrig	1465			15,161	15,161	15,161	
Beecher Terr KY 1-2	Fire Sprinkler Install Baxter Gym	1470	100%	0	9,379	9,379	9,379	
Beecher Terr KY 1-2	Resident Stipend	1408			465	465	465	
Parway Pl KY 1-3	HALO Community Policing	1408	100%	23,750	47,500	47,500	47,500	
Parway Pl KY 1-3	Eviction Prevention Program	1408	100%	19,551	25,698	25,698	25,698	
Parway Pl KY 1-3	Annual AE Contract	1430	100%	30,561	30,561	30,561		
Parway Pl KY 1-3	Tree Trimming	1450	100%	2,000	0	0		
Parway Pl KY 1-3	Fire Damage Bldg 17	1460	10					
Parway Pl KY 1-3	Lou Metro Government Res Services	1408		68,000	0	0		
Parway Pl KY 1-3	Dwelling Equip - Ranges and Refrig	1465		0	64,369	64,369	64,369	
Parway Pl KY 1-3	Fire Sprinkler Install Baxter Gym	1470	100%	0	9,379	9,379	9,379	
Sheppard Square KY 1-4	Comprehensive Modernization	1489	100%	2,799,769	3,514,957	3,514,957	2,144,992	
Sheppard Square KY 1-4	HALO Community Policing	1408						
Sheppard Square KY 1-4	Eviction Prevention Program	1408						
Sheppard Square KY 1-4	Admin Salaries	1410						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:
Louisville Metro Housing Authority

Grant Type and Number
Capital Fund Program Grant No: KY 36 P 001 501 12
CFFP (Yes/No): N
Replacement Housing Factor Grant No:

Federal FFY of Grant:

2012

Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Dosker Manor Ky 1-12	Admin Salaries	1410				
Dosker Manor Ky 1-12	High Rise Security Guards	1408	100%	0	132,178	132,178
Dosker Manor Ky 1-12	Eviction Prevention Program	1408	100%	6,000	13,000	11,177
Dosker Manor Ky 1-12	Annual AE Contract	1430	100%	40,341	40,341	
Dosker Manor Ky 1-12	Trash Chute Doors	1460	196	14,280	14,280	14,280
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrig	1465		31,223	31,223	31,223
Dosker Manor Ky 1-12	Resident Stipends - Security Activities - St	1408	75	0	7,415	7,415
St. Catherine KY 1-13	Admin Salaries	1410				
St. Catherine KY 1-13	High Rise Security Guards	1408	100%	25,986	25,986	25,986
St. Catherine KY 1-13	Eviction Prevention Program	1408	100%	770	1,369	1,369
St. Catherine KY 1-13	Resident Stipends - Security Activities - St	1408	2200%	0	2,310	2,310
St. Catherine KY 1-13	Dwelling Equip - Ranges and Refrig	1465		4,016	4,016	4,016
St. Catherine KY 1-13	Tree Trimming	1450		200	200	200
Avenue Plaza KY 1-14	Admin Salaries	1410				
Avenue Plaza KY 1-14	High Rise Security Guards	1408	100%	29,146	29,146	29,146
Avenue Plaza KY 1-14	Eviction Prevention Program	1408	100%	6,000	6,250	6,250
Avenue Plaza KY 1-14	Annual AE Contract	1430	100%	14,988	14,988	
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrig	1465		9,928	9,928	9,928

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:			
Louisville Metro Housing Authority		Capital Fund Program Grant No. KY 36 P 001 501 12		2012			
		CFFP (Yes/No): N					
		Replacement Housing Factor Grant No:					
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Avenue Plaza KY 1-14	Resident Stipends - Security Activities	1408	26	0	2,235	2235	2235
Avenue Plaza KY 1-14	Window Replacement and PTAC Units	1460	100%	31,222	31,222	31,222	31,222
Avenue Plaza KY 1-14	Paint and Drywall Repair - 16 Floors	1460	0%	0	0		
Avenue Plaza KY 1-14	Elevator Lobby / Paint / Drywall	1460	100%	188,188	188,188	188,188	188,188
Scattered Sites KY 1-17	Relocation Del Maris	149510			189	189	189
Scattered Sites KY 1-17	3111 Road	1460			8,099	8,099	8,099
Scattered Sites KY 1-17	Annual AE Contract	1430	100%	7,978	7,878	7,978	
Scattered Sites KY 1-17	Eviction Prevention Program	1408	100%	5,000	4,999	4,999	4,999
Scattered Sites KY 1-17	Resident Stipends - Security Activities	1408			690	690	690
Scattered Sites KY 1-17	Dwelling Equip - Ranges and Refrig	1465			4,521	4,521	4,521
Scattered Sites KY 1-17	Tree Trimming	1450		2,000	2,075	2,075	2,075
Scattered Sites KY 1-34	Annual AE Contract	1430	100%	13,745	13,745	13,745	
Scattered Sites KY 1-34	St Martin's Basement Upgrades	1460	26	176,243	176,243	176,243	176,243
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrig	1465			8,681	8,681	8,681
Scattered Sites KY 1-34	Eviction Prevention Program	1408	24	681,680	89	89	89
Scattered Sites KY 1-34	518 East Breckinridge Fire Damage	1460	2	8,000	7,315	7,315	7,315
Scattered Sites KY 1-34	980 south 6th st	1460	4	129,000	15,100	15,100	6,250
Scattered Sites KY 1-34	St Martin's Road Repair	1460		5,292	133,205	133,205	133,205
Scattered Sites KY 1-34		1460		5,292	5,292	5,292	5,292

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:

Louisville Metro Housing Authority

Grant Type and Number

Capital Fund Program Grant No. KY 36 P 001 501 12

Federal FFY of Grant:

2012

Capital Fund Program Grant No. KY 36 P 001 501 12

CFFP (Yes/No): N

Replacement Housing Factor Grant No.

Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites KY 1-34	Tuckpointing masonry/blend	1460			786	786	521	
Scattered Sites KY 1-34	Relocation Del Marra	149510			463	463	463	
Scattered Sites KY 1-34	Tree Trimming	1450	100%		3,300	3,300	3,300	
Scattered Sites KY 1-34	Resident Stipends	1408			90	90	90	
Louder Hall KY 1-18	Admin Salaries	1410						
Louder Hall KY 1-18	Dwelling Equip - Ranges and Refrig	1465			2,983	2,983	2,983	
Louder Hall KY 1-18	Resident Stipends	1408	20	0	2,580	2,580	2,580	
Louder Hall KY 1-18	High Rise Security Guards	1408	100%		28,552	28,552	28,552	
Louder Hall KY 1-18	Eviction Prevention Program	1408	100%	6,160	1,306	1,306	1,305	
Louder Hall KY 1-18	Washing Machines for Laundry Mats	1475	100%					
Louder Hall KY 1-18	Tree Trimming	1450			600	600	600	
Bishop Lane KY 1-40	Annual AE Contract	1430	100%	13,077	13,077	13,077		
Park DuValle	Phase II Mixed Fin Cap Contribution	1460	0					
Park DuValle	Phase III Mixed Fin Cap Contribution	1460	100%	41,527	41,527	41,527	41,527	
Park DuValle	Phase IV Mixed Fin Cap Contribution	1460	100%	67,304	67,304	67,304	67,304	
Administration	Environmental Contract	1430	100%	300,000	116,270	116,270	266,271	
Administration	Annual Asbestos/Lead Removal	1460	100%	300,000	42,005	42,005	42,005	
Administration	Transfer	1410	100%	766,610	766,610	766,610	766,610	
Administration	Funding Operation	1406	100%	1,800,000	1,800,000	1,800,000	1,800,000	
				7,666,096	7,666,096	7,666,096	6,265,194	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary


PIDA Name: Louisville Metro Housing Auth	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFP:	KY 35 P 001 501 13	FFY of Grant: FFY of Grant Approval: 2013 2013
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Line	Type of Grant x Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report	Total Actual Cost ¹	
		Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³		1,620,000	1,620,000	1,620,000	1,620,000
3	1408 Management Improvements		53,900	53,900	53,900	0
4	1410 Administration (may not exceed 10% of line 21)		741,681	741,681	741,681	741,681
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs		390,000	300,000	300,000	0
8	1440 Site Acquisition		0	1,016,678	1,016,678	0
9	1450 Site Improvement		90,000	15,000	15,000	0
10	1460 Dwelling Structures		1,308,043	1,213,473	1,213,473	203,769
11	1465.1 Dwelling Equipment: Nonexpendable		127,187	127,187	127,187	0
12	1470 Non-dwelling Structures		186,580	757,467	757,467	257,467
13	1475 Non-dwelling Equipment		18,800	18,800	18,800	0
14	1485 Demolition		270,000	267,154	267,154	267,154
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴		2,516,678	1,285,465	1,285,465	10,200

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ Pluses with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Part I: Summary		PHA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 13 Replacement Housing Factor Grant No: Date of CFPP:		FFY of Grant: 2013 FFY of Grant Approval: 2013	
Type of Grant x Original Annual Statement Performance and Evaluation Report for Period Ending:				Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	93,936		0	0		
20	Amount of Annual Grant: (sum of lines 2-19)	7,416,805		7,416,805	7,416,805	3,100,271	
21	Amount of line 20 Related to LBP Activities	120,000		120,000	120,000	0	
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures	0		0	0	0	
Signature of Executive Director 		Date 10/15/15		Signature of Public Housing Director		Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFPP Grants for operations.
⁴ PHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0225
 Expires 3/31/2014

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant:				
PHA Name: Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 13 CFPP (Yes/No): N Replacement Housing Factor Grant No:		2013				
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Beecher Terr KY 1-2	Eviction Prevention Program	1408	100%	22,330	22,330	22,330		
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310	0	0		
Beecher Terr KY 1-2	Tree Trimming	1450	100%	30,006	5,000	5,000		
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerator	1465	100%	22,600	22,600	22,600		
Beecher Terr KY 1-2	Roof Repairs	1460	100%	175,000	175,000	175,000		
Beecher Terr KY 1-2	Baxter Center Renovation	1470	100%	107,821	130,912	130,912	130,912	
Beecher Terr KY 1-2	Community Center Sprinklers	1470	100%		250,000	250,000		
Pathway Pl KY 1-3	Eviction Prevention Program	1408	100%	16,170	16,170	16,170		
Pathway Pl KY 1-3	Annual AE Contract	1430	100%	30,961	0	0		
Pathway Pl KY 1-3	Tree Trimming	1450	100%	29,997	5,000	5,000		
Pathway Pl KY 1-3	Daycare Exterior	1470	100%	25,000	23,820	23,820	23,820	
Pathway Pl KY 1-3	Dwelling Equip - Ranges and Refrigerator	1465	100%	22,200	22,200	22,200		
Pathway Pl KY 1-3	Daycare Water Damage	1470	100%	22,386	5,563	5,563	5,563	
Pathway Pl KY 1-3	Gym / Community Center	1470	100%	31,373	97,152	97,152	97,152	
Pathway Pl KY 1-3	Community Center Sprinklers	1470	100%		250,000	250,000		
Sheppard Square KY 1-4	Comprehensive Modernization	1499	100%	2,516,678	1,285,465	1,285,465	10,200	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OAHB No. 2577-0226
Expires 3/31/2014

Expires 3/31/2014

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Part II: Supporting Pages

PHA Name:		Grant Type and Number		Federal FFY of Grant:				
Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 13		2013				
		CEFP (Yes/No): N						
		Replacement Housing Factor Grant No:						
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Scattered Sites KY 1-17	1529 W St Catherine Mod/Renovate	1460			59,197	59,197	59,197	
Scattered Sites KY 1-17	Annual AE Contract	1430	100%	7,978				
Scattered Sites KY 1-17	Eviction Prevention Program	1408	100%	3,850	3,850	3,850		
Scattered Sites KY 1-17	Tree Trimming	1450	100%	28,997	5,000	5,000		
Scattered Sites KY 1-17	Dwelling Equip - Ranges and Refrigeration	1465.1	100%	6,595	6,595	6,595		
Scattered Sites KY 1-17	Non Dwelling Equip - Grounds equip	1475	100%	18,800	18,800	18,800		
Scattered Sites KY 1-34	Annual AE Contract	1430	100%	13,745	0	0		
Scattered Sites KY 1-34	Wifant Arms	1440		0	1,016,678	1,016,678		
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	9,976	9,976	9,976		
Scattered Sites KY 1-34	Friary Comprehensive Modernization	1460	24	138,101	250,000	250,000		
Scattered Sites KY 1-34	Roof Replacement - SixM/Landside,Oms	1460	29	167,920	0	0		
Scattered Sites KY 1-34	601 W Breckinridge Renovations	1460	2	50,000	50,000	50,000		
Scattered Sites KY 1-34	Notkemyer Fire Damage	1460	3	100,000	100,000	100,000		1,296
Scattered Sites KY 1-34	Roof Replacement - 1518 Magazine	1460		8,640	8,640	8,640		8,640
Scattered Sites KY 1-34	Siding - 1491 Bland	1460		11,737	11,737	11,737		11,737
Louderes Hall KY 1-18	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	19,005	19,005	19,005		
Louderes Hall KY 1-18	Emergency Call Stations	1460		0	100,000	100,000		
Louderes Hall KY 1-18	Washing Machines for Laundry Mats	1465.1	100%	5,400	5,400	5,400		
Louderes Hall KY 1-18	Eviction Prevention Program	1408	100%	6,160	6,160	6,160		
Louderes Hall KY 1-18	Replace Domestic Hot Water System	1460	100%	36,000	36,000	36,000		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Expires 3/31/2014

Form HUD-50075.1 (4/2008)

Annual Statement Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary

PIA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 501 14 Replacement Housing Factor Grant No:		FFY of Grant: FFY of Grant Approval: 2014		
Type of Grant: x Original Annual Statement Performance and Evaluation Report for Period Ending:						
Reserve for Disasters/Emergencies Final Performance and Evaluation Report						
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
1	Total non-CFP Funds	0				
2	1406 Operations (may not exceed 20% of line 21) ³	0		100,000	0	0
3	1408 Management Improvements	53,900		53,900	0	0
4	1410 Administration (may not exceed 10% of line 21)	778,904		778,904	778,904	778,904
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	450,000		450,000	0	0
8	1440 Site Acquisition			340,000	0	0
9	1450 Site Improvement	90,000		90,000	0	0
10	1460 Dwelling Structures	4,890,992		4,890,992	2,004,167	142,486
11	1465.1 Dwelling Equipment Nonexpendable	227,000		227,000	0	0
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	23,500		23,500	0	0
14	1485 Demolition	288,420		288,420	0	0
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0228
 Expires 3/31/2014

Part I: Summary		Grant Type and Number		FY of Grant: 2014			
PHA Name: Louisville Metro Housing Auth		Capital Fund Program Grant No: Replacement Housing Factor Grant No:		KY 36 P 001 501 14			
Type of Grant: x Original Annual Statement Performance and Evaluation Report for Period Ending:		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1) Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)	986,328		546,328	0		0
20	Amount of Annual Grant: (sum of lines 2-19)	7,789,044		7,789,044	2,783,071		921,390
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director		Date 10/15/15		Signature of Public Housing Director		Date	

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHFF funds shall be included here.

Part I: Summary		Grant Type and Number		Federal FFY of Grant:			
PHA Name: Louisville Metro Housing Authority		Capital Fund Program Grant No: KY 36 P 001 501 14 CFFP (Yes/No): N Replacement Housing Factor Grant No:		2014			
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Beecher Terr KY 1-2	Eviction Prevention Program	1408	100%	22,330	22,330		
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310	29,310		
Beecher Terr KY 1-2	Tree Trimming	1450	100%	30,006	30,006		
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerators	1455.1	100%	44,356	44,356		
Parkway Pl KY 1-3	Gator Cart	1475	100%	7,500	7,500		
Parkway Pl KY 1-3	Copier	1475	100%	6,000	6,000		
Parkway Pl KY 1-3	Eviction Prevention Program	1408	100%	16,170	16,170		
Parkway Pl KY 1-3	Annual AE Contract	1430	100%	30,561	30,561		
Parkway Pl KY 1-3	Tree Trimming	1450	100%	29,997	29,997		
Parkway Pl KY 1-3	Dwelling Equip - Ranges and Refrigerator	1455.1	100%	46,260	46,260		
Sheppard Square KY 1-4	Comprehensive Modernization	1460	100%	3,049,399	3,049,399	1,861,681	
Irigoien KY 1-5	Demo Gym, Daycare and Mgmt Office	1485	100%	288,420	288,420		
Dosker Manor Ky 1-12	Trash Chute Doors - 3 bldgs	1460	100%	25,000	25,000		
Dosker Manor Ky 1-12	Sump Pumps - Bldgs A and C	1460	71%	25,000	25,000		
Dosker Manor Ky 1-12	Eviction Prevention Program	1408	100%	1,540	1,540		
Dosker Manor Ky 1-12	Annual AE Contract	1430	100%	40,341	40,341		
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerator	1455.1	100%	61,049	61,049		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Part I: Summary

form HUD-50075.1 (4/2008)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2014

Form HUD-50075.1 (4/2008)

Part I: Summary

PIHA Name: Louisville Metro Housing Auth

Grant Type and Number: KY 38 P 001 501 15
 Capital Fund Program Grant No:
 Replacement Housing Factor Grant No:
 Date of CFP:

FFY of Grant: 2015
 FFY of Grant Approval:


Type of Grant:

Original Annual Statement Performance and Evaluation Report for Period Ending: 9/30/15

Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
1	Total non-CFP Funds	0		0	0		0
2	1406 Operations (may not exceed 20% of line 21) ³	0		0	0		0
3	1408 Management Improvements	1,063,400		1,063,400	0		0
4	1410 Administration (may not exceed 10% of line 21)	764,866		764,866	764,866		764,866
5	1411 Audit						
6	1415 Liquidated Damages						
7	1420 Fees and Costs	450,000		450,000	0		0
8	1440 Site Acquisition						
9	1450 Site Improvement	120,000		120,000	0		0
10	1460 Dwelling Structures	4,813,437		4,813,437	45,378		45,378
11	1465.1 Dwelling Equipment-Nonexpendable	245,800		245,800	0		0
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	77,000		77,000	0		0
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PIHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ PIHF funds shall be included here.

Part I: Summary		FFY of Grant: 2015	
PIHA Name:	Grant Type and Number	FFY of Grant Approval: 0	
Louisville Metro Housing Auth	Capital Fund Program Grant No: KY 36 P 001 501 15 Replacement Housing Factor Grant No: Date of CFP:		
Type of Grant			
x Original Annual Statement		Reserve for Disasters/Emergencies	
Performance and Evaluation Report for Period Ending:		Revised Annual Statement (revision no:)	
Line	Summary by Development Account	Original	Revised ²
		Total Estimated Cost	Obligated
			Total Actual Cost ¹
18a	1501 Colonialization or Debt Service paid by the PIHA		
18ba	3000 Colonialization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	114,153	114,153
20	Amount of Annual Grant: (sum of lines 2-19)	7,648,656	7,648,656
21	Amount of line 20 Related to LBP Activities		0
22	Amount of line 20 Related to Section 504 Activities		810,244
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Date	Signature of Public Housing Director
		10/15/15	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIHAs with under 250 units in management may use 100% of CFP Grants for operations.
 * RHF funds shall be included here.

Part II: Supporting Pages

PHA Name:
 Louisville Metro Housing Authority

Grant Type and Number
 Capital Fund Program Grant No. KY 26 P 001 501 15
 CFPP (Year(s)): N
 Replacement Housing Factor Grant No:

Federal FY of Grant:
 2015

Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Beecher Terr KY 1-2	Evacuation Prevention Program	1408	100%	19,885	19,885			
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310	29,310			
Beecher Terr KY 1-2	Tree Trimming	1450	100%	30,006	30,006			
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerators	1465.1	100%	48,114	48,114			
Beecher Terr KY 1-2	HALO Community Policing	1408	100%	47,500	47,500			
Beecher Terr KY 1-2	Resident Stipends - Security Activities	1408	100%	3,000	3,000			
Parkway Pl KY 1-3	Window Replacement - 2 buildings	1460	2 bldg	100,000	100,000			
Parkway Pl KY 1-3	Roof on Maintenance Shop	1470	100%	50,000	50,000			
Parkway Pl KY 1-3	Evacuation Prevention Program	1408	100%	14,400	14,400			
Parkway Pl KY 1-3	Annual AE Contract	1430	100%	30,961	30,961			
Parkway Pl KY 1-3	Tree Trimming	1450	100%	29,997	29,997			
Parkway Pl KY 1-3	Dwelling Equip - Ranges and Refrigerators	1465.1	100%	48,083	48,083			
Parkway Pl KY 1-3	HALO Community Policing	1408	100%	47,500	47,500			
Shoppard Square KY 1-4	Comprehensive Modernization	1460	100%	3,507,733	3,507,733			
Dosaker Manor Ky 1-12	Repair A Bldg Parking Lot - suning	1450	100%	15,000	15,000			
Dosaker Manor Ky 1-12	High Rise Security	1408	100%	633,200	633,200			
Dosaker Manor Ky 1-12	Eviction Prevention Program	1408	100%	1,371	1,371			
Dosaker Manor Ky 1-12	Annual AE Contract	1430	100%	40,341	40,341			
Dosaker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerators	1465.1	100%	63,470	63,470			
Dosaker Manor Ky 1-12	Resident Stipends - Security Activities	1408	100%	31,000	31,000			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PIA Name:

PIA Name:		Grant Type and Number		Federal FFY of Grant:		2015	
		Capital Fund Program Grant No. KY 36 P 001 501 15					
		CFPP (Year):					
		Replacement Housing Factor Grant No.					
Development Number Name/PIA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated Funds ² Expended ³	
St. Catherine KY 1-13	Replace PTAC as necessary	1465.1	10 units	9,800	9,800		
St. Catherine KY 1-13	Evasion Prevention Program	1408	100%	686	686		
St. Catherine KY 1-13	High Rise Security	1408	100%	103,200	103,200		
St. Catherine KY 1-13	Resident Shipments - Security Activities	1408	100%	8,400	8,400		
Avenue Plaza KY 1-14	Concubourts/steals - 550 Apts	1450	100%	15,000	15,000		
Avenue Plaza KY 1-14	Evasion Prevention Program	1408	100%	2,743	2,743		
Avenue Plaza KY 1-14	Annual AE Contract	1430	100%	14,884	14,884		
Avenue Plaza KY 1-14	Dwelling Equi - Ranges and Refrigeration	1465.1	100%	23,580	23,580		
Avenue Plaza KY 1-14	High Rise Security	1408	100%	103,200	103,200		
Avenue Plaza KY 1-14	Resident Shipments - Security Activities	1408	100%	8,000	8,000		
Scattered Sites KY 1-17	New siding, etc 1638 W Kentucky	1480	100%	85,000	85,000		
Scattered Sites KY 1-17	New Siding, etc 1521 W Magazine	1480	100%	25,000	25,000		
Scattered Sites KY 1-17	New Siding, etc 1486 Brand St	1480	100%	25,000	25,000		
Scattered Sites KY 1-17	Roof Replacements - 146 Scattered	1460	50 units	200,000	200,000		
Scattered Sites KY 1-17	Carpet (KY 19-24-34-45)	1460	40 units	70,000	70,000		
Scattered Sites KY 1-17	Abatement Repairs 1529 W St Cath	1460	100%	25,000	25,000		
Scattered Sites KY 1-17	Abatement Repairs 1618 Grand Ave	1460	100%	10,000	10,000		
Scattered Sites KY 1-17	Abatement Repairs 1529 W Magazine	1460	100%	16,000	16,000		
Scattered Sites KY 1-17	Abatement Repairs 2504 W Oak St	1460	100%	5,000	5,000		
Scattered Sites KY 1-17	Abatement Repairs 2508 W Oak St	1460	100%	5,000	5,000		
Scattered Sites KY 1-17	Abatement Repairs 980 S 6th St	1460	100%	10,000	10,000		
Scattered Sites KY 1-17	Abatement Repairs 864 S 6th St	1460	100%	10,000	10,000		
Scattered Sites KY 1-17	Abatement Repairs 1131 S 8th St	1460	100%	8,000	8,000		
Scattered Sites KY 1-17	Roofs - 1664 W Kentucky St	1460	100%	25,000	25,000		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0225
Expires 6/30/2017

Federal FFY of Grant:

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name:

Grant Type and Number
 Capital Fund Program Grant No:
 CFFP (Year):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:

Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated	Funds Expended ²	
Laundries Hall KY 1-18	Carpet	1460	100%	100,000	100,000			
Laundries Hall KY 1-18	Dwelling Equip. - Ranges and Refrigerative	1465, 1	100%	20,574	20,574			
Laundries Hall KY 1-18	Eviction Prevention Program	1408	100%	5,498	5,498			
Laundries Hall KY 1-18	High Rise Security	1408	100%	120,400	120,400			
Laundries Hall KY 1-18	Resident Stipends - Security Activities	1408	100%	9,000	9,000			
WES Plaza KY 1-40	Rebates Medical Alert Sys-guard stations	1470	100%	27,000	27,000			
WES Plaza KY 1-40	Annual AE Contract	1430	100%	13,077	13,077			
Park DuValle	Phase II Mixed Fin Cap Contribution	1480	100%	157,772	157,772			
Park DuValle	Phase III Mixed Fin Cap Contribution	1480	100%	45,378	45,378	45,378	45,378	
Park DuValle	Phase IV Mixed Fin Cap Contribution	1480	100%	73,554	73,554			
Administration	Environmental Contract	1430	100%	300,000	300,000			
Administration	Annual Asbestos/Lead Removal	1480	100%	300,000	300,000			
Administration	Transfer	1410	100%	764,886	764,886	764,886	764,886	
Administration	Contingency	1502	100%	114,153	114,153			
				7,648,656	7,648,656	810,244	810,244	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report. 0