
Louisville Metro Housing Authority

MOVING TO WORK DEMONSTRATION PROGRAM

Annual Plan FY 2008

April 2007



Introduction	5
Executive Summary	7
Overview of MTW Goals and Objectives	11
Programs Included	12
MTW Initiative Matrix	15
Description of MTW Activities	17
Public Housing	19
Housing Choice Voucher (HCV)	20
HCV Homeownership	23
Funding	24
Rent Reform Initiatives	25
Sources and Uses of Funding	27
Consolidated Budget Statement	31
Planned Sources and Expenditures by Project	32
Operating Reserve Analysis	34
Description of Proposed Activities / Investments	35
Administrative	37
Description of Evaluations / Assessments	39
Evaluation Plan	39
Occupancy Levels	45
Rent Collections	47
Work Orders	48
Annual Unit Inspections	49
Security	50
Electronic Demographic & Other Data	51
Summary MTW 50058	51
Summary PIC Data	53
Changes in Housing Stock	57
Number and Characteristics of Households Served	59
• Households Served by Housing Type & Unit Size	61
• Households Served by Family Type	62
• Households Served by Income Levels	63
• Households Served by Race & Ethnicity	64
Number and Characteristics of Households on Waiting Lists	65
• Wait List Data by Unit Size	67
• Wait List by Income Group	68
• Wait List by Race and Ethnicity	69
Description of Capital Activities	71
• Development	71
• Homeownership	72
• RHF Plan	73

• Five-Year Capital Budget	74
• RHF Multi-Tier Report	77
• Annual Statement P & E Reports	79
Demolition / Disposition Requests	87
Other Requirements	89
• Statement of Eligibility & Admission Policies	89
• HCV Expanding Housing Opportunity	91
• Statement of Rent Policies	92
• Community Service Policy	94
• Deconcentration	95
• HCV Inspection Strategy	96
• Resident Participation	97
Public Hearing & Comments	99
Resident Programs	119
Family Self Sufficiency	119
CommonWealth IDA Program	119
Special Access Programs	120
HOPWA (Housing Opportunities for People with AIDS)	120
Mainstream Program	120
Family Unification Program (FUP)	120
Homeless Families Assistance Program (HFAP)	120
Olmstead Program	121
Center for Women and Families Villager Program	121
Single Room Occupancy Program (SRO)	121
ROSS-Funded Programs	121
Earned Income Tax Credit	122
Traditional and RAP Scholarship Programs	122
Computer Training and Neighborhood Networks	123
HOPE VI Grant Community Supportive Services	124
YouthBuild Program	125
Elderly Supportive Services	126
Iroquois Hazelwood Health Coalition	127
Casey Foundation's Making Connections	127
Robert Wood Johnson Foundation Grants	127
Homeownership Supportive Services	128
Board Resolution & Required Certifications	129
• Board Resolution Approving MTW FY2008 Annual Plan	129
• Certification for a Drug-Free Workplace	134
• Disclosure of Lobbying Activities	135

• Certification of Payments to Influence Federal Transactions	136
• Certification of Consistency with the Consolidated Plan	137
Submissions Required for Receipt of Funds	138

INTRODUCTION

Executive Summary

This year's MTW submission sets forth in detail the following demonstration activities and initiatives that will be undertaken during FY2008, including:

Public Housing

Scattered Site Term Limits

As described in LMHA's FY2007 Annual Plan, the Authority has used the regulatory flexibility allowed by MTW to institute a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program.

Bi-annual Recertification of Elderly Families

LMHA will adopt and implement a two-year recertification process for elderly families whose income includes Social Security entitlements.

Pilot Amended Definition of Elderly

To increase housing choices for low-income families, especially those on LMHA's one-bedroom family waitlist, the Agency plans to use the flexibility provided through the MTW Demonstration to pilot a local definition for elderly households.

Capital Improvements

Work continues to maintain LMHA's conventional public housing stock, with a particular emphasis on health, safety and welfare (in particular code deficiencies). LMHA's housing stock is aging, and its design often functionally obsolete. The physical needs of the properties far outstrip available resources. Therefore, capital funds are used in a strategic manner to address as many physical improvements as possible.

Explore Streamlined Demolition/Disposition Application Process

During FY2008, LMHA will explore using the flexibility provided by MTW to streamline the demolition/disposition application process and make it less cumbersome.

Explore Locally-Defined Total Development Cost (TDC) Limitations

During FY2008, LMHA will investigate using the flexibility provided by MTW to write a

locally-defined TDC calculation to better reflect local market conditions.

Housing Choice Voucher (HCV) Program

Revisions to Current Operating Procedures

LMHA will enact new operating procedures in FY2008 in an attempt to operate more economically and efficiently. The Agency will allow families who are remaining in the same residence to submit information for the annual re-certification by mail. Also new in FY2008, LMHA will assign specific client caseloads to Housing Specialists.

Day Spring Partnership

During the coming year, LMHA will begin a new partnership with Day Spring, a faith-based charitable organization that provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting.

Biannual Re-Certification of Elderly Families

LMHA has adopted and implemented a two-year recertification process for elderly families whose income includes Social Security entitlements.

YMCA Single Room Occupancy (SRO) Program Eligibility

LMHA will use the flexibility provided by MTW to train a YMCA-hired caseworker to provide supportive services to applicants and residents on-site at the YMCA.

Spatial Deconcentration of Assisted Units

In FY2008, LMHA will continue its previously implemented MTW initiative limiting the concentration of assisted units in complexes of one hundred or more units to 25%. This policy excludes both elderly/disabled and project-based projects.

Housing Choice Voucher (HCV) Homeownership Program

LMHA has made several changes to its HCV Homeownership program and affirmed past changes previously approved by HUD:

- Allows for the signature of purchase and sale contracts in advance of the start of construction of a unit
- Allows for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program

-
- Requires a client to obtain a good faith estimate (in addition to the existing requirement to have made an application with a participating bank) in order to request the first extension to execute a proposed sales agreement.
 - LMHA will initiate program changes to allow flexibility in third party verifications to speed up processing time between application and briefing appointments.
 - LMHA will also initiate program changes to allow flexibility in the Income Verification update process.
 - During FY2008, LMHA will explore using its MTW flexibility to support homeowners during employment transition, so their focus can be securing a new job instead of worrying about the next mortgage payment.

Funding

LMHA has been preparing for the implementation of asset management for over 18 months. The Authority believes it will be able to begin the conversion with the start of FY2008. This is the first fiscal year that asset management is required by HUD. As an MTW participant, LMHA is requesting that we not be constrained by HUD's "working capital" guidance regarding the COCC. We ask that any surpluses that the COCC may be able to generate throughout the fiscal year remain within the balance sheet for the COCC for FYE 6/30/08.

Rent Reform Initiatives

LMHA will introduce two new rent simplification reform initiatives during FY2008. The first, a standard medical deduction, will apply to both public housing and the HCV Program. The second, an earned income disregard for the elderly, applies only to the HCV Program. Because LMHA's operating funds are not block-granted, the Authority will need HUD approval of the standard medical deduction prior to implementation.

HUD Comprehensive Review

In FY 2007, LMHA was selected by the local HUD Field Office for a Comprehensive Review. LMHA has not yet received results from this audit, which covered a wide range of aspects of both the Public Housing and HCV programs. Results will be discussed in the FY 2007 Report, and any changes to the operations of either programs related to the audit and HUD's suggested management practices will be included in that document.

Overview of MTW Goals and Objectives

HUD's goals for the MTW demonstration program are:

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

LMHA's goals for the demonstration, a more locally-driven refinement of these, are as follows:

- Increase the share of residents making progress toward self-sufficiency;
- Achieve a greater income mix
- Improve the quality of the assisted stock
- Expand the spatial dispersal of assisted housing
- Reduce and/or reallocate administrative, operational and/or maintenance costs;
- Enhance HA capacity to plan and deliver effective programs.
- Develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community;

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

Reposition and redevelop the conventional Public Housing stock

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

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

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

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

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

Encourage program participant self-sufficiency

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy – to encourage families to work.

Programs Included

LMHA's MTW program covers the following programs:

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

The above programs, which now include the units and vouchers that were formerly part of the Housing Authority of Jefferson County, are now collectively the MTW program. Under MTW, LMHA is granted regulatory flexibility to test new programs and policies, and to

determine which of its units/vouchers are included in the demonstration. Any regulation for which a waiver has been requested and/or granted is stated in LMHA's MTW documents. In all cases where no waiver has been granted, LMHA adheres to HUD regulations.

MTW Initiative Matrix

Plan Year Initiated	Initiative	Implemented [Y/N]	Plan page #
	1. Public Housing and Mixed Finance		
	Local Asset Management Program		
	Simplification of Development and Redevelopment Process		
	Alternative Site & Neighborhood Standards		
2008	Streamlined Demolition/Disposition Process	Will explore in 2008	20
	Streamlined Mixed-Finance Process		
	Alternative public housing homeownership programs		
2008	Locally Define TDC Limitations	Will explore in 2008	20
	Commercial Business Ventures		
	Use of Funds for Debt Service		
	Public Housing Policies		
2008	Annual and interim review process (Biannual Recertification for Elderly Families)	N	19
	Site-Based Waiting Lists		
	Reasonable contract rents		
2007	Admissions and Continued Occupancy Policies (Scattered-Site Units)	Y	19
2008	Amended definition of "elderly"	Will pilot in 2008	19
2007	Scattered Site Term Limits	Y	19
	2. Section 8/Housing Choice Vouchers		
2007, 2008	Restructured annual and interim review process (Biannual recertification for elderly families, Annual recertification by mail,)	Y for Biannual Elderly Recert., N for Recert. By Mail	22
2008	Rent policies (Standard Medical Deduction, Earned Income Disregard for Elderly Families)	N	25
	Lease length, voucher expiration & reissuance		
	Income qualification and/or work requirements		
2007	Property eligibility criteria, including types of units prohibited by HUD regulations (Spatial Deconcentration of Assisted Units)	Y	23
2008	Tenant selection procedures (YMCA SRO)	N	22
	Content of HAP contracts		
	Damage claims, vacancy loss policy and payments for unoccupied units		
	Percentage of unit based leased housing assistance and criteria for expending funds for physical improvements on those units.		
	Adjustments to payment standard		
2007	Standards for utility allowances (Interim Utility Allowance Adjustment)	Y	22
	Family obligations for use and occupancy of units		
	Programs for landlords		

Plan Year Initiated	Initiative	Implemented [Y/N]	Plan page #
2006-2008	Housing Choice Program vouchers homeownership program	Y with additional changes in 2008	23
2008	Annual Inspection Process (YMCA SRO)	N	22
	3. Project-Based or Unit-Based		
	Simplification of Process to Project-Base Section 8 Vouchers		
	Demonstration Program on Project-Based Financing		
2008	Site and Neighborhood Standards for project-based or unit-based Housing Choice Vouchers (Day Spring)	N	21
2008	Rent Reasonableness (Day Spring)	N	21
	4. Homeownership		
	MTW homeownership program		
	Other:		
	5. General Administrative		
	Energy Performance Contracting		
	Alternative Procurement System		
	Competitive Proposal Procurements		
	Noncompetitive Procurement of Affiliates		
2007	Alternative Property & System Inspection Protocols (Tenant Sign-Off on Re-Inspections)	Y	N/A
	Energy auditing protocols		
	Other:		
	6. Funding		
1999	Block Grant PHA/Single Fund Budget with Full Flexibility (Operating Grant not Block Granted)	Y	N/A
	Alternate funding disbursements		
	Investment Policies Consistent with State Law		
2008	“Working Capital Guidance” waiver	N	24
	7. Self-Sufficiency/Supportive Services Programs		
1999	Type and level of supportive services – See text	Y	119
	Other:		

DESCRIPTION OF MTW ACTIVITIES

Description of MTW Activities

Public Housing

Scattered Site Term Limits

As described in LMHA's FY2007 Annual Plan, the Authority has used the regulatory flexibility allowed by MTW to institute a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program. Heads of household must be employed and work at least thirty hours per week to be eligible for these units. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and people with disabilities are exempt from the employment or school requirement and time limitations.

Bi-annual Recertification of Elderly Families

LMHA will adopt and implement a two-year recertification process for elderly families whose income includes Social Security entitlements. All of LMHA's elderly families will be reexamined in FY2007. The two-year recertification process will begin with elderly families whose anniversary date is effective January 1, 2008, who moved in on an even year. Elderly families who moved in on an odd year will be interviewed starting January 1, 2009. Doing this will reduce staff workload by half each year. The annual inspections will continue as always.

Pilot Amended Definition of Elderly

To increase housing choices for low-income families, especially those on LMHA's one-bedroom family waitlist, the Agency plans to use the flexibility provided through the MTW Demonstration to pilot a local definition for elderly households in FY2008 as follows:

An elderly household is any household in which:

- The head, spouse, or sole member is 50 years of age or older;
- Two or more persons who are at least 50 years of age live together; or
- One or more persons who are at least 50 years of age live with one or more live-in aides.

At the end of the fiscal year, LMHA will evaluate the effectiveness of this policy in enabling one-bedroom-qualified public housing applicants to find appropriate housing more quickly.

As can be seen in the following table, the central waitlist for one-bedroom family units is substantially longer than the waitlist for any other bedroom size / family type combination (and has been for the past several years).

Louisville Metro Housing Authority Public Housing Waitlist (July 1, 2007)

PUBLIC HOUSING	1 Bed	2 Bed	3 Bed	4 Bed+	Totals
Central Based Waiting Lists					
Family	950	593	216	49	1808
Elderly	65	10	1	2	78
Disabled	220	62	18	4	304
TOTAL CENTRAL BASED	1235	665	235	55	2190

At the end of FY2008, LMHA will also assess the impact of its new elderly definition on quality of life issues at the Agency’s elderly-only developments. Should LMHA find that the new definition both reduces its one-bedroom waitlist and has no negative impact on families currently living in its elderly-only developments, the Agency will consider making the policy permanent.

Explore Streamlined Demolition/Disposition Application Process

During FY2008, LMHA will explore using the flexibility provided by MTW to streamline the demolition/disposition application process. LMHA recently received approval from HUD’s Special Applications Center (SAC) to carry out the first phase of a planned six-phase demolition project at Iroquois Homes. Under current HUD regulations, the Authority is required to submit a complete application package for each phase of demolition at the site. Over the course of the year, LMHA will explore ways to make this process less cumbersome.

Explore Locally-Defined Total Development Cost (TDC) Limitations

During FY2008, LMHA will investigate using the flexibility provided by MTW to write a locally-defined TDC calculation to better reflect local market conditions.

Housing Choice Voucher (HCV) Program

Revisions to Current Operating Procedures

It was LMHA’s intention in FY2007 to move the HCV Program from the MTW demonstration to standard operating procedures during the fiscal year in order to prepare for the end of the MTW designation, and these steps were outlined in the Authority’s MTW Transition Plan. The changeover was to include re-establishing annual SEMAP reporting requirements, and it was also our intent to score the agency on the SEMAP criteria by the end of the FY2007 fiscal year. However, two things occurred during FY2007 that rendered the LMHA’s proposed changeover and in-house SEMAP assessment unnecessary. First, LMHA’s MTW Demonstration was extended to 2009, and, secondly, the local HUD office performed

a comprehensive review of LMHA's HCV Program over a three week period in January 2007 using the basic SEMAP criteria. The results of that review were excellent. Nonetheless, we have implemented tracking systems to enable us to easily perform SEMAP assessments to monitor the agency's performance in the future.

LMHA will enact new operating procedures in FY2008 in an attempt to operate more economically and efficiently. The Agency will allow families who are remaining in the same residence to submit information for the annual re-certification by mail. As in the past, families who request approval to move will be scheduled for an appointment and briefings upon conclusion of the re-certification process. In past years, the Agency has had a great deal of difficulty getting participants to attend appointments. Hopefully, this new process will improve the re-certification process by eliminating the need for some clients to come into the Agency's office for an appointment.

Also new in FY2008, LMHA will assign specific client caseloads to Housing Specialists. Currently, clients are assigned to caseworkers only for annual recertification and for specific instances when additional processing of households is necessary - for example, in the case of a change in income or in household composition - between re-certifications. In these cases, responsibility is assigned randomly based on availability of staff. Consequently, clients are often confused about who they should contact with HCV questions. Under the proposed case management system, clients will be assigned to the same Housing Specialist/caseworker for a three year period. The Authority is currently modifying its scheduling software to make it compatible with this new process.

Day Spring Partnership

During the coming year, LMHA will begin a new partnership with Day Spring, a faith-based charitable organization that provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Day Spring received a grant under HUD's Supportive Housing for Persons with Disabilities program to construct a new six-unit facility, increasing its total housing stock to 27 units.

To respond to Louisville's urgent need for additional independent living apartments, LMHA will enter into a memorandum of agreement with Day Spring to provide housing assistance to three households in Day Spring constructed units. These units will include one single room occupancy unit, one one-bedroom unit, and one two-bedroom unit, none of which currently has housing assistance attached to it. The residents will be required to meet HCV program income requirements; however, not all of the units will be subject to typical Housing Quality Standards and rent reasonableness requirements. LMHA will rely on the local HUD Office to monitor the physical condition of these properties, use the established PRAC for the single room occupancy unit, and perform the normal rent comparability for the one and two bedroom units. This effort is a small but important step in increasing housing

choices for low-income individuals and families. LMHA will continue to seek opportunities to assist those who would be able to live independently if provided supportive services.

Biannual Re-Certification of Elderly Families

LMHA has adopted and implemented a two-year recertification process for elderly families whose income includes Social Security entitlements. All of our elderly families were reexamined in FY2007, and the only thing that will be done in the off-year of 2008 is to send the family a new request for tenancy approval and new lease papers. The annual inspection process will continue in the same manner as before so that units do not go two years between inspections. Approximately 500 families will qualify for biannual recertification.

YMCA Single Room Occupancy (SRO) Program Eligibility

LMHA currently has a Housing Assistance Payment (HAP) Contract for a 41-unit SRO program with the YMCA of Louisville. The program has operated since 1989 and has recently been losing revenue due to occupancy issues. The YMCA performs outreach to single, adult, income eligible males who are in need of housing. Many of these men have mental, emotional, and/or substance abuse problems that affect their ability to interact with others and perform the normal tasks required to be approved for admission to the program. LMHA's HCV office is located approximately 50 blocks from the YMCA, and many individuals referred to the Authority for admission simply find themselves unable to make it to the HCV office for scheduled appointments. Of those who do arrive for their initial appoint, many fail to submit required follow-up information necessary to complete the eligibility process. To mitigate this problem, LMHA will use the flexibility provided by MTW to train a YMCA-hired caseworker to provide supportive services to applicants and residents on-site at the YMCA. The Authority will train this caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications). If the applicant is determined to be eligible, he will be housed immediately upon completion of processing by the YMCA caseworker. The applicant packet will then be sent to the LMHA for additional processing, and payments will begin for that participant. Additionally, using MTW flexibility, YMCA SRO units will be inspected concurrently once per year and not upon initial occupancy.

Interim Utility Allowance Adjustments

In the fall of 2005, LG&E (Louisville's local utility company) announced a 43% increase in natural gas rates. LMHA immediately revised its utility allowance schedules to reflect the increased cost. Unfortunately, revising these allowances provided relief only to families entering into new leases as the new allowances were only taken into account at the time of lease. In an effort to assist all families in LMHA's HCV Program, the Authority entered into an agreement with LG&E to pay a set amount for every family using natural gas to heat their home based on the average increase in heating costs for these families. In return, LG&E agreed to waive numerous late penalties and fees these families had accumulated. In total, LMHA paid \$643,000 to LG&E on behalf of these families, all of whom had an account in their name for service at LMHA's address of record for their HCV unit.

Spatial Deconcentration of Assisted Units

In FY2008, LMHA will continue its previously implemented MTW initiative limiting the concentration of assisted units in complexes of one hundred or more units to 25%. This policy excludes both elderly/disabled and project-based projects.

Housing Choice Voucher (HCV) Homeownership Program

LMHA has made several changes to its HCV Homeownership program and affirmed past changes previously approved by HUD in conjunction with the formal revision of its general HCV administrative plan. The following changes were made available for public review and presented at a public hearing, along with other information on the FY2006 Moving to Work Annual Plan:

- *Paragraph 23.4 B, Eligible Units*
 - Allows for the signature of purchase and sale contracts in advance of the start of construction of a unit (as a Moving to Work agency, LMHA is able to waive the requirement that a unit must either be existing or under construction at the time a family enters into a contract of sale);
- *Paragraph 23.12 B, Amount and Distribution of Homeownership Assistance*
 - Allows for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment standard and the 120% FMR in exception rent areas for the Homeownership program (information on Setting the Payment Standard can also be found in Paragraph 11.4.1);
- *Paragraph 23.5, Searching for a New Home*
 - Requires a client to obtain a good faith estimate (in addition to the existing requirement to have made an application with a participating bank) in order to request the first extension to execute a proposed sales agreement.

During FY2008, LMHA will implement the following additional changes:

Flexibility in Third-Party Verifications

LMHA will initiate program changes to allow flexibility in third party verifications to speed up processing time between application and briefing appointments. Potential homeowners will provide the following information:

- Employment verification (directly from employer)
 - Child Support verification
 - Statements for all bank accounts (online printouts not accepted)
 - Proof of CDs at the bank
 - Pension Plan verification
-

- Proof of medical costs (including prescriptions)

Income Verification

LMHA will also initiate program changes to allow flexibility in the update process. Federal Regulations require that income verification is only good for four months. This makes sense for Rental but not for Homeownership where we allow additional time for homebuyers to purchase. This can be up to one year although the clear majority of buyers have purchased within the first eight months. We will use the income data for eight months instead of four.

Employment Requirement

LMHA has a local rule requiring anyone in the household who is not elderly or disabled to work full time (or be a full time student). If a household member loses full-time employment, that person currently has two weeks to secure other employment. During FY2008, LMHA will explore using its MTW flexibility to support homeowners during employment transition, so their focus can be securing a new job instead of worrying about the next mortgage payment.

Funding

LMHA has been preparing for the implementation of asset management for over 18 months. The Authority believes it will be able to begin the conversion with the start of FY2008. This is the first fiscal year that asset management is required by HUD.

24 CFR Part 990.280(b)(4) provides instructions regarding the property management fees that projects shall pay the Central Office Cost Center (COCC). HUD has determined that those fees will include a property management fee, a bookkeeping fee, and an asset management fee. Those fees, as well as additional “fee for service” charges will be utilized to fund the COCC.

HUD has determined that PHAs will not need to assign balance sheet accounts (assets, liabilities, and equity balances) to projects and the COCC until 6/30/08. HUD has further determined that the COCC’s “working capital” cannot exceed an estimated 6 months of fees (property management, bookkeeping, and asset management) to be earned by the COCC.

Due to LMHA’s preparation for this transition to asset management we are prepared to start the intra-company billing of reasonable fees and charges for services with the first month of the fiscal year. Consequently, as an MTW participant, we are requesting that we not be constrained by HUD’s “working capital” guidance regarding the COCC. We ask that any surpluses that the COCC may be able to generate throughout the fiscal year remain within the balance sheet for the COCC for FYE 6/30/08. (Note: the current working capital restriction

is only for the first year of asset management implementation. Future years contain no limitation).

Rent Reform Initiatives

LMHA will introduce two new rent simplification reform initiatives during FY2008. The first, a standard medical deduction, will apply to both public housing and the HCV Program. The second, an earned income disregard for the elderly, applies only to the HCV Program. Because LMHA's operating funds are not block-granted, the Authority will need HUD approval of the standard medical deduction prior to implementation.

Rent Simplification – Standard Medical Deduction

LMHA will adopt a standard deduction for medical expenses based on the average amount currently being claimed by our elderly residents in public housing and the HCV Program. The standard deduction for medical expenses will function the same way as a standard deduction functions for the IRS. The deduction will be offered to all families whose head of household or spouse is elderly and whose income includes Social Security entitlements. If an individual family's actual expenses are more than the deduction then the family will have to provide information to support the amount for the medical deduction and the verification process will be done for that family as it has been done in the past. LMHA believes most families will use the standard deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction will simplify the process and virtually eliminate the great amount of time that staff spends on this item during recertification.

Earned Income Disregard for Elderly Families

In view of the fact that many elderly families struggle to get by in today's economy, LMHA has adopted a \$7500 earned income disregard targeted to our HCV Program families whose only other source of income is their Social Security entitlement. At the current time the disregard affects only a small number of families. Nonetheless, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. The disregard will be given only to families whose head of household or spouse is elderly. The disregard will not be given to families with elderly members where the head of household is not elderly. This change will also simplify the rent calculation for elderly working families.

SOURCES AND USES OF FUNDING

Sources and Uses of Funding

The following documents comprise the annual, consolidated budget that includes all of Louisville Metro Housing Authority's (LMHA) major programs for FYE June 30, 2008. Also included for comparison purposes are the budgets for FYE June 30, 2007.

The LMHA's 2007 - 2008 operating plan provides for an overall, consolidated surplus of \$1,213,000. This surplus originates entirely in the Housing Choice Voucher Program. Although Housing Choice Voucher funding is approx. 11 ½ % less than eligibility for calendar year 2007, an operating surplus is expected. The surplus may be utilized for such things as providing additional funding assistance to LMHA's HOPE VI Program, acquiring new public housing units, or leasing additional Vouchers.

The public housing program is budgeted at "break-even" for FYE 6/30/08 (when aggregating the "Public Housing" and "Central Services" columns on the budget). However, the break-even budget includes transfers from the Capital (\$2,352,000) and Housing Choice Voucher (\$1,166,000) Programs. These transfers are necessary, for the most part, because of a 17% anticipated shortfall in operating subsidy for the Public Housing Program. This shortfall is expected to cost the Public Housing Program approximately \$2,856,000 in lost revenue.

LMHA staff did not accommodate the projected operating subsidy shortfall in the Public Housing Program by simply transferring funds in from the Capital and Housing Choice Voucher Programs (funding in these three programs is fungible). Although fund transfers are still sizable, there were significant expense reductions incorporated into the budget. These include:

- A \$200,000 reduction in overtime costs.
- Leaving 3 – 5 administrative positions vacant, resulting in a \$200,000 decrease.
- Leaving 5 – 10 maintenance positions vacant, resulting in a \$235,000 decrease.
- Requiring staff to pay a larger portion of their health insurance premium, generating \$100,000 in saved costs.
- Reducing maintenance material costs by \$400,000 by asking staff to 'repair' rather than 'replace'.
- Setting a goal of reducing workers' compensation costs by \$100,000.
- Other misc. reductions totaling \$126,000.

Of course, funding shortfalls of this magnitude severely strain the resources and abilities of all housing authorities to perform at an adequate level.

It is also important to note that the consolidated budget now contains a column specifically devoted to the “Public Housing Program”, and a separate column that contains the projected income and expenses for “Central Services” (otherwise known at HUD as the Central Office Cost Center, or COCC). This change is a result of the adoption of HUD’s new “asset management” concept in LMHA’s fiscal year beginning 7/1/07. The preparation leading up to, and the first fiscal year itself, will be focused primarily on training staff and utilizing the cost accounting systems developed to capture budget and financial data in a manner prescribed by HUD (i.e. at the AMP [Asset Management Project] level). In future years staff will try to more closely align income and expenses on an AMP by AMP basis.

There are also supporting schedules with the consolidated budget that contain income and expenses for the Central Services Cost Center, as well as for each AMP; the supporting schedules are more detailed than the consolidated budget page. Additionally, it should be noted that the ‘Employee Benefits’ line contained in the ‘General Expense’ section of the supporting schedules has been appropriately “redistributed” to the broader categories that contain salaries, i.e. Administration, Tenant Services, Maintenance, and Protective Services, on the consolidated budget page. Of course, total expenses always remain the same.

Finally, since this budget is the first prepared under the asset management model, the “breaking down” of the prior year budget amounts into the ‘public housing’ and ‘central services’ categories was reasonably estimated to the best of LMHA staff’s ability. Future years will give a better year-to-year comparison under this concept.

Some other highlights of the 2007 - 2008 consolidated budget are as follows:

- A 3% cost of living adjustment has been budgeted, effective July 1, 2007. The exact amount of the increase is currently undetermined. It will be contingent upon the adjustment granted to other local government employees at that time.
- Public Housing funding for the Family Self Sufficiency Program, HALO Program, and the Eviction Prevention Program (although at a reduced rate) continues.

Staff has promulgated a budget that attempts to balance declining revenues with our residents’ needs. In coming years, the Authority will need to continue adding units to increase revenue as well as closely scrutinizing expenses.

Consolidated Budget Statement

CONSOLIDATED BUDGET STATEMENT

FYE 6/30/08

(1000S)

	2006 - 07 PUBLIC HOUSING	2007 - 08 PUBLIC HOUSING	2006 - 07 CENTRAL SERVICES	2007 - 08 CENTRAL SERVICES	2006 - 07 CAPITAL BUDGET	2007 - 08 CAPITAL BUDGET	2006 - 07 HCV	2007 - 08 HCV	2007 - 08 CONSOLIDATED BUDGET
SOURCES OF FUNDING									
FEDERAL SUBSIDY (100% 2007; 83% 2008)									
DWELLING RENTAL	17,582	\$13,874 b			10,285	\$10,273	54,251	\$52,837 n	\$76,984
EXCESS UTILITIES	5,803	5,941							\$5,941
NON-DWELLING RENTAL	205	205							\$205
FEE INCOME	12	12		10,025 a,f,l					\$12
INTEREST INCOME	410	615 c		50 a, c			399	\$725 c	\$10,025
OTHER INCOME	368	337	74						\$1,390
TRANSFERS FROM OTHER	3,581	3,518 d							\$337
TOTAL SOURCES	27,961	\$24,502	74	\$10,075	10,285	\$10,273	54,650	\$53,562	\$98,412
USES OF FUNDING									
ADMINISTRATION	2,469	2,921 a, e	4,147	4,946 a, e, m	710	620 a, e, m	3,787	3,520 a, m	\$12,007
FEE EXPENSE		2,858 a, f				1,195 a, l		1,890 l	\$5,943
RESIDENT SERVICES	141	489 a, g	427		100	100	597	494 o	\$1,097
UTILITIES	7,950	6,857 h							\$6,857
MAINTENANCE	6,312	11,021 a, e, j	3,325	2,922 a			4	3	\$13,946
PROTECTIVE SERVICES	1,015	1,165 a, e	82	3 a			14	18	\$1,186
GENERAL	559	902 a, j	725	305 a			28	48	\$1,255
CAPITAL EXPENSE					7,123	6,006 a			\$6,006
RENTAL ASSISTANCE	883	77 a, k		97 a			48,258	45,210 p	\$45,384
TRANSFERS TO OTHER FUNDS					2,352	2,352 d		1,166 d	
TOTAL USES	19,329	\$26,290	8,706	\$8,287	10,285	\$10,273	52,688	\$52,349	\$97,199
SURPLUS (DEFICIT)	8,632	(\$1,788)	(\$,632)	\$1,788	0	\$0	1,962	\$1,213	\$1,213

Notes

- a. Variance due to changes in budgeting, accounting, and financial reporting methodologies necessitated by conversion to "asset management".
- b. \$3.7M variance due to numerous factors: 1) operating subsidy budgeted at 100% in 2007, estimated at 83% for 2008; 2) change of operating fund calculation from an "AEL" basis to a "WAPEL" basis; 3) loss of subsidy relative to "unit breakthrough" funding that is not allowed under revised funding formula; 4) reduction in "asset repositioning fee" for Clarksdale HOPE VI project.
- c. Interest Income is increasing due to higher yields and longer term investments.
- d. Transfers include \$2,352M from Capital Fund, and \$1,166M from HCV Program. This is necessary due to projected 17% funding shortfall in the Public Housing Program.
- e. Increased due to inflation; cost of living (3%) and proficiency (2.5%) increases on wages.
- f. Includes asset management, property management, and bookkeeping fees paid to Central Services (i.e. Central Office Cost Center [COCC]) from public housing sites.
- g. \$348K increase primarily due to Tenant Services. Salaries and family self-sufficiency contracts formerly captured under Central Services now assigned to public housing sites.
- h. Utility costs decreased \$1,093M due to a significant reduction in natural gas rates. Additionally, former Clarksdale units have now been demolished as part of HOPE VI program, resulting in less consumption.
- i. \$4.7M increase. In addition to a. and e. above, public housing sites will be paying Central Services for skilled maintenance services as calculated by work order.
- j. Increased insurance costs, particularly workers' compensation.
- k. Payments to owners of mixed-finance projects are now contained in their own respective funds. Formerly, these payments were processed through the general fund (i.e. public housing). Both operating subsidy received and payments made to owners (or management companies) are "booked" outside the public housing program.
- l. Also includes administrative fee and bookkeeping fee paid by HCV Program to Central Services, as well as administrative fee paid by Capital Grant fund to Central Services.
- m. Numerous staff positions that were charged directly to the HCV Program and Capital Programs will now be absorbed by the Central Services Cost Center. This is necessary because the HCV Program and Capital Programs will be paying Central Services an administrative fee.
- n. Decreased federal subsidy due to approx. 11.5% funding shortfall (vs. eligibility).
- o. Decrease based on actual spending trends for Section 8 family self-sufficiency program.
- p. Based on actual spending trends and a projected 95% dollar based utilization rate.

Planned Sources and Expenditures by Project

Line Item	Acct #	Beecher 002	Parkway 003	Sheppard 004	Iroquois 005	Dosker 012	St Catherine 013	Ave & 550 Apts 14	SS I-V, Newburg 017
Dwelling Rent	3110	\$1,095,200	\$625,900	\$373,800	\$678,200	\$1,132,800	\$234,500	\$579,100	\$551,800
Excess Utilities	3120	35,000	49,000	50,000	44,000	44,000			19,000
Non-Dwelling Rent	3190		6,000		6,000				
Total Rental Income		1,130,200	680,900	423,800	728,200	1,132,800	234,500	579,100	570,800
Interest Income	3610	115,800	95,800	49,000	98,000	103,100	24,200	44,100	38,500
Other Income	3690	72,600	64,000	34,400	79,800	45,400	2,100	8,100	8,400
Receipts from Non-Exp Eqpt NR	7530								
Total Other Income		188,400	159,800	83,400	177,800	148,500	26,300	52,200	46,900
Asset Mgmt Fee - Sites	3693								
Property Mgmt Fee - Sites	3694								
Bookkeeping Fee - Sites	3695								
Central Services Fee - Sites	3696								
Adm Fee - Mixed Finance	3697								
Other Fees	3698								
Total Fee Revenue		0	0	0	0	0	0	0	0
Operating Subsidy	3691	2,703,869	2,360,927	1,362,425	2,604,562	2,018,018	462,171	845,169	726,249
Interfund Transfers - Sec 8	3692	16,323	148,769	246,597	44,055	204,398		54,353	214,112
Interfund Transfers - CGP	3692	19,763	297,158	504,216	80,892	413,994		108,006	441,562
Rental Assnctce Subsidy									
Total Income		\$4,058,555	\$3,647,554	\$2,620,438	\$3,635,509	\$3,917,710	\$722,971	\$1,638,828	\$1,999,623
Administrative Salaries	4110	\$400,800	\$191,900	\$146,600	\$195,500	\$250,300	\$53,600	\$100,700	\$123,700
Management Fees									
Employee Bfts - Adm									
Legal	4130	9,000	6,600	4,300	13,700	4,900	500	1,500	3,900
Training	4140	700	600	300	600	2,200	200	300	300
Travel	4150	100			1,600				
Accounting / Auditing	4170/4171	4,200	3,500	1,800	3,500	3,800	900	1,600	1,500
Sundry . . .	4190 . . .	79,500	70,400	51,900	80,300	58,600	8,600	18,800	17,300
Total Administrative Expense		494,300	273,000	204,900	295,200	319,800	63,800	122,900	146,700
Asset Mgmt Fee - Sites	4185	91,080	76,080	39,240	75,960	81,600	19,080	35,520	32,880
Property Mgmt Fee - Sites	4186	401,000	318,500	167,300	320,500	341,400	55,500	149,700	120,700
Bookkeeping Fee - Sites	4187	66,300	52,700	27,700	53,000	56,500	9,200	24,800	20,000
Adm Fee - Mixed Finance	4189								
Total Fee Expense		558,380	447,280	234,240	449,460	479,500	83,780	210,020	173,580
Tenant Services Salaries	4210	26,200	21,900	11,300	21,800	23,500	5,500	10,300	9,500
Comp Absc - TS									
Employee Bfts - TS									
Recreation, Publications, etc.	4220	18,400	14,900	7,900	14,700	15,400	2,700	7,000	5,400
Tenant Serv-FSS Case Mgmt	4230.05	46,600	15,900	26,100	20,500	2,300		3,400	9,100
Tenant Serv-Eviction Prev Pgm	4230.17	14,800	7,600	5,400	8,100	7,200	400	100	
Total Tenant Services Expense		106,000	60,300	50,700	65,100	48,400	8,600	20,800	24,000
Water	4310	205,800	147,700	184,500	145,500	110,500	14,300	52,000	66,200
Electricity	4320	313,500	269,700	255,600	284,600	336,800	44,900	205,100	146,300
Gas	4330	558,700	539,800	367,100	555,700	242,000	18,100	105,600	188,800
Fuel Oil	4340								
Utility Labor	4350								
Sewer	439010	234,300	175,800	211,600	177,900	122,400	14,700	56,300	76,800
Total Utilities Expense		1,312,300	1,133,000	1,018,800	1,163,700	811,700	92,000	419,000	478,100
Maintenance Labor	4410	461,800	638,300	534,900	473,700	540,100	88,900	234,300	230,900
Comp Absc - Maint									
Employee Bfts - Maint									
Maintenance Materials	4420	103,500	211,900	184,000	207,600	263,500	8,800	125,400	168,500
Maintenance Contracts . . .	4430 . . .	501,000	629,400	410,400	608,200	779,700	83,700	314,200	895,300
Total Maintenance Expense		1,066,300	1,479,600	1,129,300	1,289,500	1,583,300	181,400	673,900	1,294,700
Security Labor	4460	15,900	13,300	6,800	13,300	14,300	3,300	6,200	5,800
Comp Absc - Sec									
Employee Absc - Sec									
Security Materials	4470	800	700	300	700	700	200	300	300
Security Contracts	4480	52,500	54,000	54,800	51,900	556,700	95,400	95,700	500
Total Security Expense		69,200	68,000	61,900	65,900	571,700	98,900	102,200	6,600
Insurance	4510	112,700	96,700	54,800	104,000	101,400	28,900	32,800	39,700
Terminal Leave	4530	5,094	4,872	3,942	3,966	4,662	852	1,980	2,082
Employee Benefits	4540 . . .	319,203	305,338	246,838	248,497	292,211	53,383	124,019	130,510
Collection Losses	4570	32,856	18,777	11,214	20,346	33,984	7,035	17,373	16,554
Other General Expense	4590	8,700	2,000	3,800	1,300	2,600	200	2,000	34,400
Total General Expense		478,553	427,687	320,594	378,109	434,857	90,370	178,172	223,246
Retirement Incentives									
Rental Assistance Payments	4710								
Prior Year Adjustments	6010								
Capital Exp funded from Capital Fund		0	0	0	0	0	0	0	0
Total Expense		\$4,085,033	\$3,888,867	\$3,020,434	\$3,706,969	\$4,249,257	\$618,850	\$1,726,992	\$2,346,926
Surplus / (Deficit)		(\$26,478)	(\$241,313)	(\$399,996)	(\$71,460)	(\$331,547)	\$104,121	(\$88,164)	(\$347,303)
Central Services Alloc	9000								
Surplus / (Deficit)		(\$26,478)	(\$241,313)	(\$399,996)	(\$71,460)	(\$331,547)	\$104,121	(\$88,164)	(\$347,303)

Lourdes & Bishop 018	HOPE VI Replets 034	Total Sites	Total COCC	Total LMHA
\$332,300	\$337,200 8,000	\$5,940,800 \$205,000 \$12,000	\$0 0 0	\$5,940,800 205,000 12,000
332,300	345,200	6,157,800	0	6,157,800
22,000	23,900	614,400	50,000	664,400
10,100	11,900	336,800	0	336,800
		0	0	0
32,100	35,800	951,200	50,000	1,001,200
		0	490,320	490,320
		0	2,031,500	2,031,500
		0	336,200	336,200
		0	4,592,700	4,592,700
		0	76,600	76,600
		0	2,497,900	2,497,900
0	0	0	10,025,220	10,025,220
172,661	618,365	13,874,416	0	13,874,416
104,386	133,459	1,166,452	0	1,166,452
214,834	271,575	2,352,000	0	2,352,000
		0	0	0
\$856,281	\$1,404,399	\$24,501,868	\$10,075,220	\$34,577,088
\$84,800	\$234,100	\$1,782,000	\$3,096,400	\$4,878,400
		\$0	\$0	\$0
		\$0	\$0	\$0
500	2,300	\$47,200	142,000	189,200
200	200	\$5,600	21,400	27,000
100		\$1,800	4,700	6,500
800	1,000	\$22,600	900	23,500
38,500	12,100	\$436,000	580,800	1,016,800
124,900	249,700	2,295,200	3,846,200	6,141,400
18,240	20,640	490,320	0	490,320
80,800	76,100	2,031,500	0	2,031,500
13,400	12,600	336,200	0	336,200
		0	0	0
112,440	109,340	2,858,020	0	2,858,020
5,300	5,900	141,200	0	141,200
		0	0	0
		0	0	0
3,700	3,500	93,600	14,100	107,700
	26,100	150,000	0	150,000
1,200		44,800	0	44,800
10,200	35,500	429,600	14,100	443,700
13,200	33,300	973,000	0	973,000
106,800	114,400	2,077,700	0	2,077,700
31,200	71,600	2,678,600	0	2,678,600
		0	0	0
		0	0	0
16,400	41,500	1,127,700	0	1,127,700
167,600	260,800	6,857,000	0	6,857,000
114,800	217,600	3,535,300	2,012,600	5,547,900
		0	0	0
		0	0	0
91,400	94,900	1,459,500	191,400	1,650,900
218,900	353,700	4,794,500	15,000	4,809,500
425,100	666,200	9,789,300	2,219,000	12,008,300
3,200	3,600	85,700	0	85,700
		0	0	0
		0	0	0
200	200	4,400	0	4,400
73,100	700	1,035,300	3,500	1,038,800
76,500	4,500	1,125,400	3,500	1,128,900
24,000	42,200	637,200	269,200	906,400
1,170	2,598	31,218	28,782	60,000
73,424	162,724	1,956,147	1,802,597	3,758,744
9,969	10,116	178,224	0	178,224
300	400	55,700	7,000	62,700
108,863	218,038	2,858,489	2,107,579	4,966,068
		0	0	0
	76,800	76,800	96,900	173,700
		0	0	0
0	0	0	0	0
		0	0	0
		0	0	0
		0	0	0
\$1,025,603	\$1,620,878	\$26,289,809	\$8,287,279	\$34,577,088
(\$169,322)	(\$216,479)	(\$1,787,941)	\$1,787,941	\$0
		0		
(\$169,322)	(\$216,479)	(\$1,787,941)	\$1,787,941	\$0

Operating Reserve Analysis

OPERATING RESERVE ANALYSIS
EST OPERATING RESERVES 6/30/08 (unrestricted)
CONSOLIDATED (1000s)

Program	Est Balance @ 6/30/07	Est Increase or (Decrease) 6/30/2008	Est Balance @ 6/30/08
Public Housing	\$8,613	\$-	\$8,613
HCV	\$13,264	\$1,213	\$14,477
Other Programs	\$-	\$-	\$-
Total Operating Reserves	\$21,877	\$1,213	\$23,090

** Adequate Operating Reserve levels are necessary for conditions including emergencies and catastrophic events, operating fund subsidy shortfalls, planned operating deficits, provision of adequate cash flow when receipt of federal subsidy is delayed, and increase of housing inventory(hard units or Housing Choice Vouchers).

Description of Proposed Activities/Investments

The following documents comprise the annual, consolidated budget that includes all of Louisville Metro Housing Authority's (LMHA) major programs for FYE June 30, 2008. Also included for comparison purposes are the budgets for FYE June 30, 2007. Immediately following the budget are "notes" that relate to the consolidated budget. These notes help to explain some of the variances between the budget approved by LMHA's Board of Commissioners for the coming fiscal year vs. the budget for the past fiscal year.

The LMHA's 2007 - 2008 operating plan provides for an overall, consolidated surplus of \$1,213,000. This surplus originates entirely in the Section 8 Voucher Program. Although Section 8 Voucher funding is approx. 11 ½ % less than eligibility for calendar year 2007, an operating surplus is expected. The surplus may be utilized for such things as providing additional funding assistance to LMHA's HOPE VI Program, acquiring new public housing units, or leasing additional Section 8 Vouchers.

The public housing program is budgeted at "break-even" for FYE 6/30/08 (when aggregating the "Public Housing" and "Central Services" columns on the budget). However, the break-even budget includes transfers from the Capital (\$2,352,000) and Section 8 (\$1,166,000) Programs. These transfers are necessary, for the most part, because of a 17% anticipated shortfall in operating subsidy for the Public Housing Program. This shortfall is expected to cost the Public Housing Program approx. \$2,856,000 in lost revenue.

LMHA staff did not accommodate the projected operating subsidy shortfall in the Public Housing Program by simply transferring funds in from the Capital and Section 8 Voucher Programs (funding in these 3 programs is fungible). Although fund transfers are still sizable, there were significant expense reductions incorporated into the budget. These include:

- A \$200,000 reduction in overtime costs.
- Leaving 3 – 5 administrative positions vacant, resulting in a \$200,000 decrease.
- Leaving 5 – 10 maintenance positions vacant, resulting in a \$235,000 decrease.
- Requiring staff to pay a larger portion of their health insurance premium, generating \$100,000 in saved costs.
- Reducing maintenance material costs by \$400,000 by asking staff to 'repair' rather than 'replace'.
- Setting a goal of reducing workers' compensation costs by \$100,000.
- Other misc. reductions totaling \$126,000.

Of course, funding shortfalls of this magnitude severely strain the resources and abilities of all housing authorities to perform at an adequate level.

It is also important to note that the consolidated budget now contains a column specifically devoted to the "Public Housing Program", and a separate column that contains the projected

income and expenses for “Central Services” (otherwise known at HUD as the Central Office Cost Center, or COCC). This change is a result of the adoption of HUD’s new “asset management” concept in LMHA’s fiscal year beginning 7/1/07. The preparation leading up to, and the first fiscal year itself, will be focused primarily on training staff and utilizing the cost accounting systems developed to capture budget and financial data in a manner prescribed by HUD (i.e. at the AMP [asset management project] level). In future years staff will try to more closely align income and expenses on an AMP by AMP basis.

There are also supporting schedules with the consolidated budget that contain income and expenses for the Central Services Cost Center, as well as for each AMP (the supporting schedules are more detailed than the consolidated budget page. Additionally, the reader should note that the ‘Employee Benefits’ line contained in the ‘General Expense’ section of the supporting schedules has been appropriately “redistributed” to the broader categories that contain salaries, i.e. Administration, Tenant Services, Maintenance, and Protective Services, on the consolidated budget page. Of course, total expenses always remain the same).

Finally, since this budget is the first prepared under the asset management model, the “breaking down” of the prior year budget amounts into the ‘public housing’ and ‘central services’ categories was reasonably estimated to the best of LMHA staff’s ability. Future years will give a better year-to-year comparison under this concept.

Some other highlights of the 2007 - 2008 consolidated budget are as follows:

1. A 3% cost of living adjustment has been budgeted, effective July 1, 2007. The exact amount of the increase is currently undetermined. It will be contingent upon the adjustment granted to other local government employees at that time.
2. Public Housing funding for the Family Self Sufficiency Program, HALO Program, and the Eviction Prevention Program (although at a reduced rate) continues.
3. Staff has promulgated a budget that attempts to balance declining revenues with our residents’ needs. In coming years, the Authority will need to continue adding units to increase revenue as well as closely scrutinizing expenses.

ADMINISTRATIVE

Description of Evaluations/Assessments

Evaluation Plan

As MTW evolves into a program requiring more measurable performance criteria, LMHA will develop appropriate evaluation and monitoring tools. At the inception of the MTW program, LMHA looked carefully at its goals and objectives and developed a draft local evaluation plan. That document is attached. LMHA plans to revise and update this document, but to use it as the basis for a continuing evaluation tool.

**Housing Authority of Louisville
Revised Evaluation Plan**

The Housing Authority of Louisville has indicated the following 6 goals for its participation in the Moving to Work demonstration:

1. Increase the share of residents making progress toward self-sufficiency;
2. Achieve greater income mix;
3. Improve the quality of the assisted stock;
4. Expand the spatial dispersal of assisted housing;
5. Reduce and/or reallocate administrative, operational, and/or maintenance costs;
6. Enhance HA capacity to plan and deliver effective programs;

We will be collecting data in order to evaluate the achievement of those goals. We will also be examining the related issues those goals raise. Finally, we will examine the following additional goal which is being measured at every MTW site, because of its importance to national policy:

7. Increase the share of residents who are working.

Below, we list each goal with the measures we will use to evaluate progress on that goal, and the data sources we will use to collect information on the measures. In addition, we list the related questions each goal raises, which also have measures and data sources associated with them.

***Goal #1: Increase share of residents making progress toward self-sufficiency.**

Measures	Data Sources
% residents engaged in skills development or educational programs	HA records on educational attainment (tab 17)
% residents with high school diploma or GED	HA records on educational attainment (tab 17)
% residents with some college	HA records on educational attainment (tab 17)
% residents increasing/reducing wage income	MTCS Q7b, 7m (tab 5)
% residents receiving welfare	MTCS Q7b (tab 5)
% residents with declining share of income from welfare increasing share from work	MTCS Q7b, 7m (tab 5)
% residents paying FMR	MTCS Q10e, 10s, 11s, 11ak, 12x, 12ai, 13k, 13x (tab 5)
% residents moving into non-PH/Section 8 housing	HA exit interview data (tab 7)

Issues related to Goal #1:

1a. Do unsuccessful families lose assistance?

Measures	Data Sources
# families evicted	HA exit interview data (tab 7)
Avg income of families evicted or that lost eligibility	MTCS Q2a, 7m (tab 5); HA exit interview data (tab 7)

1b. Do residents stay in assisted housing after achieving self-sufficiency, OR are more families served due to greater turnover?

Measures	Data Sources
# new families admitted to public or assisted housing	MTCS Q2c, 4a (tab 5)
Avg length of occupancy in public and assisted housing since 1998	MTCS Q2a, 2b, 2c (tab 5)

*Goal #2: Achieve greater income mix in project-based programs.

Measures	Data Sources
% residents with extremely low incomes (less than 30% of area median)	MTCS Q7m (tab 5)
% residents with very-low incomes (30 - 50% of area median)	MTCS Q7m (tab 5)
% residents with low incomes (50 - 80% of area median)	MTCS Q7m (tab 5)

Issues related to Goal #2:

2a. Are fewer very low-income families served?

Measures	Data Sources
Avg income for incoming families	MTCS Q2a, 7m (tab 5)
% incoming families by income category	MTCS Q2a, 7m (tab 5)

2b. Is there ethnic and racial diversity within developments?

Measures	Data Sources
% heads of households in different racial/ethnic groups--by program and property	MTCS Q1d, 1g, 3k, 3m (tab 5)
# units in properties in which one race predominates	MTCS Q1d, 1g, 3k, 3m (tab 5)
# units in properties where racial and ethnic groups are mixed	MTCS Q1d, 1g, 3k, 3m (tab 5)

2c. What is the neighbors' assessment of the development?

Measures	Data Sources
% families near public housing who rate the developments highly	not measured at baseline
% who consider residents to be good neighbors	not measured at baseline
# complaints about public or assisted housing and residents	Police records on crime and complaints (tab 15)

Goal #3: Improve quality of assisted stock (project-based).

Measures	Data Sources
% public and assisted units with serious deficiencies	Annual report
% residents who are satisfied with the condition of their units	Annual report

Issues related to Goal #3:

3a. Is the number of (project-based) units reduced?

Measures	Data Sources
# assisted housing units (hard or soft)	HA records by program and development on total units (tab 10)
# occupied units	HA records by program and development on total units (tab 10)

3b. Do operating costs increase?

Measures	Data Sources
Avg operating cost per public housing unit	Annual report
# units in properties with high operating costs (above applicable FMRs or market rents)	Annual report

Goal #4: Expand the spatial dispersal of assisted housing.

Measures	Data Sources
% subsidized housing units in low-poverty neighborhoods	MTCS linked to 1990 Census data (tab 5)
% subsidized housing units in high-poverty neighborhoods	MTCS linked to 1990 Census data (tab 5)
% subsidized housing units in high-minority neighborhoods	MTCS linked to 1990 Census data (tab 5)
% subsidized housing units in low-minority neighborhoods	MTCS linked to 1990 Census data (tab 5)
% subsidized housing units outside central city	MTCS linked to 1990 Census data (tab 5)
Success rates among Section 8 cert/voucher recipients	HA records on Section 8 success rates (tab 11)

Issues related to Goal #4:

4a. Is the number of units reduced?

Measures	Data Sources
# subsidized housing units (hard or soft)	HA records by program and development on total units (tab 10) or PH IBS extracts
# occupied units	HA records by program and development on total units (tab 10) or Section 8 HUDCAPS extracts

4b. Are there higher costs per unit?

Measures	Data Sources
Avg subsidy per unit	HA estimates of revenues (tab 13)
Avg rent burden	MTCS Q7m, 10e, 10s, 11s, 11ak, 12x, 12ai, 13k, 13x (tab 5)

*Goal #5: Reduce and/or reallocate administrative, operational, and/or maintenance costs.

Measures	Data Sources
avg operating cost per public housing unit	REAC Financial Information (tab 12)
# units in properties with high operating costs (above applicable FMRs or market rents)	REAC Financial Information (tab 12)
costs by major expenditure categories	REAC Financial Information (tab 12)

Issues related to Goal #5:

5a. Are families paying unaffordable rents?

Measures	Data Sources
Avg rent burden	MTCS Q7m, 10e, 10s, 11s, 11ak, 12x, 12ai, 13k, 13x (tab 5)
% families paying more than 30% of income for rent	MTCS Q7m, 10e, 10s, 11s, 11ak, 12x, 12ai, 13k, 13x (tab 5)

5b. Are Section 8 recipients unable to find suitable units?

Measures	Data Sources
Success rates among Section 8 cert/voucher recipients	HUD calculation for SEMAP indicator #13 (tab 11)

5c. Is the quality of the housing reduced?

Measures	Data Sources

Measures	Data Sources
% public and assisted units with serious deficiencies	REAC physical inspections (tab 6)
% residents who are satisfied with the condition of their units	REAC resident survey (tab 8)

***Goal #6: Enhance HA capacity to plan and deliver effective programs.**

Measures	Data Sources
effective mechanisms for assessing local housing needs and planning programs	not measured at baseline
effective mechanisms for assessing physical maintenance and modernization needs and planning activities	not measured at baseline
effective mechanisms for assessing resident service needs and planning programs	not measured at baseline
extent of resident involvement in HA decision making	not measured at baseline
extent of community involvement in HA decision making	not measured at baseline

***Goal #7: Increase share of residents who are working.**

Measures	Data Sources
% residents with some income from wages	MTCS Q7b, 7m (tab 5)
% residents with majority of income from wages	MTCS Q7b, 7m (tab 5)
average % income from wages	MTCS Q7b, 7m (tab 5)

Issues related to Goal #7:

7a. Is there a higher share of workers among incoming families?

Measures	Data Sources
Avg income for incoming families	MTCS Q2a, 7m (tab 5)
% incoming families by income category	MTCS Q2a, 7b, 7m (tab 5)
% incoming families who are working	MTCS Q2a, 7b, 7m (tab 5)

7b. Do non-working residents get jobs?

Measures	Data Sources
% residents previously unemployed who become employed	MTCS Q2b, 7b, 7m (tab 5)

7c. Are more working family members now on lease?

Measures	Data Sources
% families w/ 2 adults on lease	MTCS Q3f, 3h (tab 5)
% families w/ more than one worker	MTCS Q2a, 7b (tab 5)

7d. Are workers better off?

Measures	Data Sources
Avg income among workers compared to non-workers	MTCS Q2b, 7b, 7m (tab 5)
% residents w/ increased income	MTCS Q7m (tab 5)

Occupancy Levels

Public Housing. The Louisville Metro Housing Authority’s average occupancy level for its managed public housing developments is projected to be 90% at July 1. This level is expected to increase to 95% by the end of FY 2008, mostly through occupancy increases at elderly developments and as part of the scattered site program. The overall occupancy level at the Agency’s privately managed public housing is expected to see similar levels of occupancy.

**OCCUPANCY LEVELS
PROJECTED VS. TARGET FY 2008**

PUBLIC HOUSING	7/1/2007 Projected	6/30/2008 Target
LMHA Managed Developments		
Family Developments		
KY 1-002 Beecher Terrace	96%	98%
KY 1-003 Parkway Place	93%	96%
KY 1-004 Sheppard Square	98%	99%
KY 1-005 Iroquois Homes*	90%	95%
Elderly/Disabled Developments		
KY1-012 Dosker Manor A, B & C Bldg.	89%	94%
KY 1-013 St. Catherine Court	73%	87%
KY 1-014 Avenue Plaza**	96%	98%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	98%	99%
Scattered Sites***		
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	80%	90%
KY1-034 Clarksdale I/II Replacement**	73%	87%
KY 1-043 Steven Foster (Park DuValle Repl)	31%	88%
KY 1-047 HPI/NDHC Scattered and LTO	80%	86%
OCCUPANCY LEVELS****	90%	95%

Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	81%	90%
KY 1-030 The Villages of Park DuValle	92%	97%
KY1-031 Park DuValle III	94%	97%
KY1-032 Park DuValle IV	90%	97%
KY1-036 St. Francis (Clarksdale I Replacement)	100%	100%
KY 1-046 Village Manor	100%	100%
OCCUPANCY LEVELS****	90%	95%

*148 units frozen due to approved demolition request.

**As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KY1-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not yet occurred. Thus, throughout this Plan, data for this development is included under project/AMP number KY1-34.

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

****Average Occupancy Levels weighted by total number of units associated with each AMP number.

Housing Choice Voucher Leasing Levels. As of March 1, 2007, the LMHA had 8,472 units under lease which equates to fund utilization of 100.2 percent of all funding provided for the HCV program. We are estimating that in order to meet the current projected funding cuts and provide a portion of the HCV program funding to the HOPE VI program we will only be able to support approximately 8000 units per month in the coming fiscal year. The projected number of units to be leased is subject to change based on the availability of funding in FY 2007. And, at this time there is a great deal of uncertainty about the funding that will be made available to the agency. Projections range from the \$54.29 million funded last calendar year to \$52.46 million based on information recently provided by the HUD Financial Management Center. Consequently it is impossible to provide any solid projection for the number of units to be under lease at any point in time until we have reliable funding information.

In any event, the Annual Contributions Contract number of units is now simply an informational number which reflects the number of units that have been awarded to an agency. It is no longer practical for housing authorities to use ACC unit numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. The reasons for this change are: 1) funding for the Housing Choice Voucher program by HUD for calendar year 2006 was limited to 94.599 percent of eligibility in CY2006 and funding is projected to be limited to 88.476 percent of eligibility for CY2007. This is well short of the amount needed to fully fund all units allocated under the ACC and, 2) the increasing costs of housing assistance affects the number of units that can be assisted by the agency. An additional factor affecting the LMHA's leasing is our strategy to limit Housing Choice Voucher costs to 95 percent of the actual funding made available in order to use the remaining five percent to supplement revitalization efforts in the HOPE VI programs.

This projected leasing number will be held slightly below the LMHA's maximum utilization rate. As noted, five percent of the HCV funding will be used to supplement capital and HOPE VI Revitalization funds, as done in the past, for the acquisition and development of replacement housing units. Continuing this strategy will enable the LMHA to utilize HCV funding to continue its support of the Clarksdale HOPE VI Revitalization during FY2008.

LMHA will apply for other available and appropriate vouchers, however due to the increasing competitive nature of funding for new increments; the LMHA does not anticipate receiving any additional fair share vouchers in FY2008. However, demolition has been approved for an additional 144 units at Iroquois Homes, and there is a possibility of receiving relocation and replacement vouchers for those units.

Rent Collections

Both the former Housing Authority of Louisville and the Housing Authority of Jefferson County had a strong record in rent collections. It is projected that as of June 30, 2007, the combined rent collection will be 96% for LMHA managed properties, and 98% for LMHA’s privately managed units. Target percentages for the end of FY2008 are 97% and 98%, respectively. This increase is expected from continued emphasis during initial intake of new families on timeliness of rent payments.

**RENT COLLECTION LEVELS
PROJECTED VS. TARGET FY 2008**

	7/1/2007	6/30/2008
PUBLIC HOUSING	Projected	Target
LMHA Managed Developments		
Family Developments		
KY 1-002 Beecher Terrace	96%	97%
KY 1-003 Parkway Place	96%	97%
KY1-004 Sheppard Square	93%	96%
KY1-005 Iroquois Homes	96%	97%
Elderly/Disabled Developments		
KY1-012 Dosker Manor A, B & C Bldg.	94%	97%
KY 1-013 St. Catherine Court	100%	100%
KY 1-014 Avenue Plaza	100%	100%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	100%	100%
Scattered Sites		
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	97%	97%
KY1-034 Clarksdale I/II Replacement**	98%	98%
KY 1-043 Steven Foster (Park DuValle Repl)	100%	100%
KY 1-047 HPI/NDHC Scattered and LTO	98%	98%
RENT COLLECTION LEVELS	96%	97%
Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	98%	98%
KY 1-030 The Villages of Park DuValle	98%	98%
KY1-031 Park DuValle III	98%	98%
KY1-032 Park DuValle IV	98%	98%
KY1-036 St. Francis (Clarksdale I Replacement)	90%	97%
KY 1-046 Village Manor	100%	100%
KY1-049 Liberty Green On-Site Phase I	98%	98%
RENT COLLECTION LEVELS	98%	98%

***Average Rent Collection Levels weighted by total number of units associated with each AMP number.

Work Orders

LMHA work orders are generated in several ways: in response to resident or staff reports of problems in units, buildings, or on grounds; in response to LMHA’s periodic housekeeping inspections conducted in conjunction with extermination services four times per year; from deficiencies or problems discovered during annual inspections; or in cases of emergency. Work order response time has been a traditional measurement used by HUD to assess a public housing authority’s maintenance performance. Projected work order turnaround time is expected to only increase slightly to 2.28 days as no specific Agency-wide efficiency measures are planned for the coming year. Sites with response times over five days will be expected to bring their performance in line with the acceptable five-day standard.

During FY2007, LMHA responded to non-emergency work orders within an average of 2.30 business days (as compared to 2.37 in the previous year) and emergency work orders within 24 hours (See attached table.). The steady improvement over the last few years in LMHA’s level of performance is largely due to the new work control management system that became operational in November of 2002. LMHA will also continue to explore additional performance measures that may prove to be more reliable indicators of the quality and responsiveness of maintenance work, such as reductions in mechanical equipment failure and a cost analysis of the effectiveness of planned maintenance.

**WORK ORDER RESPONSE
PROJECTED VS. TARGET FY 2008**

	7/1/07 Projected		6/30/08 Target	
	Emergency	Non-Emergency	Emergency	Non-Emergency
	% Completed Under 24 Hrs	Avg. Days to Complete	% Completed Under 24 Hrs	Avg. Days to Complete
PUBLIC HOUSING				
LMHA Managed Developments				
Family Developments				
KY 1-002 Beecher Terrace	100%	0.94	100%	0.94
KY 1-003 Parkway Place	100%	1.59	100%	1.59
KY 1-004 Sheppard Square	100%	1.96	100%	1.96
KY 1-005 Iroquois Homes	100%	0.70	100%	0.70
Elderly/Disabled Developments				
KY 1-012 Dosker Manor A, B & C Bldg.	100%	2.08	100%	2.08
KY 1-013 St. Catherine Court	100%	5.71	100%	5.00
KY 1-014 Avenue Plaza	100%	3.58	100%	3.58
KY 1-018 Lourdes Hall, Bishop Lane Plaza	100%	1.54	100%	1.54
Scattered Sites				
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	100%	1.74	100%	1.74
KY 1-034 Clarksdale I/II Replacement	100%	1.74	100%	1.74
KY 1-043 Steven Foster (Park DuValle Repl)	100%	2.50	100%	2.50
KY 1-047 HPI/NDHC Scattered and LTO	100%	2.00	100%	2.00
AVERAGE WORK ORDER RESPONSE	100%	1.74	100%	1.71
Privately Managed Developments				
Mixed Income Sites				
KY 1-027 The Oaks of Park DuValle	100%	2.50	100%	2.50
KY 1-030 The Villages of Park DuValle	100%	2.50	100%	2.50
KY 1-031 Park DuValle III	100%	2.50	100%	2.50
KY 1-032 Park DuValle IV	100%	2.50	100%	2.50
KY 1-036 St. Francis (Clarksdale I Replacement)	100%	2.50	100%	2.50
KY 1-046 Village Manor	100%	2.50	100%	2.50
KY 1-049 Liberty Green On-Site Phase I	100%	2.00	100%	2.00
AVERAGE WORK ORDER RESPONSE	100%	2.46	100%	2.46

Inspections

Annual Unit Inspections. LMHA will continue to inspect 100% of its conventional public housing inventory annually, excluding units undergoing comprehensive modernization or demolition (See attached table.). Each site’s housing service specialist and manager inspect every unit within their development to assess housekeeping standards and the need for routine maintenance repairs or major capital improvements. In addition, periodic housekeeping inspections are conducted in conjunction with extermination services four times per year. Smoke detectors are also inspected at this time.

**INSPECTIONS
PROJECTED VS. TARGET FY 2008**

PUBLIC HOUSING	FY 06 Projected % Inspected	FY 07 Target % Inspected
LMHA Managed Developments		
Family Developments		
KY 1-002 Beecher Terrace	100%	100%
KY 1-003 Parkway Place	100%	100%
KY1-004 Sheppard Square	100%	100%
KY1-005 Iroquois Homes	100%	100%
Elderly/Disabled Developments		
KY1-012 Dosker Manor A, B & C Bldg.	100%	100%
KY 1-013 St. Catherine Court	100%	100%
KY 1-014 Avenue Plaza	100%	100%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	100%	100%
Scattered Sites		
KY 1-017 Scattered Sites I,II,III,IV,V;Newburg	100%	100%
KY1-034 Clarksdale I/II Replacement	100%	100%
KY 1-043 Steven Foster (Park DuValle Repl)	100%	100%
KY 1-047 HPI/NDHC Scattered and LTO	100%	100%
AVERAGE INSPECTION RATE	100%	100%

Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	100%	100%
KY 1-030 The Villages of Park DuValle	100%	100%
KY1-031 Park DuValle III	100%	100%
KY1-032 Park DuValle IV	100%	100%
KY1-036 St. Francis (Clarksdale I Replacement)	100%	100%
KY 1-046 Village Manor	100%	100%
KY1-049 Liberty Green On-Site Phase I	100%	100%
AVERAGE INSPECTION RATE	100%	100%

Security

LMHA’s management policies reinforce the safety and security of residents. Strong lease enforcement forbids illegal drug use, violence, and other illegal activities. In addition, LMHA has a “one-strike and you’re out” drug and criminal activity policy, and in cooperation with the Louisville Metro Police Department, tracks all arrests made on Agency property. All new modernization and maintenance projects utilize Crime Prevention Through Environmental Design (CPTED) principals in an effort to keep developments as safe as possible.

LMHA provides a variety of security arrangements at its sites. All elderly developments and several miscellaneous scattered sites are equipped with card-access entry systems and security cameras. LMHA contracts with Commonwealth Security for security personnel at Dosker Manor, St. Catherine Court, Avenue Plaza and Bishop Lane Plaza. Security services are also in place at the Villager, an acquired site that will be adaptively reused as Clarksdale replacement housing.

LMHA also contracts with the Louisville Metro Police Department for “community” officers at each family development. The two Housing Authority Liaison Officers (HALO) assigned to these sites provide additional security beyond the regular police patrols. Aware of the critical link between resident involvement and community safety, HALO officers train residents to be vigilant about strangers in the community and to readily report any suspicious behavior.

In addition to the above ongoing measures, LHMA staff coordinated a Safe Summer Initiative with the Louisville Metro Police, the Presbyterian Community Center (PCC), Metro Parks, Making Connections, Meyzeek Community School, and the Sheppard/Smoketown neighborhood to implement programs, services, and strategies to promote a safe, fun, and productive summer for children and young people in the community.

**SECURITY PERSONNEL
PROJECTED VS. TARGET FY 2008**

DEVELOPMENT	PROVIDED BY	HOURS OF SERVICE	FUNDING SOURCE	AMOUNT
KY1-002 Beecher Terrace KY1-003 Parkway Place KY1-004 Sheppard Square KY1-005 Iroquois Homes	HALO Officers w/ Louisville Metro Police & Alarm System Monitoring (A-Sonic Guard & ADT)	8 hr shift	Operating Budget	\$265,000.00
KY1-012 Dosker Manor	Commonwealth Security & Alarm System Monitoring (A-Sonic Guard)	8:00 p.m. - 8:00 a.m.	Operating Budget	\$571,700.00
KY1-013 St. Catherine Court	Commonwealth Security & Alarm System Monitoring (ADT)	24 hrs.	Operating Budget	\$98,900.00
KY1-014 Avenue Plaza & 550 Apartments	Commonwealth Security & Alarm System Monitoring (ADT)	24 hrs.	Operating Budget	\$102,200.00
KY1-017 Scattered Sites I-V, Newburg	Alarm System Monitoring (ADT & A-Sonic Guard)	24 hrs.	Operating Budget	\$6,600.00
KY 1-018 Lourdes Hall & Bishop Lane Plaza	Alarm System Monitoring (ADT & A-Sonic Guard) & Commonwealth Security	Lourdes: 24 hrs. Bishop: 4:30 p.m. - 8:00 a.m. weekdays; 24 hrs. weekends	Operating Budget	\$76,500.00
KY1-034 HOPE VI Replacement Scattered Sites	Alarm System Monitoring (ADT & A-Sonic Guard)	24 hrs.	Operating Budget	\$4,500.00
Wiggins Family Investment Center & Other Misc Properties	Alarm System Monitoring (ADT & A-Sonic Guard)	24 hrs.	Operating Budget	\$3,500.00

Total: \$1,128,900.00

Electronic Demographic and Other Data Summary MTW 50058

Resident Characteristics Report

As of February 28, 2007

Program Type: Public Housing
 Housing Agency within State KY
 Level of Information: November 01 2006 through February 28 2007
 Effective Dates Included:

NOTE: Percentages in each area may not total 100 percent due to rounding.

UNITS CATEGORY

	ACC Units	50058 Residential	50058 Receivable
IA	24228	21320	20754
KY	5189	4286	3881
KY001 - Louisville			

INCOME CATEGORY

Distribution of Average Annual Income as a % of 50058 Received

	Extremely Low Income		Very Low Income		Low Income		Above Low Income		Unavailable Income	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
IA	6237	30	1115	5	447	2	84	0	1287	62
KY	3175	83	423	11	168	4	27	1	17	0
KY001 - Louisville										

Average Annual Income (\$)

	Average Annual Income
IA	9845
KY	7617
KY001 - Louisville	

Distribution of Annual Income as a % of 50058 Received

	\$0	\$1-\$5000	\$5001-\$10000	\$10001-\$15000	\$15001-\$25000	\$25001-\$50000	Above \$25000
IA	5	20	41	17	8	5	5
KY	3	39	33	11	6	4	4
KY001 - Louisville							

Distribution of Source of Income as a % of 50058 Received ** Some families have multiple sources of income **

	With Any Wages	With Any Welfare	With Any SSI/ SS/Presen.	With Other Income	With No Income
IA	30	37	55	20	3
KY	23	53	48	31	1
KY001 - Louisville					

TTP / FAMILY TYPE CATEGORY

Distribution of Total Tenant Payments as a % of 50058 Received

	\$0	\$1-\$75	\$76-\$50	\$51-\$100	\$101-\$200	\$201-\$350	\$351-\$500	Above \$500
IA	1	5	9	10	36	22	9	8
KY	7	21	6	14	30	14	7	6
KY001 - Louisville								

Average Monthly TTP (\$)

	Average Monthly TTP
IA	224
KY	173
KY001 - Louisville	

Distribution of Family Type as a % of 50058 Received

	Elderly No Children Non-Disabled		Elderly w/ Children Non-Disabled		Non-Elderly No Children Non-Disabled		Non-Elderly w/ Children Non-Disabled		Elderly w/ Children Disabled		Non-Elderly No Children Disabled		Non-Elderly w/ Children Disabled		Female Headed Household w/ Children	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
IA	2633	11	65	0	2145	15	7172	35	89	0	2561	17	1029	5	7166	35
KY	361	9	13	0	867	23	1502	39	5	0	275	7	685	18	1517	40
KY001 - Louisville																

FAMILY RACE/ETHNICITY CATEGORY

Distribution by Head of Household's Race as a % of 500RS Received

	White Only	Black/African American Only	American Indian Or Alaska Native Only	Asian Only	Native Hawaiian/ Other Pacific Islander Only	White American Indian/Alaska Native Only	White Black / African American/White Asian Only	All Other Combinations
HA								
KY	63	35	0	0	0	0	0	0
KY001 - Louisville	8	96	0	0	0	0	0	0

Distribution by Head of Household's Ethnicity as a % of 500RS Received

	Hispanic or Latino	Non-Hispanic or Latino
HA		
KY	1	99
KY001 - Louisville	1	99

HOUSEHOLD CATEGORY

Distribution by Household Members Age as a % of Total Number of Household Members

	Age 0-5 years	Age 6-17 years	Age 18-49 years	Age 50-64 years	Age 65-74 years	Age 75-84 years	Age 85+ years
HA							
KY	7011	9377	15684	37	4901	5012	682
KY001 - Louisville	1544	1794	2832	37	748	610	8

Distribution by Household Size as a % of 500RS Received

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons	9 persons	10+ persons
HA										
KY	48	22	15	9	4	1	0	0	0	0
KY001 - Louisville	52	21	13	8	3	2	1	0	0	0

Total Household Members and Average Size

	Total Number of Household Members	Average Household Size	Total Number of Households
HA			
KY	42067	2	20754
KY001 - Louisville	7594	2	3804

Distribution by Number of Bedrooms as a % of 500RS Received

	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
HA						
KY	7	36	21	5	1	1
KY001 - Louisville	5	40	30	21	3	0

STAY PERIOD CATEGORY

Distribution by Length of Stay as a % of 500RS Received (currently assisted families)

	Moved In Past Year	1- to 2 years	2- to 5 years	5- to 10 years	10- to 20 years	Over 20 years
HA						
KY	5281	3200	4795	3733	2378	1368
KY001 - Louisville	864	426	928	803	451	336

Summary PIC Data



HA Executive Summary

HA Executive Summary

HA : KY001
Hub : 4HLOU Louisville Hub
Field Office : 4IPH LOUISVILLE HUB OFFICE

HA Details
HA Code: KY001
HA Program Type: Combined
Assigned HUD Office: LOUISVILLE HUB OFFICE

Formal Name: Louisville Metro Housing Authority
HA FY End: 06/30

HA Address
Physical Address
Address Line1: 420 S 8th Street
Address Line2:
County Name: Jefferson
City/Locality: Louisville
State: KY
Zip Code: 40203

Mailing Address
Address Line1: 420 S 8th Street
Address Line2:
County Name: Jefferson
City/Locality: Louisville
State: KY
Zip Code: 40203

HA Staff/Contacts
Mayor Honorable Jerry Abramson

Phone : (502)574-3061
E-Mail :
Phone : (502)569-3400
E-Mail : barry@Lmha1.org

Executive Director Mr. Tim Barry

HA Inventory
Low Rent Information
Status Developments
In Management 37

Units 5642

HA Executive Summary

In Development	2	0
Total	39	5642

Section 8 Information

Grant Name	Increments	Units
Mod-Rehab	1	71
Total	1	71

Demolition/Disposition and Removal from Inventory Information
Demo/Dispo and Removal from Inventory Information (Includes HomeOwnership)

Development No.	Development Name	Demo/Dispo	# Units Approved for Demo/Dispo	# Units Removed from Inventory
KY001001	CLARKSDALE	786	0	0
KY001005	IROQUOIS HOMES	220	72	72
KY001039	Newburg	7	0	0

This HA does not have any approved HomeOwnership applications.

HA Performance

The PHAS assessment score is currently unavailable. The SEMAP score is currently unavailable.

HA Funding

Formula Grants	Fiscal Year	Authorized Funds	Disbursed Funds	Obligated Funds	Expended Funds
CFP	2006	\$11,841,872.00	\$91,152.00	\$11,841,872.00	\$91,152.00
	2005	\$13,227,493.00	\$88,497.00	\$13,227,493.00	\$88,497.00
	2004	\$13,598,636.00	\$6,140,446.82	\$13,598,636.00	\$5,523,678.70
	2003	\$13,574,919.00	\$12,789,960.56	\$13,574,919.00	\$12,670,448.98
Grant Total		\$52,242,920.00	\$19,110,056.38	\$52,242,920.00	\$18,373,776.68
HOPE VI	2003	\$20,220,103.00	\$2,767,966.51	\$3,747,536.84	\$3,060,808.67
Grant Total		\$20,220,103.00	\$2,767,966.51	\$3,747,536.84	\$3,060,808.67

HA Executive Summary

Section 8 As Of	Fiscal Year	Authorized Funds	Disbursed Funds	Obligated Funds	Expended Funds
Low Rent Total		\$72,463,023.00	\$21,878,022.89	\$55,990,456.84	\$21,434,585.35
Section 8 As Of 03/31/2007					
Certificate / V	Fiscal Year	Authorized Funds	Disbursed Funds	Obligated Funds	Expended Funds
Vouchers	2007	\$44,171,395.00	\$44,171,395.00		
	2006	\$51,597,340.00	\$51,597,340.00		
	2005	\$53,061,176.00	\$53,061,176.00		
	2004	\$49,713,447.00	\$44,015,909.00		
	2003	\$3,522,711.00	\$3,287,843.00		
Grant Total		\$202,066,069.00	\$196,133,663.00		
Mod Rehab Fundi	Fiscal Year	Authorized Funds	Disbursed Funds	Obligated Funds	Expended Funds
Mod-Rehab	2007	\$507,533.00	\$417,607.00		
	2006	\$473,190.00	\$416,818.00		
	2005	\$639,345.00	\$468,421.00		
	2004	\$1,517,787.00	\$718,684.00		
Grant Total		\$3,137,855.00	\$2,021,530.00		
Section 8 Total		\$205,203,924.00	\$198,155,193.00		

HA Comments
No Record Found

Changes in Housing Stock

The Louisville Metro Housing Authority projects that as of June 30, 2007 there will be a total of 4,693 annual contribution contract (ACC) units in its public housing stock, 4,217 of which are owned and managed by the Agency, and 477 that are privately owned and/or managed. This is an overall increase of 184 ACC units since the previous fiscal year end. This increase can be attributed to the construction of 83 units on the Clarksdale (now Liberty Green) footprint and the acquisition and/or development of 102 Clarksdale replacement housing units since July 1, 2006. The Agency anticipates also managing 8,000 Housing Choice vouchers in its leased housing program at the beginning of the year and increasing this number by 100 to 8,100 over the course of the year. By the end of FY2008, LMHA estimates its total housing stock will number 12,789 units.

The attached table shows the projected changes in LMHA's housing stock by the close of FY2007, as well as projections through FY2010. Estimates reflect the continued construction and acquisition of replacement housing units for Clarksdale (replacement housing acquisitions for Park DuValle are now complete). The total number of units reported in "Changes in Housing Stock" will always be slightly higher than the numbers reported for "Households Served," since the latter reflects actual occupancy for public housing and actual lease-ups rates for the Housing Choice Voucher program. By June 30th, 2008, LMHA estimates the following planned changes in its public housing inventory:

- the construction and occupancy of an additional 115 on-site replacement housing units at the new Liberty Green, and an additional four Lease-Purchase units off-site;
- the acquisition or new construction of an additional 25 scattered units off-site; and
- the demolition of 148 dwelling units (Buildings 54-64) at Iroquois Homes.

During the upcoming year, the Authority will determine whether elderly and/or disabled designation of units at Dosker Manor is appropriate and submit a designation plan to HUD if such designation is deemed beneficial. In addition, LMHA will ask HUD to extend its elderly-only designations at St. Catherine and Park DuValle for another two years, and submit an elderly-only designation plan for six units at Stephen Foster. Other elderly and/or disabled-only designations may be sought for a small number of new units constructed or acquired in conjunction with the Clarksdale HOPE VI Revitalization. Staff will also be submitting another HOPE VI Demolition for the phased demolition of Iroquois Homes to include a minimum of eleven buildings on the site.

**CHANGES IN HOUSING STOCK
PROJECTED FY2008**

	ACTUAL						PROJECTED						
	12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	6/30 2009	6/30 2010	6/30 2011
PUBLIC HOUSING													
Family Developments													
KY I-1 Clarksdale - Demolition Completed FY2006	724	724	724	724	714	714	308	0	0	0	0	0	0
KY I-002 Beecher Terrace	766	763	763	763	760	760	760	760	760	760	760	760	760
KY I-003 Parkway Place	636	635	635	635	634	634	634	634	634	634	634	634	634
KY I-004 Sheppard Square	327	326	326	326	325	325	325	325	325	325	325	325	325
KY I-005 Iroquois Homes	853	853	853	853	850	704	632	632	632	632	632	632	632
Elderly/Disabled Developments													
KY I-012 Dosker Manor A,B, & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688	688
KY I-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159	159
KY I-014 Avenue Plaza*	224	224	224	224	225	225	225	225	225	225	225	225	225
KY I-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151	151
Scattered Sites													
KY I-017 Scattered Sites I,II,III,IV,Newburg	185	178	178	179	183	272	272	279	279	279	279	279	279
KY I-034 Clarksdale I/II Replacement*				9	116	145	214	249	278	293	333	373	411
KY I-043 Steven Foster Park DuValle Replacement)								16	16	16	16	16	16
KY I-047 HPI/NDHC Scattered Sites and LTO (C'dale I								73	73	73	73	73	73
HOPE V/Mixed Income (Non-LMHA managed)**													
KY I-027 Park DuValle Phase I		59	59	59	59	59	59	59	59	59	59	59	59
KY I-030 Park DuValle Phase II				92	92	92	92	92	92	92	92	92	92
KY-031 Park DuValle Phase III					78	78	78	78	78	78	78	78	78
KY I-032 Park DuValle Phase IV					43	134	134	134	134	134	134	134	134
KY I-036 St. Francis (Clarksdale I Replacement Housing)						10	10	10	10	10	10	10	10
KY I-046 Villae Manor (Clarksdale I Replacement)								94	209	307	307	307	307
KY I-049 Liberty Green On-Site Phase I													
TOTAL PUBLIC HOUSING DWELLING UNITS	4624	4674	4674	4756	4833	5140	4732	4513	4697	4679	4699	4667	4581
HOUSING CHOICE VOUCHER PROGRAM													
Housing Choice Vouchers	684	684	760	982	1087	8684	8838	8472	8000	8100	8200	8300	8400
TOTAL HCY UNITS***	684	684	760	982	1087	8684	8838	8472	8000	8100	8200	8300	8400
TOTAL HOUSING STOCK	5308	5358	5434	5738	5920	13824	13570	12985	12697	12779	12899	12967	12981

*As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KYI-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not thus, throughout this Plan, data for this development is included under project/AMP number KYI-34.

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

***Projected numbers reflected the total number of vouchers budgeted from the HCY block grant. This establishes the size of the program annually. The total number of vouchers used in block grant calculation

Households Served

This section describes the projected number and characteristics of households served in LMHA programs from July 1, 2007 through June 30, 2008. Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program. The tables in this section highlight the projected number of households to be served by housing type and unit size, by family type, by income levels compared to median income levels for Louisville, and by race and ethnicity. The Agency's projected public housing and Voucher program waiting list characteristics for FY2007 immediately follow the information on households served.

Number and Characteristics of Households Served

As of July 1, 2007 LMHA is projected to serve 12,633 households in the combined public housing and voucher programs. In the conventional public housing program, the total number of households served is anticipated to be 4,161. Occupancy numbers are expected to decrease slightly to 12,447 for the combined programs, with a slight increase to 4,447 in the public housing program by the end of the FY2008 fiscal year. Several factors related to the Clarksdale HOPE VI project are contributing to this substantial increase. The relocation of all former Clarksdale families is now complete, and replacement units both off-site and on the actual Clarksdale footprint, now called Liberty Green, continue to become available.

It is projected that 8,000 households will be served in the voucher program at the 2008 fiscal year end. This estimated drop from slightly above 8,400 households is in anticipation of revised funding levels.

Overall, 55% of LMHA public housing households are characterized as family households (expected to drop to 53% by fiscal year end), 17% percent are elderly households (increasing to 18%), and 29% percent are households where at least one member is disabled. The number of elderly and disabled households served in FY2008 is expected to increase slightly from the continued re-occupancy of St. Catherine Court, which is now designated elderly only. The number of family households served in FY2008 is also expected to increase due to the units being created through the Clarksdale HOPE VI Revitalization.

In the HCV program, these percentages are 55% family, 6.4% elderly and 38% disabled, with no appreciable change anticipated over the coming year.

77% of the households served by LMHA have income levels below 30 percent of median, compared to 79% last year. The percentage of families in this income group is somewhat lower for families in the voucher program than in the public housing program (76% versus 82%), as was true last year (78% versus 83%). Four percent of all households have income

levels above 50 percent of median, up slightly from 3% last year. The number of households served with income levels below 30 percent of median is expected to decrease again slightly during FY2008. This can be attributed to the Agency's continuing emphasis on educational, job readiness and training programs that have successfully assisted LMHA households in increasing income levels and building assets.

Overall, 76% of Housing Authority residents are African American, 22% are White and 2% are other races. Minority households account for 88% of the public housing program and 72% of the Voucher program. The projected percentages of households served by race/ethnicity are expected to be similar in FY2008.

**HOUSEHOLDS SERVED BY HOUSING TYPE AND UNIT SIZE
PROJECTED VS. TARGET FY 2008**

FY 2008	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08
PUBLIC HOUSING												
Family Developments												
KY 1-002 Beecher Terrace	0	0	344	350	239	246	146	152	0	0	729	748
KY 1-003 Parkway Place	1	1	194	207	226	239	121	125	49	49	591	621
KY 1-004 Sheppard Square	0	0	0	164	167	132	133	22	23	23	318	323
KY 1-005 Iroquois Homes*	0	0	138	88	305	234	92	100	33	40	568	462
Elderly/Disabled Developments												
KY 1-012 Dosker Manor A, B & C Bldg.	4	4	587	624	18	19	0	0	0	0	609	647
KY 1-013 St. Catherine Court	36	47	79	90	0	0	1	1	0	0	116	138
KY 1-014 Avenue Plaza**	131	134	84	87	0	0	0	0	0	0	215	221
KY 1-018 Lourdes Hall, Bishop Lane Plaza	8	8	140	141	0	0	0	0	0	0	148	149
Scattered Sites												
KY 1-017 Scattered Sites I,II,III,IV,Newburg	0	0	20	26	51	57	146	155	7	13	224	251
KY 1-034 Clarksdale I/II Replacement**	3	4	19	28	54	63	112	122	16	25	204	242
KY 1-043 Steven Foster (Park DuValle Rep)	0	0	5	10	0	4	0	0	0	0	5	14
KY 1-047 HP/INDHC Scattered and LTO	0	0	0	0	0	0	55	63	0	0	55	63
Mixed Income Sites												
KY 1-027 The Oaks of Park DuValle	0	0	5	5	20	23	20	21	3	4	48	53
KY 1-030 The Villages of Park DuValle	0	0	8	8	37	38	37	40	3	3	85	89
KY 1-031 Park DuValle III	0	0	45	45	18	21	10	10	0	0	73	76
KY 1-032 Park DuValle IV	0	0	5	6	65	68	46	51	5	5	121	130
KY 1-036 St. Francis (Clarksdale I Replacement)	1	1	4	4	5	5	0	0	0	0	10	10
KY 1-046 Village Manor	0	0	0	0	10	10	0	0	0	0	10	10
KY 1-049 Liberty Green On-Site Phase I	0	3	11	50	17	120	4	24	0	3	32	200
TOTAL PUBLIC HOUSING UNITS	184	202	1688	1769	1229	1314	922	997	138	165	4161	4447
VOUCHER PROGRAM												
Vouchers	29	28	944	897	2957	2801	3472	3290	1070	984	8472	8000
TOTAL SECTION 8 UNITS	29	28	944	897	2957	2801	3472	3290	1070	984	8472	8000
TOTAL LMHA UNITS	213	230	2632	2666	4186	4115	4394	4287	1208	1149	12633	12447

*LMHA will demolish 148 Iroquois units during FY2008 (64 one-bedroom and 84 two-bedroom units)
 **As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KY 1-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not yet occurred. Thus, throughout this Plan, data for this development is included under project/AMP number KY 1-34.

**HOUSEHOLDS SERVED BY FAMILY TYPE
PROJECTED FY 2008**

FY 2008	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08
PUBLIC HOUSING	Family		Elderly		Disabled		Totals	
Family Developments								
KY 1-002 Beecher Terrace	440	446	103	109	186	193	729	748
KY 1-003 Parkway Place	471	491	27	32	93	98	591	621
KY1-004 Sheppard Square	269	272	10	11	39	40	318	323
KY1-005 Iroquois Homes*	471	375	16	14	81	73	568	462
Elderly/Disabled Developments								
KY1-012 Dosker Manor A, B & C Bldg.	71	75	180	190	358	382	609	647
KY 1-013 St. Catherine Court	4	4	56	67	56	67	116	138
KY 1-014 Avenue Plaza**	6	6	80	83	129	132	215	221
KY 1-018 Lourdes Hall, Bishop Lane Plaza	9	9	57	58	82	82	148	149
Scattered Sites								
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	119	136	32	35	73	80	224	251
KY1-034 Clarksdale I/II Replacement**	152	180	15	17	37	45	204	242
KY 1-043 Steven Foster (Park DuValle Repl)	0	3	5	8	0	3	5	14
KY 1-047 HPI/NDHC Scattered and LTO	51	50	0	5	4	8	55	63
Mixed Income Sites								
KY 1-027 The Oaks of Park DuValle	40	43	6	7	2	3	48	53
KY 1-030 The Villages of Park DuValle	45	47	14	15	26	27	85	89
KY1-031 Park DuValle III	9	10	59	61	5	5	73	76
KY1-032 Park DuValle IV	87	92	19	21	15	17	121	130
KY1-036 St. Francis (Clarksdale I Replacement)	6	6	2	2	2	2	10	10
KY 1-046 Village Manor	10	10	0	0	0	0	10	10
KY 1-049 Clarksdale On-Site Phase I	19	120	10	60	3	20	32	200
TOTAL PUBLIC HOUSING UNITS	2279	2375	691	795	1191	1277	4161	4447
HOUSING CHOICE VOUCHER PROGRAM	Family		Elderly		Disabled		Totals	
HCV Vouchers	4736	4471	548	519	3188	3010	8472	8000
TOTAL HCV UNITS	4736	4471	548	519	3188	3010	8472	8000
TOTAL LMHA UNITS	7015	6846	1239	1314	4379	4287	12633	12447

*LMHA will demolish 148 Iroquois units during FY2008.

**As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KY1-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not yet occurred. Thus, throughout this Plan, data for this development is included under project/AMP number KY1-34.

**HOUSEHOLD SERVED BY INCOME LEVELS
PLANNED VS. ACTUAL FY2008**

FY 2008	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08
PUBLIC HOUSING	<30		30-50		50-80		>80		Totals	Totals
Family Developments										
KY 1-002 Beecher Terrace	660	678	55	56	13	13	1	1	729	748
KY 1-003 Parkway Place	532	559	49	52	10	10	0	0	591	621
KY1-004 Sheppard Square	265	268	44	45	8	9	1	1	318	323
KY1-005 Iroquois Homes*	501	407	53	43	13	11	1	1	568	462
Elderly/Disabled Developments										
KY1-012 Dosker Manor A, B & C Bldg.	515	547	68	72	25	27	1	1	609	647
KY 1-013 St. Catherine Court	101	120	14	17	0	0	1	1	116	138
KY 1-014 Avenue Plaza**	187	192	21	22	7	7	0	0	215	221
KY 1-018 Lourdes Hall, Bishop Lane Plaza	120	121	23	23	3	3	2	2	148	149
Scattered Sites										
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	142	159	52	58	24	27	6	7	224	251
KY1-034 Clarksdale I/II Replacement**	119	141	52	62	26	31	7	8	204	242
KY 1-043 Steven Foster (Park DuValle Repl)	4	11	1	2	0	1	0	0	5	14
KY 1-047 HPI/NDHC Scattered and LTO	38	44	17	19	0	0	0	0	55	63
Mixed Income Sites										
KY 1-027 The Oaks of Park DuValle	17	19	11	12	20	22	0	0	48	53
KY 1-030 The Villages of Park DuValle	50	53	30	31	4	4	1	1	85	89
KY1-031 Park DuValle III	54	56	15	16	3	3	1	1	73	76
KY1-032 Park DuValle IV	68	73	44	47	8	9	1	1	121	130
KY1-036 St. Francis (Clarksdale I Repl.)	4	4	3	3	3	3	0	0	10	10
KY 1-046 Village Manor	8	8	2	2	0	0	0	0	10	10
KY1-049 Liberty Green On-Site Phase I	23	150	9	50	0	0	0	0	32	200
TOTAL PUBLIC HOUSING UNITS	3408	3610	563	632	167	180	23	25	4161	4447

HCV	<30	30-50	50-80	>80	Totals	Totals
Housing Choice Vouchers	6233	5886	1912	1805	303	286
TOTAL VOUCHER UNITS	6233	5886	1912	1805	303	286

TOTAL LMHA UNITS	9641	9496	2475	2437	470	466	47	48	12633	12447
------------------	------	------	------	------	-----	-----	----	----	-------	-------

*LMHA will demolish 148 Iroquois units during FY2008 (64 one-bedroom and 84 two-bedroom units)

**As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KY1-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not yet occurred. Thus, throughout this Plan, data for this development is included under project/AMP number KY1-34.

FY2007 AREA MEDIAN INCOME (AMI) LIMITS BY HOUSEHOLDS FOR LOUISVILLE AREA

FAMILY SIZE	30% AMI	50% AMI	80% AMI
ONE PERSON	12,350	20,600	32,950
TWO PERSON	14,100	23,550	37,700
THREE PERSONS	15,900	26,500	42,400
FOUR PERSONS	17,650	29,450	47,100
FIVE PERSONS	19,050	31,800	50,850
SIX PERSONS	20,450	34,150	54,650
SEVEN PERSONS	21,900	36,500	58,400
EIGHT PERSONS	23,300	38,850	62,150

**HOUSEHOLDS SERVED BY RACE AND ETHNICITY
PROJECTED FY2008**

FY 2008	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08	7/1/07	6/30/08
PUBLIC HOUSING	African-American		White		Other		Totals	Totals
Family Developments								
KY 1-002 Beecher Terrace	709	727	18	19	2	2	729	748
KY 1-003 Parkway Place	560	588	19	20	12	13	591	621
KY 1-004 Sheppard Square	310	314	6	7	2	2	318	323
KY 1-005 Iroquois Homes*	489	376	74	80	5	6	568	462
Elderly/Disabled Developments								
KY 1-012 Dosker Manor A, B & C Bldg.	467	496	132	140	10	11	609	647
KY 1-013 St. Catherine Court	84	100	30	36	2	2	116	138
KY 1-014 Avenue Plaza**	174	178	40	42	1	1	215	221
KY 1-018 Lourdes Hall, Bishop Lane Plaza	82	83	63	63	3	3	148	149
Scattered Sites								
KY 1-017 Scattered Sites I,II,III,IV,V,Newburg	183	206	41	45	0	0	224	251
KY 1-034 Clarksdale I/II Replacement**	196	233	8	9	0	0	204	242
KY 1-043 Steven Foster (Park DuValle Repl)	5	12	0	2	0	0	5	14
KY 1-047 HPI/NDHC Scattered and LTO	52	52	3	11	0	0	55	63
Mixed Income Sites								
KY 1-027 The Oaks of Park DuValle	46	50	2	3	0	0	48	53
KY 1-030 The Villages of Park DuValle	84	88	1	1	0	0	85	89
KY 1-031 Park DuValle III	73	76	0	0	0	0	73	76
KY 1-032 Park DuValle IV	119	127	2	3	0	0	121	130
KY 1-036 St. Francis (Clarksdale I Replacement)	9	9	1	1	0	0	10	10
KY 1-046 Village Manor	9	9	1	1	0	0	10	10
KY 1-049 Clarksdale On-Site Phase I	31	194	1	6	0	0	32	200
TOTAL PUBLIC HOUSING UNITS	3682	3918	442	489	37	40	4161	4447
HOUSING CHOICE VOUCHER PROGRAM	African-American		White		Other		Totals	Totals
HCV Vouchers	5970	5638	2323	2193	179	169	8472	8000
TOTAL VOUCHER UNITS	5970	5638	2323	2193	179	169	8472	8000
TOTAL LMHA UNITS	9652	9556	2765	2682	216	209	12633	12447

*LMHA will demolish 148 Iroquois units during FY2008 (64 one-bedroom and 84 two-bedroom units)

**As part of its transition to AMP numbers, the development "550 Apartments" (72 units) will be included in AMP KY1-014 beginning in FY2008. As of the date of this draft (April 2007), this transition has not yet occurred. Thus, throughout this Plan, data for this development is included under project/AMP number KY1-34.

Number and Characteristics of Households on Waiting List

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

Since merger, LMHA continues to maintain one centralized waiting list for its owned and managed family and elderly public housing sites, which includes KY1-002, 003, 004, 005, 012, 013, 014, and 018. A referral system will continue to be used for all LMHA scattered sites, which now includes the KY1-017, 034, 043, 047, and future LMHA scattered site acquisitions. Eligibility requirements for scattered sites includes residency in a family or elderly public housing development for a one year period and a recommendation by the site's manager as an outstanding resident. Using the flexibility afforded through the MTW Demonstration, the Authority also recently established time limitations on residency in the new scattered site public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program.

A waitlist is now separately maintained for the Housing Choice Voucher program. During Clarksdale relocation, Clarksdale residents went to first place on the Housing Choice Voucher waitlist as well as all other LMHA wait lists. Now that relocation has been completed, Clarksdale residents will receive preference for Clarksdale off-site replacement units and Liberty Green units only.

Site-based waiting lists are currently maintained for two privately managed and/or owned mixed income developments - Park DuValle Phase I (the Oaks of Park DuValle) and Liberty Green. The former combined waitlist for Park DuValle Phases II, III and IV has been closed since 2002. Waitlist information for these sites contains the total number of applicants by desired unit size. Additional household characteristic data is not maintained. St. Francis occupants are referred through LMHA.

The attached tables show the number and characteristics of applicants on the central-based waiting list for LMHA's family and elderly/disabled public housing developments, the site-based waiting lists at Park DuValle I and Liberty Green, and for the Housing Choice Voucher program. The waitlist currently reflects a combined total of 15,491 applicants for all housing programs, with a total of 2,190 for LMHA managed public housing programs. Of the applicants for the LMHA managed public housing units, 56% need one-bedroom units (down slightly from 57% in FY2006), 30% need two bedroom units (up slightly from 29% in FY2006), 11% need three bedroom units (up from 10%), and 3% need four bedroom units (unchanged from last year). If the waiting list is reflective of the general community, there

has clearly been an increased need and interest in one-bedroom units over the last several years. Interestingly, family households have the highest need for one-bedroom units (950 or 77% of the 1,235 households applying for one-bedroom units), with disabled households second (220 or 18%) and the elderly last (65 or 5%).

Seventy-seven percent of all applicants on LMHA's central-based waiting list for public housing and 60% of the Housing Choice Voucher wait list are racial or ethnic minorities. 90% of Housing Choice Voucher wait list applicants earn below 30% of the Area Median income.

The number of applicants on the waiting lists should decrease over the next fiscal year as the initial relocation of Clarksdale households is now complete, units reserved for these relocatees have now been reopened for general occupancy, and additional Clarksdale on- and off-site replacement housing are becoming available.

**WAIT LIST DATA BY UNIT SIZE
PROJECTED FY2008**

FY 2008	7/1/07	7/1/07	7/1/07	7/1/07	7/1/07
PUBLIC HOUSING	1 Bed	2 Bed	3 Bed	4 Bed+	Totals
Central Based Waiting Lists					
Family	950	593	216	49	1808
Elderly	65	10	1	2	78
Disabled	220	62	18	4	304
TOTAL CENTRAL BASED	1235	665	235	55	2190
Site Based Waiting Lists					
KY 1-27 Park DuValle I *	200	504	291	57	1052
KY1-49 Liberty Green					
Family	0	0	0	0	0
Elderly	1	0	0	0	1
Disabled	4	0	0	0	4
TOTAL SITE BASED	5	504	291	57	5
HOUSING CHOICE VOUCHER PROGRAM					
Vouchers	6017	4274	1663	290	12244
TOTAL VOUCHER PROGRAM	6017	4274	1663	290	12244
TOTAL OF ALL PROGRAMS	7257	5443	2189	402	15491

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

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

**WAIT LIST BY INCOME GROUP
PROJECTED FY2008**

FY 2008	7/1/07	7/1/07	7/1/07	7/1/07	7/1/07
PUBLIC HOUSING	<30	30-50	50-80	>80	Totals
Central Based Waiting List*					
Family	N/A	N/A	N/A	N/A	1808
Elderly	N/A	N/A	N/A	N/A	78
Disabled	N/A	N/A	N/A	N/A	304
TOTAL CENTRAL BASED	N/A	N/A	N/A	N/A	2190
Site Based Waiting Lists					
KY 1-27 Park DuValle I*	N/A	N/A	N/A	N/A	1052
KY1-49 Liberty Green	N/A	N/A	N/A	N/A	5
TOTAL SITE BASED	0	0	0	0	1057
HOUSING CHOICE VOUCHERS	<30	30-50	50-80	>80	Totals
Vouchers***	10979	1240	Unknown	Unknown	12244
TOTAL VOUCHER PROGRAM	10979	1240	N/A	N/A	12244
TOTAL OF ALL PROGRAMS	10979	1240	N/A	N/A	15491

*Characteristics by income group are not maintained

Wait List contains total number of applicants by desired unit size.

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

**TABLE 3-7
WAIT LIST BY RACE AND ETHNICITY
PROJECTED FY2008**

FY 2008	7/1/07	7/1/07	7/1/07	7/1/07
PUBLIC HOUSING	African-	White	Other	Totals
	American			
Central Based Waiting Lists				
Family	1353	414	41	1808
Elderly	58	18	2	78
Disabled	227	70	7	304
TOTAL CENTRAL BASED	1638	502	50	2190
Site Based Waiting Lists				
KY 1-27 Park DuValle I*	N/A	N/A	N/A	1052
KY1-49 Liberty Green*	N/A	N/A	N/A	5
TOTAL SITE BASED	0	0	0	1057
HOUSING CHOICE VOUCHER PROGRAM	African-	White	Other	Totals
	American			
Vouchers	7021	4910	313	12244
TOTAL VOUCHER PROGRAM	7021	4910	313	12244
TOTAL OF ALL PROGRAMS	8659	5412	363	15491

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

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

Description of Capital Activities

LMHA's emphasis on modernization and extraordinary maintenance to preserve and improve the current public house stock is evidenced by nearly \$5,000,000 (includes contingency) in committed capital funding during FY2008. The charts at the end of this section summarize by site the proposed capital improvement projects at LMHA's sites over the next five years. During the upcoming FY2008 period, a number of projects in addition to the Clarksdale HOPE VI Revitalization are planned or currently underway including:

- Iroquois Homes demolition (Phase III)
- Vine street window replacement
- Dosker Manor elevator modernization
- Dosker Manor automatic door operators installation
- St Martin's roof replacement
- Dosker Manor roof repairs
- Friary deck repairs
- Parkway Place basement door installation
- Dosker Manor interior wall repair

Upcoming projects for FY 2008 include:

- Iroquois Homes demolition (Phase IV)
- Sheppard Square basement doors replacement
- Parkway Place power poles and cross arms replacement
- Sheppard Square roof/gutter repairs and new garage
- Dosker Manor exterior wall repair
- Avenue Plaza elevator modernization
- Sheppard Square gas lines repairs

Performance and Evaluation (P & E) Reports for open capital fund grant programs, which delineate obligation and expenditures by each budget line item, are also included at the end of this section.

Development

Building on planning and acquisition efforts during the last several years, LMHA has outlined a dynamic plan for new development that expands housing choices for residents and furthers LMHA's deconcentration goals. LMHA will continue to use the HOPE VI Revitalization effort for Clarksdale I and II as a means to increase housing choices and

develop new, replicable models for public housing unit replacement. During FY2008, the Authority plans to acquire at least 15 additional Clarksdale replacement units. Numerous innovative approaches for scattered site development covering a diverse combination of property and unit types throughout the Metro area will be utilized as replacement housing units for Clarksdale households including:

- acquisition of scattered-site properties in privately owned multi-family apartment complexes;
- adaptive reuse of historic and/or previously non-residential building types;
- development of housing units tied to special services or programs; and
- construction of mixed use building types with first floor retail or commercial space and housing on upper floors.

The Authority utilized Housing Choice Voucher reserves during FY2004 to acquire replacement housing in conjunction with the Clarksdale HOPE VI Revitalization including the purchase of the Velvet Rose Supper Club, a nuisance property located directly opposite the most prominent corner of the former Clarksdale site (now Liberty Green). Housing Choice Voucher reserves were also used to finance the first sub-phase of construction on the actual Clarksdale footprint, which should be completed by early summer 2007. LMHA will continue to utilize Housing Choice Voucher reserves and the financial fungibility afforded through the MTW Demonstration to acquire or construct replacement units for its obsolete housing stock. Finally, the Agency may also utilize the MTW Demonstration's flexibilities to provide low interest construction loans or other bridge-type loans to the Agency's Clarksdale Revitalization developer partners for efforts consistent with LMHA's mission. This may include the Authority's own non-profits.

Homeownership

LMHA has an extensive homeownership program as part of its Park DuValle HOPE VI project. As of June 30, 2007, it is anticipated that almost 400 of the 450 privately owned or for-sale homes planned in the Park DuValle Revitalization area will be under construction.

Homeownership is also an important component of the HOPE VI Revitalization efforts for Clarksdale I and II. Revitalization plans currently include 163 homeownership and 4 lease-to-own homeownership units on-site. Another 8 lease-to-own homeownership units will be built off-site in addition to approximately 466 homeownership units that will be built by our HOPE VI partners.

Families living in public housing often face multiple barriers that seriously impact their ability to purchase a home and sustain their new living arrangements. Unfortunately, these families are often not eligible for conventional loans, increasing the likelihood that they will resort to predatory lenders and end up in foreclosure. Long-term support and homeownership

counseling, such as that planned for LMHA's Section 32 lease-to-own program, can help families succeed as long-term homeowners and achieve financial self-sufficiency. New Directions Housing Corporation and the Housing Partnership, Inc., LMHA's off-site developer partners, will work with CHDO's and other affordable housing developers to finance and produce the off-site homeownership units. The Authority's Housing Choice Voucher Homeownership Program, in combination with LMHA's Family Self Sufficiency (FSS) and Individual Development Accounts (IDA) programs and homeownership counseling services, will also be an invaluable set of tools to public housing and Housing Choice Voucher families who wish to achieve the goal of homeownership. The Agency is also proposing several changes within the Housing Choice Voucher Homeownership program during FY2008 that require the flexibility provided through the MTW Demonstration. One of these modifications will allow LMHA to mitigate the impact of the reduced Housing Choice Voucher payment standards that went into effect in March 2005 (see "Rent Reasonableness" section under "Management Information for Leased Housing" for additional details). The Housing Choice Voucher Homeownership program recently celebrated its 100th homeownership unit, a remarkable achievement.

RHF Plan

LMHA will be requesting the second increment of Replacement Housing Factor Funding for the units demolished at Iroquois Homes. It is the Authority's intent to utilize these funds in its Clarksdale Neighborhood Revitalization Effort. Due to the mixed-finance approach to the development of this community, the leveraging required as part of the second increment approval will be attained.

Five Year Capital Budget

Site	Prior Funding	Total Funding	Before Revision	Variance	CGF-99	CFP-00	CFP-01	CFP-02	CFP-03	CFP-04	CFP-05	CFP-06	CFP-07	CFP-08	CFP-09	CFP-10	CFP-11	CFP-12	Comment	
4/4/2007 18-56	1997 thru 2010	1999 thru 2010	Revision		Budget	Budget	Budget	Budget	Proposed	Proposed										
CLARKSON ALE																				
Day Center	308,200	308,200	325,000	(216,800)	308,200															Complete
AE Fees & Master Planning	380,339	6,162,250	500,000	116,250	380,339															
Phase I	18,333,881	20,000,000	20,000,000	-	6,877,001	2,455,902			2,011,667	3,189,311	3,800,000	1,666,119	235,911							
Phase II	1,000,000	4,500,000	207,500	(150,000)					207,500		1,000,000	1,118,881	1,541,119	840,000						
Rehab	20,229,920	35,633	25,851,956	(28,185)	7,565,540	2,455,902			2,219,167	3,189,311	4,800,000	2,785,000	1,777,030							
Site Total																				
BECKER TERRACE																				
Air Conditioners (Health Related)	327	327	2,700,000	(269,673)		327														Complete
Exterior Lighting (West Side)	171,811	150,000	150,000	(28,189)	31,048	24,721	116,042										150,000			
Fencing	589,022	589,022	589,022	(69,412)	31,443	24,292	313,187													Complete
AE Fees Boiler design	309,896	309,896	3,500,000	(3,190,104)	755	2,651														Complete
Boiler Replacement	755	755	3,500,000	(3,190,104)	755	2,651														Complete
Boscher Legal	2,651	2,651	2,651		2,651															Complete
Baxter Community Center	53,827	100,000					53,827													Complete
Roof Repairs (Baxter Court)	1,500,000	2,200,000						1,500,000								700,000				Complete
Roof Repairs (Baxter Court)	2,628,289	3,578,289	4,883,820	(3,465,356)	65,897	579,336	483,056		1,500,000							700,000				Complete
Site Total																				
PARKWAY PLACE																				
Exterior Lighting	290,000	290,000	290,000	-																
Parking Lot Paving / Speed Bumps	105,000	105,000	105,000		309,394															290,000
Handicapped Ramp (Res Council / Bldg 49)	9,064	9,064	10,000	(936)	9,064															105,000
Fencing (FY2001)	173,180	173,180				23,638	149,542													Complete
Rehab Tubs & Toilets	8,764,396	8,764,396	6,248,780	2,520,616	944,237	2,807,957	3,511,500	1,494,702												Complete
AE Rehab Tubs & Toilets	31,840	31,840	102,765	(70,925)	12,061	6,607	122,921	87,748												Complete
Rehab Tubs & Toilets	229,337	229,337																		Complete
Emergency procurement backlog preventer																				
AE Fees (Boscher) - 100% - 100% - 100% - 100%			250,104	(250,104)																
Prud'Homme Community Center	489,969	489,969	150,000	339,969		8,235	489,969													
California Day Care	8,235	8,235	25,000	11,427			36,427													
Day Care Center Dishwasher	36,427	36,427					49,814													
AE Fees California Day Care	49,814	49,814	1,189,368	(1,139,554)				2,430	1,186,938											
Landscaping	1,189,368	1,189,368	1,189,368																	
Rehab Booths on Bldg and Stairwells			100,000	(100,000)																100,000
Rehab Booths			100,000	(100,000)																
AE Day			50,000	(50,000)																
Rehab Booths			200,000	(200,000)																
Rehab Booths			400,000	(400,000)																
Replace water heaters or get heat exchanger			4,813	(4,813)																
Replace Power Poles and Cross Arms			10,156,857	(10,156,857)	1,234,756	2,878,277	3,876,204	2,074,849	1,186,938							100,000				395,000
Replace Council Office Improvements	11,291,024	11,786,024																		
Site Total																				
SHEPARD SQUARE																				
Gutters Cleaned & Replacement	200,000	200,000	200,000	-						200,000										Complete
Handicapped Ramp - Res Council Office & SCS	8,273	8,273	45,000	(36,727)		8,273														Complete
Resident Council Office Improvements			9,099	(9,099)																
Playground	120,860	120,860	120,860		120,860	292,243														
Handicapped Ramp - Res Council Office	3,171,827	3,171,827	3,171,827		2,154															
AE Sheppard Square Playg	32,711	32,711	154,000	(121,289)																
Rehab	102,016	102,016	2,500,000	(2,397,984)																
Rehab	4,165,942	4,165,942	2,500,000	1,665,942																
AE Boiler Replacement	50,234	50,234	125,000	(74,766)																
Resident Council Office	72,000	72,000	72,000																	
Roof Replacement	600,000	600,000	600,000																	
Roof Replacement	88,000	88,000	88,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	
Roof Replacement	50,000	50,000	50,000																	

CAPITAL BUDGET FY 2007

	45,000	45,000	45,000	190,000	290,000	45,000	75,000	275,000	198,000	75,000	275,000	198,000
Water Heaters	45,000	45,000										
Seal A/C Units	-	75,000										
Window replacement	-	275,000										
Refrigerator	-	198,000										
Refrigerator	-	198,000										
Refrigerator	-	198,000										
Playground	47,542	47,542	47,542									
Install new Entry Doors	5,297	5,297										
Plastic Benches and Tables	12,632	12,632										
Kitchen Faucets	5,078	5,078										
The Floors	107,238	107,238										
Handrails	5,065	5,065										
Seal and Strip Parking Lot	750	750										
ADA Concrete Work	200	200										
Drainage work @ Nollemeyer	16,343	16,343										
The Floors	87,000	87,000										
Waterproofing of Units	3,465	3,465										
Staircase Repairs	3,465	3,465										
EDH Kitchen Renovators	38,778	38,778										
Site Total	840,466	1,621,380	268,000	750,000	2,928,000	47,542	131,245	181,679	190,000	290,000		780,914
Admin Costs HAAJAC												
Salary and Benefits	42,000	42,000				9,200	26,300	6,500	6,500			
Study Expense	7,766	7,766				2,439	3,640	1,687				
AAE Costs	32,225	32,225					32,225					
Site Total	81,991	81,991	828,000			11,639	62,165	8,187				
Mixed Finance Capital Contributions												
Phase II - Park DuValle	174,627	676,824	218,512	458,312		458,312	59,800	214,285	489,929	31,827	78,740	88,573
Phase III - Park DuValle	179,037	406,316	194,052	212,264		212,264	32,782	33,765	34,778	35,822	36,896	38,372
Phase IV - Park DuValle	107,870	476,239	215,830	260,409		260,409	53,140	54,720	56,370	58,000	59,890	62,192
Site Total	461,534	1,559,379	628,394	930,985		930,985	155,922	161,295	166,860	172,622	178,586	185,730
Annual Capital Purchase/Services Contracts												
Environmental Consultant - Remediation Monitoring	366,014	3,164,014	839,350	2,324,664		2,324,664	300,000	300,000	300,000	300,000	300,000	300,000
Annual A/E Contract	562,831	857,724	1,205,107	15,367		15,367	15,084	250,000	250,000	250,000	250,000	250,000
Annual A/E Contract	857,558	2,409,558	1,433,000	976,558		976,558	216,000	225,000	234,000	243,000	253,000	263,000
Annual Lead Paint Removal Contract	1,181,643	1,181,643	756,914	424,729		424,729	313,592	234,000	234,000	234,000	234,000	234,000
Vacancy Prep Contract	929,343	929,343	929,343			929,343	309,000	309,000	309,000	309,000	309,000	309,000
Landscaping	50,000	50,000	50,000			50,000	50,000	50,000	50,000	50,000	50,000	50,000
Fencing	475,000	475,000	475,000			475,000	475,000	475,000	475,000	475,000	475,000	475,000
Central Maintenance Improvements	500,000	500,000	500,000			500,000	500,000	500,000	500,000	500,000	500,000	500,000
Pre-Burn floors and doors	60,000	60,000	60,000			60,000	60,000	60,000	60,000	60,000	60,000	60,000
Air Conditioners - Health Related	400,000	400,000	400,000			400,000	400,000	400,000	400,000	400,000	400,000	400,000
Capital Equipment	3,581,150	1,897,064	623,240	623,240		623,240	618,890	643,000	669,000	694,000	719,000	744,000
Paint	1,229,642	1,229,642	1,229,642	1,229,642		1,229,642	1,229,642	1,229,642	1,229,642	1,229,642	1,229,642	1,229,642
Site Total	10,963,684	24,484,684	12,499,385	7,840,815	1,640,914	505,317	1,367,635	1,369,818	2,250,000	1,894,000	2,024,000	2,201,000
Management Improvements												
Master Specification Upgrade	20,257	3,750		16,507		1,250	13,276		5,721	5,000	10,000	10,000
Technical Staff Training/Development	18,893	73,893		77,044		680			5,959			
Physical Plant Inspection	10,000	10,000		10,000		10,000			10,000			
Physical Plant Inspection	10,000	10,000		10,000		10,000			10,000			
CAD/Logo File Server	15,000	15,000		15,000		15,000			15,000			
Laser Color Printer for Mod & Dev	6,000	6,000		6,000		6,000			6,000			
Site Total	506,737	1,106,737	644,119	657,415	4,282	4,942	75,944	121,569	100,000	100,000	100,000	100,000
Total Management Improvements	506,737	1,106,737	644,119	657,415	4,282	4,942	75,944	121,569	100,000	100,000	100,000	100,000
Administrative Costs												
Construction Administration	4,196,724	6,132,724	6,450,051	6,132,724	100,647	645,793	602,634	969,650	600,000	624,000	676,000	224,000
Construction Administration 10% transfer	15,345,822	30,685,822	15,449,031	15,236,791	1,563,798	1,841,239	2,507,989	2,073,500	2,655,296	2,352,000	3,000,000	2,446,000
General Fund for Operations	19,542,546	36,818,546	22,216,834	14,919,464	1,664,445	2,491,032	3,110,623	3,043,150	3,255,296	3,028,000	3,028,000	3,028,000
Site Total	39,085,092	73,637,092	44,116,916	36,289,379	1,764,882	4,937,074	6,183,261	6,748,495	9,988,292	9,000,000	9,704,000	7,492,000
Total Capital Projects	51,849,798	79,613,745	89,468,802	12,779,505	10,967,446	9,264,439	9,793,688	7,079,045	6,081,035	5,777,668	4,988,019	4,523,454
Total Soft Costs	31,610,142	64,159,887	35,988,732	24,348,679	3,323,534	3,065,396	4,575,665	4,595,437	5,714,893	5,130,922	5,278,860	6,811,331
TOTALS USING	83,729,697	147,094,946	12,780,482,297	121,909,794	14,290,980	12,329,835	12,645,829	11,732,666	11,858,032	11,070,860	11,131,464	11,425,800
Replacement Housing amount	6,844,843	17,486,315	316,218	2,037,944	2,126,993	2,363,688	2,033,031	2,527,776	2,096,029	1,908,607	1,672,596	423,433
Total	90,574,540	164,581,261	14,607,198	14,367,779	14,732,822	14,096,354	13,871,133	13,598,636	13,227,493	12,843,776	12,807,096	12,622,333
Replacement Housing Budget												
Use for Capital Projects/Misc Development	2,354,162	10,000,000										
Replacement Housing Pledged to Clankdale Phase I	5,132,153	17,486,315										
Replacement Housing Pledged to Clankdale Phase II	17,486,315	0	0	0	0	0	0	0	0	0	0	0
Source												
Capital	14,290,980	12,329,835	12,645,829	11,732,666	11,858,032	11,070,860	11,131,464	10,935,169	11,134,500	11,425,800	11,425,800	12,198,900
Replacement Housing Fund	316,218	2,037,944	2,126,993	2,363,688	2,033,031	2,527,776	2,096,029	1,908,607	1,672,596	423,433	423,433	423,433
Total Funding	14,607,198	14,367,779	14,732,822	14,096,354	13,871,133	13,598,636	13,227,493	12,843,776	12,807,096	11,849,233	12,843,776	12,622,333
Surplus (Deficit)												

Replacement Housing Factor (RHF) Multi-Tier Report

Replacement Housing Factor Multi-Tier Report

Project #	2005 RHF	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
	Units															
KY001006	Cotter	340	1st(1 of 5)	1st(2 of 5)	1st(3 of 5)	1st(4 of 5)	1st(5 of 5)	2nd(1 of 5)	2nd(2 of 5)	2nd(3 of 5)	2nd(4 of 5)	2nd(5 of 5)				
KY001009	Lang	272	1st(1 of 5)	1st(2 of 5)	1st(3 of 5)	1st(4 of 5)	1st(5 of 5)	2nd(1 of 5)	2nd(2 of 5)	2nd(3 of 5)	2nd(4 of 5)	2nd(5 of 5)				
KY001005	Inquouis	146					1st(1 of 5)	1st(2 of 5)	1st(3 of 5)	1st(4 of 5)	1st(5 of 5)	2nd(1 of 5)	2nd(2 of 5)	2nd(3 of 5)	2nd(4 of 5)	2nd(5 of 5)
1st Inc. RHF Dollars		260,534	316,218	2,037,944	2,126,993	2,383,688	90,995	301,843	423,433	423,433	423,433	423,433	423,433	423,433	423,433	423,433
2nd Inc. RHF Dollars							1,922,046	2,225,933	1,672,596	1,672,596	1,672,596	423,433	423,433	423,433	423,433	423,433
Yearly RHF Dollar Totals		260,534	316,218	2,037,944	2,126,993	2,383,688	2,013,031	2,527,776	2,096,029	2,096,029	2,096,029	423,433	423,433	423,433	423,433	423,433

Annual Statement P & E Reports

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

**Annual Statement
Performance and Evaluation Report**
Part I: Summary
Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Housing Authority of Louisville		KY36P001501-03		2003	
Original Annual Statement		Revised Annual Statement		Final Performance & Evaluation Report	
Line No.	Summary by Development Account	Original	Revised	Obligated	Actual Cost
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling equipment-Nonexpendible				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	9,306,041		9,306,041	9,306,041
17	1495.1 Relocation Costs				
18	1498 Mod Funds used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant	9,306,041		9,306,041	9,306,041
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director and Date		Signature of Field Office Manager and Date			

Form HUD-

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

**Annual Statement
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

502-03

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/
			Original	Revised 3/	Difference 3/			
Agency wide	Moving to Work Demonstration	1492	2,255,847	2,255,847	0	2,255,847		
	Total		2,255,847	2,255,847	0	2,255,847	0	

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

2/28/2007

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/
			Original	Revised 3/	Difference 3/			
Beecher Terrace KY 1-2	Pipe replacement contract Pipe replacement misc Relocation Subtotal KY 1-2	461000 146000 504 002	0	774,433 15,462 5,559 795,454	774,433 15,462 5,559 795,454	774,433 15,462 5,559 795,454	Coleman Key monitor, etc	
Parkway Place	Replace Roofs GE Project at Parkway Subtotal KY 1-3	461000 146058 504 003	1,186,938 1,186,938	1,187,342 121,810 1,309,152	1,187,342 121,810 1,309,152	1,187,342 121,810 1,309,152	Mid America Roofing Complete	
Sheppard Square KY 1-4	Relocation for Lead Abatement Facade Improvements Subtotal KY 1-4		577,772 577,772	37,218 0 37,218	37,218 0 37,218	37,218 0 37,218		
Desker Manor KY 1-12	Door Locks Elevator Transfer Switch Subtotal KY 1-12	461000 146019 504 012 461000 146061 504 012	200,000 30,000 230,000	58,425 76,450 134,875	58,425 76,450 134,875	58,425 76,450 134,875	Deliman Complete 134875.47	
Scattered Sites KY 1-40	Scattered Site Lead Removal Exterior Panels	461000 146000 504 022 461000 146002 503 040	600,000 600,000	288,760 288,760	288,760 288,760	288,760 288,760		
Bishop Lane Plaza			880	880	880	880		
Park DuValle	Phase III Capital Contribution SUBTOTAL Park DuValle		83,417 83,417	83,417 83,417	83,417 83,417	83,417 83,417		
Agency	Administration Master Spec Technical Staff Training/Development Tree Trimming Slipends Environmental Asbestos and Lead Removal Backfill and Exca Annual A/E		600,000 1,300 5,000 300,000 100,000 300,000 250,000	665,328 7,075 5,959 155,167 63,831 0 795,025	665,328 7,075 5,959 155,167 63,831 0 795,025	665,328 7,075 5,959 155,167 63,831 0 795,025	401727 NEC 381141.2 Abatement Solutions 264042 Micro Analytics 75721.5 Sherman Center 12778.75 Appraisals	
	Landscaping Fencing (962 S 6th Street)	145000 145002 504 -	157,000 204,198	35,632 485,108	35,632 485,108	35,632 485,108	FA Crew Fencing FA Crew 964 S. 6th Street	
	Capital Assets Appliance Replacement		571,010 216,000	530,948 273,936	530,948 273,936	530,948 273,936	Includes Auto	
	Subtotal Agencywide Contingency		2,912,508 1,463,406	3,370,551 0	3,370,551 0	3,370,551 0		
	Funding Operations SUBTOTAL CAPITAL ITEMS Grand Total	150200 1406	2,862,000 9,306,041 9,306,041	3,285,734 9,306,041 9,306,041	3,285,734 9,306,041 9,306,041	3,285,734 9,306,041 9,306,041		

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

2/28/2007

Annual Statement
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/	
			Original	Revised 3/	Difference 3/				
Clarksdale KY 1-1	Comprehensive Modernization	146000	3,189,311	3,189,311	0	3,189,311	634,286	Clarksdale Rental II Construction	
Beecher/Parkway 1-2/1-3	Roof Replacement at Central Stores FIC, and Baxter Community Ctr	461000 146016 000 002	3,189,311	3,189,311	0	3,189,311	634,286		
Sheppard Square KY 1-4	Roofs/Gutters/Downspouts Replace Basement Doors Façade Improvements Pave Streets Subtotal KY 1-4		800,000 72,000 788,228 50,000 1,680,228	800,000 72,000 577,772 50,000 2,258,000	330,000 330,000	330,000 330,000	0		
	Miscellaneous Site Improvement 2731 and 2733 Algonquin Parkway Construction contract for 2731 in	419027 143010 505 034 461000 146000 505 034	329,757 329,757	53,484 276,273 329,757	0 (53,484)	53,484 276,273 329,757	46,165 (500) 45,665	C.L. Anderson AE	
Park DuValle	Phase II Capital Contribution Phase III Capital Contribution Phase IV Capital Contribution SUBTOTAL Park DuValle		70,000 32,782 53,140 155,922	70,000 32,782 53,140 155,922	0 0 0	70,000 32,782 53,140 155,922	32,782 53,138 85,920		
Agency	Administration Master Spec Technical Staff Training/Development Plotter CAD/Logic File Server Tree Trimming Stipends Environmental Asbestos and Lead Removal Annual A/E Landscaping Fencing Capital Assets Appliance Replacement		624,000 5,000 309,000 100,000 300,000 250,000 216,000 0 0 594,000 225,000	600,000 2,207 2,793 0 0 150,000 100,000 300,000 250,000 216,000 0 0 150,000 110,000	(24,000) 2,207 (2,207) 0 0 (159,000) 0 0 0 0 0 0 0 (444,000) (115,000)	600,000 2,207 2,793 0 0 150,000 100,000 300,000 250,000 216,000 0 0 150,000 110,000	0 2,207 2,793 0 0 30,013 32,219 42,178 42,178.04 87,404 109,989	0 2,207 2,793 0 0 30,013 32,219 42,178 42,178.04 87,404 109,989	sherman
	Subtotal Agencywide		2,623,000	1,881,000	(742,000)	1,881,000	271,791		
	Contingency	150200	740,642	37,089	(703,553)	37,089			
	Funding Operations	1406	2,352,000	2,885,781	537,781	2,885,781	2,889,781		
	SUBTOTAL CAPITAL ITEMS		11,070,860	11,070,860	660,000	11,070,860	4,233,629		
	Grand Total		11,070,860	11,070,860	660,000	11,070,860	4,233,629		

**Annual Statement
Performance and Evaluation Report**
Part I: Summary
Comprehensive Grant Program (CGP)

OMB Approval No. 2577-0157
FFY of Grant Approval
2005

Line No.	Summary by Development Account	Original	Total Estimated Cost		Actual Cost	Expended
			Original	Revised		
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling equipment-Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration			11,131,464		88,497
17	1495.1 Relocation Costs					
18	1498 Mod Funds used for Development					
19	1502 Continencey (may not exceed 8% of line 20)					
20	Amount of Annual Grant			11,131,464		88,497
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Compliance					
23	Amount of line 20 Related to Security					
24	Amount of line 20 Related to Energy Conservation Measures					

Signature of Executive Director and Date

Signature of Field Office Manager and Date

Page ___ of ___

Form HUD-52837

506

**Annual Statement
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/
			Original	Revised 3/	Difference 3/			
Agency wide	Moving to Work Demonstration	1492	11,131,464	11,131,464	0	11,131,464	88,497	
	Total		11,131,464	11,131,464	0	11,131,464	88,497	

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

6/30/2006

**Annual Statement
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost			Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/
			Original	Revised 3/	Difference 3/			
Clarksdale KY 1-1	Comprehensive Modernization	148000	4,800,000	4,800,000	0	4,800,000		
Park DuValle	Phase II Capital Contribution		72,800	72,800	0	72,800		
	Phase III Capital Contribution		33,765	33,765	0	33,765	33,765	
	Phase IV Capital Contribution		54,730	54,730	0	54,730	54,732	
	SUBTOTAL Park DuValle		161,295	161,295	0	161,295	88,497	
Agency	Administration		650,000	650,000	0	650,000		
	Master Spec		5,000	5,000	0	5,000		
	Technical Staff Training/Development							
	Plotter							
	CAD/Logic File Server		308,000	308,000	0	308,000		
	Tree Trimming		100,000	100,000	0	100,000		
	Shipends		300,000	300,000	0	300,000		
	Environmental		250,000	250,000	0	250,000		
	Asbestos and Lead Removal		225,000	225,000	0	225,000		
	Annual A/E							
	Landscaping							
	Fencing							
	(962 S 6th Street)		618,000	618,000	0	618,000		
	Capital Assets		234,000	234,000	0	234,000		
	Appliance Replacement							
	Subtotal Agencywide		2,691,000	2,691,000	0	2,691,000	0	
	Contingency	150200	1,127,169	1,127,169	0	1,127,169		
	Funding Operations	1406	2,352,000	2,352,000	0	2,352,000		
	SUBTOTAL CAPITAL ITEMS		11,131,464	11,131,464	0	11,131,464	88,497	
	Grand Total		11,131,464	11,131,464	0	11,131,464	88,497	

Annual Statement and Evaluation Report
 Performance and Evaluation Report
 Part I: Summary
 Comprehensive Grant Program (CGP)

@ 2/28/07

Annual Statement and Evaluation Report
 Performance and Evaluation Report
 Part II: Supporting Pages
 Capital Fund Program

OMB Approval No. 2577-0157

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Housing Authority of Louisville		KY36P001501-06		2006	
Original		Revised		Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1408 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling equipment-Nonexpendible				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	10,082,150	10,082,150	10,082,150	91,152
17	1495.1 Relocation Costs				
18	1498 Mod Funds used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant	10,082,150	10,082,150	10,082,150	91,152
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director and Date		Signature of Field Office Manager and Date			

Page ____ of ____ Form HUD-52837

Annual Statement and Evaluation Report
 Performance and Evaluation Report
 Part II: Supporting Pages
 Capital Fund Program

@ 2/28/07

Annual Statement and Evaluation Report
 Performance and Evaluation Report
 Part II: Supporting Pages
 Capital Fund Program

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated 3/	Funds Expended 3/	Status of Proposed Work 3/
			Original	Revised 3/			
Agency wide	Moving to Work Demonstration	1492	10,082,150	10,082,150	10,082,150	91,152	
	Total		10,082,150	10,082,150	10,082,150	91,152	

U.S. and Urban Office of Public

2/28/2007

Annual Performance Part II: Supporting Capital Fund

Development Number / Name	General Description of Proposed Work Items	Development Account Number	Estimated Cost		Funds Obligated 3/	Funds Expended 3/	Status of Proposed
			Original	Revised 3/			
Clarksville KY 1-1	Comprehensive Modernization	146000	2,785,000	2,785,000	2,785,000		
Dosker Manor KY 1-12	Paint Hallways		50,000	2,785,000	50,000		
Park DuValle	Phase II Capital Contribution		75,712	50,000	50,000		
	Phase III Capital Contribution		34,778	75,712	75,712	34,778	
	Phase IV Capital Contribution		56,370	34,778	34,778	56,374	
	SUBTOTAL Park DuValle		166,860	166,860	166,860	91,152	
Agency	Administration		676,000	676,000	676,000		
	Master Spec		5,000	5,000	5,000		
	Technical Staff Training/Development						
	Plotter						
	CAD/Logic File Server		309,000	309,000	309,000		
	Tree Trimming		100,000	100,000	100,000		
	Stipends		300,000	300,000	300,000		
	Environmental		250,000	250,000	250,000		
	Asbestos and Lead Removal		234,000	234,000	234,000		
	Annual A/E						
	Landscaping						
	Fencing						
	(962 S 6th Street)						
	Capital Assets		643,000	643,000	643,000		
	Appliance Replacement		243,000	243,000	243,000		
	Subtotal Agencywide		2,760,000	2,760,000	2,760,000	0	
	Contingency	150200	1,968,290	1,968,290	1,968,290	0	
	Funding Operations	1406	2,352,000	2,352,000	2,352,000	0	
	SUBTOTAL CAPITAL ITEMS		10,082,150	10,082,150	10,082,150	91,152	

Demolition / Disposition Requests

The preservation and continued viability of its current rental-housing inventory is core to the Louisville Metro Housing Authority's capital investment strategies. The Construction Administration Department continues to aggressively carry out the improvements outlined in the Agency's five-year capital plan and to obligate outstanding capital funds in a timely fashion. In 1999, when the Authority began participation in the MTW Demonstration, LMHA had temporarily delayed the obligation and expenditure of capital funds as a more decentralized approach to management and maintenance of our sites was implemented. In January of 2000, implementation of the deferred capital programs was resumed.

While preservation is a feasible and desirable option for many sites, LMHA also recognizes the need to revitalize several of its severely distressed and obsolete developments, such as Clarksdale. To this end, LMHA is embarking on a long-term plan to develop affordable apartments and homes, and to systematically demolish or substantially modify its obsolete public housing stock. The Agency is resolute in its goals to expand current housing inventory and to the one-for-one replacement of units. Of significant impact to the capital improvement schedule and budget in recent years was LMHA's decision to delay several modernization projects at Clarksdale and Iroquois Homes due to pending demolition and revitalization activities.

Demolition Plans

LMHA has completed two phases of demolition at Iroquois Homes and plans to remove all remaining residential dwellings at the site using a phased approach with annual demolition goals. The first two rounds of demolition in FY2003 (146 units in 12 buildings) and FY2005 (72 units in 6 buildings), reduced density at the overcrowded site and eliminated buildings lying closest to the I-264 expressway. While the remaining buildings have served residents well for more than fifty years, they are now obsolete, and unfortunately, no cost-effective means of rehabilitation is possible. During FY2007, LMHA received permission from HUD's Special Applications Center (SAC) to demolish an additional eleven buildings (148 units) at the site. This phase of demolition will be completed during FY2008. Also during FY2008, LMHA intends to submit a demolition application to SAC to remove - at a minimum - Buildings 52, 53, 65, 66, 67, 68, 69, 70, 71, and 72 (118 units). LMHA will continue to request approval to demolish ten to eleven buildings a year at the site (or more if funding permits) until all remaining buildings at the site have been removed.

HOPE VI Funding and Disposition Plans

In anticipation of the current revitalization activities, LMHA has reserved extensive capital funds towards the Clarksdale HOPE VI efforts. In order to complete this project, reserved capital funds will be combined with the two \$20,000,000 HOPE VI Revitalization grants awarded in 2003 and 2004, future PH Capital funds, City and other leveraged funding sources.

The Agency submitted a disposition plan for both Clarksdale I and II to HUD's Special Application Center (SAC) and received approval of the plan in January 2005. Plans for the redevelopment and disposition of the site were shared and discussed with Clarksdale residents, the Clarksdale Resident Council and the agency-wide Resident Advisory Board prior to submittal.

In FY2008, LMHA may submit an application to SAC for the disposition of a single-family home that has been used as a police substation in the Newburg Neighborhood for more than a decade.

The Agency may also submit a disposition plan for the Villager property, an off-site acquisition for the Clarksdale HOPE VI Revitalization. This will depend on the outcome of discussions currently underway with local service agencies to co-venture on the adaptive rehab and operation of the site. If the final agreement involves a long-term lease to the service agency, LMHA will be required to submit a disposition application to the Special Applications Center.

Other Requirements

Statement of Eligibility and Admission Policies

The former Housing Authority of Louisville administered its central based waiting list for HAL owned and managed public housing sites per its Admissions and Continued Occupancy Policy (ACOP) and an Interim Rent Policy. The former Housing Authority of Jefferson County (HAJC) had its own set of policies. Both HAL and HAJC each had a number of waiting list preferences, categories of ineligibility for admission, and categories of ineligibility for continued occupancy, and rent policy criteria. Immediately after merger, the agency continued to operate under those separate policies. LMHA consolidated the rent and admissions and continuing occupancy policies (ACOP) during FY2004. A fully revised ACOP was adopted by the Board in December, 2005 after an extensive public comment period.

Most of the changes made to the ACOP while under MTW and since merger have been allowable per existing HUD regulations. However, the latest revision included two policy changes which exercise the regulatory flexibility allowed by MTW. LMHA has instituted a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program. Heads of households must be employed and work at least 30 hours per week to be eligible for these units. The work requirement may be temporarily waived for single heads of households enrolled as full-time students in an accredited post-secondary educational institution. The elderly and people with disabilities are exempt from the employment or school requirement and time limitations.

The ACOP was also revised to provide LMHA with the option to reexamine/recertify elderly and disabled families once every two or three years, instead of annually, as LMHA is implementing with this year's MTW Plan. For all other families, LMHA will reexamine tenant income and characteristics and submit to HUD updated MTCS data annually, until such a time as any changes to the rent policy would corrupt the MTCS transmission.

A separate Admissions and Occupancy Policy is used for public housing units in the Park DuValle mixed-income housing development which maintains separate site-based waiting lists. No changes are anticipated for the Park DuValle ACOP during FY2007. The new HOPE VI units currently under development at Liberty Green will also be managed using a separate ACOP and site-based waiting list. The Liberty Green ACOP and establishment of a Site Based Waitlist for the development will have public notice and hearing.

Housing Choice Voucher (HCV)

In FY2006, the LMHA revised and updated its entire Housing Choice Voucher Administrative Plan. Proposed changes, including several MTW initiatives, were made available for public comment and presented at a public hearing in conjunction with the FY2006 Moving to Work Annual Plan. These changes were summarized in last year's plan and included in the Appendix of that plan. The changes included the following:

- Concentration of Units – 25% limitation on complexes with more than 100 units excluding elderly/disabled and project-based projects (requires MTW participation);
- When a Family May Move – modified to include the requirement that the family be in substantial compliance with the lease in order to move to a new unit with continued assistance;
- Type of Inspections – adds a \$25 charge to owners for re-inspections after the first re-inspection for annual and initial inspections fails. Adds \$25 charge to owners for failures on other types of inspections after the first inspection (requires MTW participation);
- Annual Reexaminations – provides option to re-examine elderly and disabled families once every two or three years (requires MTW participation); See new initiatives.
- Missed Appointments – changes procedure to require that families provide advance notification in the event that they cannot keep an appointment.

The Administrative Plan was amended in FY2007 to allow for the following:

- **Section 9.3.** An earned income exclusion of \$7500 will be allowed to elderly persons/families whose only other source of income is Social Security. The first \$7500 of earned income will be excluded from the calculation of gross income, and will not be considered for purposes of determining the participant's family contribution. We have received many comments from elderly participants whose only source of income is Social Security that they have a difficult time paying rent and other bills. The exclusion will apply to only a small group of participants and can be implemented without adversely affecting the Section 8 program.
- **Section 12.2.** The revision makes the property owner responsible for providing trash collection services throughout the county. This was done as the result of numerous complaints received regarding trash collection for units occupied by Section 8 participants responsible for trash pickup. Families in areas that had no municipal pickup services were provided a monthly amount in the utilities allowance that was to pay for the service from a private contractor. Many of the families did not use the allowance as intended and the absence of trash collection resulted in neighborhood problems which, of course, have led to a great number of complaints. The utility allowance formerly provided to the participant will be used to cover this service as part of the owner's rent. This revision also incorporates the use of the City of Louisville's Property Maintenance Code into the Section 8 inspection process.

-
- **Section 15 P.** This revision makes participants responsible for satisfying court ordered monetary judgments resulting from previous tenancies in units assisted by the Section 8 program. Families that fail to comply with court judgments in excess of \$1000 will be removed from the program. Participants have until the lease expiration date of the lease in effect at the time the court order is provided to the LMHA to either 1) pay the judgment, or 2) make arrangements acceptable to the previous landlord for payment of the judgment. The participant will be required to provide written proof of payment, satisfactory to the LMHA, that the judgment has been paid, a statement from the landlord to the LMHA that the judgment has been paid or a statement from the landlord to the LMHA that acceptable arrangements have been made to pay the judgment in order to continue to receive assistance after the expiration date of the existing lease. The LMHA may not renew the HAP Contract or approve renewal of the lease at the participant's current residence or allow the participant to be processed for a move to a new unit until the statement has been submitted.
 - **Section 22 - Project Based Voucher Program.** This revision gives the LMHA the ability to operate project-based programs per the Final Rule published in the Federal Register on October 13, 2005 and codified at 24 Code of Federal Regulations Part 983. The option to set-aside up to 20 percent of Section 8 program budget authority as provided by 24 CFR 983.6(a) will permit the LMHA to develop and maintain long-term safe, decent and affordable housing that is accessible to its Section 8 applicants and program participants. The LMHA has not set a specific goal for the amount of its budget authority that it will dedicate to its Project Based program; however, in any given calendar year, LMHA reserves the right to utilize up to 20 percent of its budget authority for this purpose. A greater percentage can be utilized for this purpose if authorized by the Board of Commissioners, and approved by HUD in the Moving to Work Annual/Five Year Plan. The Project Based program will be administered in accordance with the requirements found in the Final Rule and at 24 CFR 983. The addition of the option to project base assistance to specific units/complexes will allow the LMHA to provide other housing options based on the needs of the community as determined by the Executive Director and the Board of Commissioners.

HCV Expanding Housing Opportunity

As noted in the FY2006 MTW plan, due to a softening rental market in Louisville, Fair Market Rents (FMRs) for the Louisville area were reduced by HUD on February 28, 2005. The reductions in FMRs ranged from \$32 for zero bedroom units to \$83 for five bedroom units. Consequently, the Agency has revised its Payment Standards to reflect the lower FMRs. FMR's published in the October 1, 2005 increased the rents only minimally and the three bedrooms FMR actually went down a few dollars. Fair market rents published on October 1, 2006, increased slightly and the Payment Standard increased by approximately four percent.

Current LMHA Payment Standards remain at 110 percent of the FMRs and are as follows:

Unit Size	New Payment Standard
0 Bedroom	\$468
1 Bedroom	\$541
2 Bedroom	\$642
3 Bedroom	\$897
4 Bedroom	\$953
5 Bedroom	\$1096

LMHA's Voucher program guidelines also allow for rents of properties in targeted areas at 120 percent of the current Fair Market Rents. The Authority will continue the exception rent area payments during the upcoming fiscal year, and strive to expand the number of households utilizing their vouchers in those areas. This increases housing choices for Voucher participants in non-impacted neighborhoods and helps achieve LMHA's deconcentration goals, in addition to serving as an incentive to potential landlords.

Previously, one method to expand residents' housing choices that LMHA used was a service provided through an agreement with Louisville-based RentalHouses.com, a national Internet rental housing listing service. In the spring of 2004, RentalHouses.com set up a computer kiosk in the Section 8 office allowing renters with vouchers to search for houses and apartments via the Web. As an initial incentive to property owners recruiting Section 8 renters, RentalHouses.com provided property listings free of charge, and listings expiring at the end of 30 days could be re-listed for additional terms. On November 1, 2005, Rentalhouses.com stopped the free listing service. Consequently, the LMHA created and now maintains a website where owners can enter listings for rental housing free of charge. The LMHA's website was created in June 2006 and will continue into perpetuity. The website provides Section 8 participants easy access to units that are available for rent in the Section 8 program. In addition to the website, a printed listing is updated and made available to participants each week. There are currently 640 property listings on the site.

Statement of Rent Policies

Housing Choice Voucher Program

The total tenant payment is equal to the highest of:

1. 10% of the family's monthly income
2. 30% of the family's adjusted monthly income
3. The Minimum rent
4. If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated. If the family's welfare

assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this provision is the amount resulting from one application of the percentage, plus any rent above the payment standard.

The Louisville Metro Housing Authority has set the minimum rent as \$0. A hardship provision exists in the Administrative Plan should LMHA revise this policy.

Rent Reasonableness (HCV)

As noted in previous plans, in FY2006 the LMHA fully implemented a computerized Rent Reasonableness process. Prior to the implementation on the new system, rents and rent increase requests were compared with the rents for similar apartments in the neighborhood to assure that charges were consistent with the local market norms. In FY2005 the LMHA contracted with CVR Associates, Inc. to provide a computerized rent reasonableness system for use to determine the value of units placed on the Section 8 program. A market study was completed for the Louisville area for creation of the initial database of units by census tract with information related to rents paid in the private unassisted market. This database provides information by unit type, bedroom size, square footage, date constructed, amenities and the quality of the unit. The LMHA contracts with the City of Louisville's Department of Inspections, Permits and Licenses for Section 8 inspections. The Section 8 inspectors review all of the factors noted above when they complete an amenities checklist and assign a quality rating for each inspected unit. This information is provided to agency staff to enable us to complete the rent comparability process. The data base is being updated on an ongoing basis in order to reflect the most recent rental data possible. Consequently, we are able to assure that rents for units in the Section 8 program are reflective of rents being paid in the unassisted market. The Quality Assurance Division of the Department of Housing and Urban Development performed a rent reasonableness review of the LMHA in late 2005 and had no major finding regarding the process being used.

Public Housing Program

At admission and each year in preparation for their annual reexamination, each family is given the choice of having their rent determined under the income method or having their rent set at the flat rent amount.

Families who opt for the flat rent will be required to go through the income reexamination process every three years, rather than the annual review they would otherwise undergo. Their family composition must still be reviewed annually.

Families who opt for the flat rent may request to have a reexamination and return to the income based method at any time if income has decreased, circumstances have changed increasing their expenses for childcare, medical care, etc., or other circumstances create a

hardship on the family such that the income method would be more financially feasible for the family.

Families have only one choice per year except for financial hardship cases. In order for families to make informed choices about their rent options, the Louisville Metro Housing Authority will provides them with the following information whenever they have to make rent decisions:

1. The Louisville Metro Housing Authority's policies on switching types of rent in case of a financial hardship; and
2. The dollar amount of tenant rent for the family under each option. If the family chose a flat rent for the previous year, the Louisville Metro Housing Authority will provide the amount of income-based rent for the subsequent year only the year the Louisville Metro Housing Authority conducts an income reexamination or if the family specifically requests it and submits updated income information.

The total tenant payment is equal to the highest of:

1. 10% of the family's monthly income;
2. 30% of the family's adjusted monthly income; or
3. If the family is receiving payments for welfare assistance from a public agency and a part of those payments, adjusted in accordance with the family's actual housing costs, is specifically designated by such agency to meet the family's housing costs, the portion of those payments which is so designated. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this provision is the amount resulting from one application of the percentage; or
4. The minimum rent of \$0.

The Louisville Metro Housing Authority has set the minimum rent as \$0. A hardship provision exists in the Administrative Plan should LMHA revise this policy.

Community Service Policy

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that all housing authorities implement a Community Service (CS) policy for public housing residents. Elderly and disabled residents may be exempt from this requirement. The former Housing Authority of Louisville had first proposed a plan for the Resident Advisory Board's Self Sufficiency Mentoring program to fulfill the Community Service requirement. While HUD did not approve the Agency's proposed plan, it did temporarily suspend the Community Service requirement in general.

On February 21, 2003, a HUD/VA appropriations act was signed reinstating the Community Service and Self Sufficiency requirements. LMHA adopted a local community service policy, notified residents of the requirement, developed a lease addendum and revised the ACOP accordingly. LMHA's policy requires that all non-exempt public housing residents 18 or older, contribute 8 hours per month of community service, or participate in 8 hours of training, counseling, classes or other activities that help an individual toward self-sufficiency and economic independence. The community service and self-sufficiency provision is intended to assist adult residents in improving their own and their neighbor's economic and social well being, and give residents a greater stake in their communities.

For each public housing resident subject to the community service requirement, LMHA shall review and determine compliance with the requirement at least 30 days before the expiration of each lease term. If qualifying activities are administered by an organization other than LMHA, verification will be obtained from such outside parties. In situations of noncompliance, the resident can enter into an agreement with LMHA prior to the expiration of their lease, to correct any noncompliance over the next 12-month lease period.

Deconcentration

LMHA's efforts toward deconcentration of poverty are woven throughout the Authority's development plans, management policies, and resident programs. An essential element of LMHA's deconcentration goals is to provide residents with a variety of housing choices in the community through:

- construction and/or acquisition of smaller apartment complexes and single family homes scattered throughout the city;
- purchase of units in market rate developments;
- revitalization of Clarksdale/Liberty Green and density reduction at Iroquois Homes as detailed in LMHA's HOPE VI and demolition applications;
- implementation of new approaches to mixed income development such as designated program sites;
- expanded Housing Choice Voucher opportunities including designated Housing Choice Voucher vouchers for non-elderly persons with disabilities;
- designated elderly-only units such as those in the mixed-income Senior Buildings at Park DuValle Phase III and the recently renovated and reoccupied St Catherine Court; and the
- provision of supportive services and additional amenities at LMHA's elderly high rises to attract residents with a broader range of incomes.

To further support LMHA's and HUD's goals of deconcentration and using the flexibility provided through the MTW Demonstration, the Authority has revised its Housing Choice

Voucher Administration Plan to begin limiting new Housing Assistance Payments Contracts with Owners or Landlords to 25% of the units in complexes with more than 100 units assisted under either Housing Choice Voucher or the public housing program. This restriction will not apply to developments that are designated as housing for the elderly or the disabled, or to developments that were built or rehabilitated under the Project-Based Voucher program (see Paragraph 6.9 of the revised Housing Choice Voucher Administrative Plan).

These development plans will have a tremendous impact on LMHA's deconcentration efforts. Merger also continues to offer LMHA a new opportunity to disperse programs and housing stock throughout the area. Prior to merger, limitations precluded HAL from offering viable housing options in areas outside the City, while regulatory and funding limitations prevented HAJC from large-scale scattered site development.

HCV Inspection Strategy

LMHA performs four major inspections under the Housing Choice Voucher program including a pre-contract Housing Quality Standards (HQS) inspection, an annual HQS inspection, HQS quality control inspections, and inspections initiated from complaints. Inspection practices and staff were transferred from LMHA to the Louisville Metro Inspections and Permits Department (IPL), during the 4th quarter of FY2004. Former HAL and HAJC inspectors were cross-trained to perform building code inspections in addition to HQS inspections and Louisville Metro inspectors from IPL were cross-trained to perform HQS inspections. This was done to allow the municipality to serve multiple inspection functions at once while reducing costs to both LMHA and Metro Louisville by eliminating duplicative inspections. The Authority has a contractual agreement with Louisville Metro to perform these services.

Process Dealing with Failed Re-inspection

In order to deal with communications problems, LMHA began a process of allowing owners/agents a final opportunity to correct minor HQS or Property Maintenance violations after failing an annual or complaint re-inspection. The required procedure in the past was to place the unit into abatement, stop paying HAP and processing (requiring) the participant to move to a new unit. Often, the units failed because inspections correspondence went to an incorrect address or because of confusion over what the inspector was requiring to be done. Beginning in August, a procedure was implemented wherein all failed re-inspections were reviewed by the Director to determine if the unit was to be placed in abatement or if the owner was to be contacted and given a final opportunity to make the indicated repairs. If the violations are relatively minor the owner is given the opportunity to repair the unit and is required to provide a written statement or invoices to support the fact that the repairs have been completed. Follow up inspections are conducted on a random basis by the LMHA's Ombudsman. The new review process has saved an inordinate amount of work and time, and allowed families to continue to live in units of their choosing.

Resident Participation

LMHA's commitment to full resident involvement in the Agency's processes will continue in FY2008. Two residents serve on the combined Board of Commissioners, one as the Board Chair. Resident council presidents are encouraged to attend Board meetings and report on development activities or concerns.

Residents and resident council members will continue to be an essential part of the HOPE VI Revitalization implementation process at Clarksdale. The input gathered over more than five years of resident surveys and focus groups, involvement on task force committees, and participation during design charrettes, training sessions, public hearings, and the Clarksdale Neighborhood Advisory Committee have been invaluable in the development of what will become a totally revitalized community. Iroquois residents will continue to be involved in the ongoing planning for stabilization and redevelopment at their site.

Residents are also included in the development of policies and initiatives in conjunction with the MTW Demonstration program. Fliers were also sent to all residents encouraging them to attend the public meeting to review the draft FY2008 MTW Annual Plan. Copies of the Plan were made available to all residents at LMHA's central offices on Eighth Street.

Public Hearing and Comments

Public Hearing Flyer

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

MTW Deregulation Demonstration Annual Plan

Public Hearing

Monday April 9, 2007

6:00pm

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

The Louisville Metro Housing Authority (LMHA) will hold a Public Hearing on the 2008 MTW Deregulation Demonstration Annual Plan. The Annual Plan details LMHA's policies, plans, and budget priorities for the upcoming fiscal year, which starts July 1, 2007.

MTW is a HUD deregulation demonstration program that provides flexibility to housing authorities to test various housing assistance approaches outside current HUD regulations. The program provides incentives to families with children to obtain employment and become economically self-sufficient and increases housing choices for low-income families.

Draft copies of the Annual Plan will be available from April 3 to April 10, 2007 on the LMHA website (www.lmha1.org) and at LMHA's central offices, located at 420 S. Eighth St.



**Louisville Metro
Housing Authority**

**420 South Eighth Street
Louisville, Kentucky 40203**

**Phone: 502-569-3400
Fax: 502-569-3459**

**For Further Information
Call (502) 569-4505**

Legal Advertisement

A legal advertisement, as shown below, appeared in The Courier Journal on April 9, 2007 announcing the time, date and location of the MTW Public Hearing.

CLASSIFIED | courier-journal.com

THE COURIER-JOURNAL | Monday, April 9, 2007 | F 3



YORKIE puppy, 8wks. Papers, Shots, \$400, includes crate. #907-42-AB-412557 502-396-2744.

YORKIE PUPS, CKC, 1st shots & wormed, male, \$550; girl \$700; Has puppy kit. Also adult female \$300. 812-557-0339. Lic # YK-01393147

PUG PUPPIES, AKC reg, 6 weeks old, Fawn or Black, 1st shots & wormed, Lic # 0472. Call 270-384-5456.

PUG PUPPIES, AKC reg, wormed & shots, vet checked, 7 wks old, fawn color, \$400 each. Call 270-317-0358. Lic # 08370840

PUG/SHIH TZU Pups, Designer breed. Beautiful Home raised 502-738-0660 Lic#1004218

ROTTWEILER PUPS AKC, born 1-29, first shots, wormed, tails docked, dew claws removed, \$400. Call 812-736-9774 Lic# WS209054

SCHOODLES, CKC reg. (Schmazer/Poodle), 1st shots and wormed. Lic # MS03169175 Call: (502) 379-9831

SHAR-ADOR PUPPIES, Black, 8 wks old, shots & wormed. \$100-males, 150-females. 270-565-5510 Lic# 1658



156 HORSES

MULES, HORSES, PONIES. Closing stable, \$500 to \$1,000. Gentle family pets. Cell: 502-741-1280

STALLION, Homozygous Tobiano, Black & White, \$3500 or Best Offer. 812-293-3764 or 812-670-0047.

SPECIAL REGISTERED HORSE SALE. Mon April 9th 7pm, Tack at \$30. Bullitt County Stockyards Shepherdsville Ky, Call 270-268-9498 for info

SHELTIE pups, AKC, registered. Excellent quality. Sables & white Health guarantee, parents on site. 502-348-4143, tag #0501

SHELTIE pups, shots, wormed, vet checked, 7 wks old. Call for more info 955-8967 or 502-921-2395. Lic# DL728274-01

REPTILE Huge Sale, Apr. 14th, Shelby Co. Fairgrounds kentuckyreptileexpo.com 877-260-3948

VARIOUS OTHER PETS

DONKEYS - Babies. Great colors, shaggy, gentle halter broke. Also, excellent quality Baby Llamas. Delivery available. Prices starting at \$500. 270-692-9863 Peter at Breezy Ridge Wildlife.



182 Cattle
136 Farm Supplies/Equipment

HIBA INU PUP, AKC are breed, \$700. Call 502) 738-9009. Lic #SC-001



BRED COWS, mostly black, black and white face, \$650 each. Call 270-723-2731

BRED COWS: Mostly black, YOU PICK FOR \$850. 270-287-1198

STEERS, Holstein & Black Steers, from 350-600 lbs., 20 total.

BUYING Kentucky Derby & Oaks Tickets 513-564-9417

GOLDEN TICKETS DERBY • OAKS BUY/SELL ALL SEATS & BOXES 1-800-288-2461 or visit us online www.goldentickets.com

LOOK DERBY and OAKS TICKETS

All locations confidential call Tim (502) 499-9069

DERBY OAKS BUY & SELL \$5 TOP \$ PAID \$5 Confidential Assured Dependability since '82 502-333-SEAT

DerbyBox DERBY/OAKS PAYING TOP DOLLAR FOR YOUR SEATS. GUARANTEED. Sections 111-118, 312-325, 119-128 Turf, Millionaires, Jeff, in office. All areas considered. CASH, confidential, visit DerbyBox.com 812-282-4243

ATTENTION If you or anyone you know worked for Lalor's Local #576 in Louisville, KY between the years of 1954-1960, please call Robert Greene or Alli Piper at Simmons Cooper LLC 1-800-479-9533 TODAY

DERBY/OAKS TICKETS NEEDED. Local pickup. Buying all locations. Call Jack 1-800-651-5578; 502-377-0649

Derby/Oaks Tickets Wanted. Top Dollar paid. Local pickup & confidential. Call 1-866-WANT-TIX

Large Kentucky Company needs Derby tickets, Boxes & a Table on Millionaires Row! Please call Terry at 859-312-0314

TOP DOLLAR PAID FOR DERBY & OAKS 1-800-939-4670

365 FOUND NOTICE: ads will be published in the FOUND classification without charge as a public service. Limit: Up to 5 lines for 3 days or less.

BLACK CAT FOUND 4/5 IN PARK RIDGE SUBDIVISION. CALL 541-1082 TO IDENTIFY

CAT, friendly, orange neutered male. Has claws. Wants to go

DOG, male, 2 years old, Chocolate Labrador wearing green collar. Lost in Germantown. Please (502) 727-9367.

DOG, Older female, tri- color, Jack Russell Terrier, PRP/Thompson Ln area, Tues, March 27th. REWARD (502) 933-4912

DOG, YORKIE TERRIER female, reddish face, black & gray, answers to 'Barbie,' pink collar, lost on Wed. 4/4 in the Johnson School Rd. area in Fern Creek. Call w/info. 502-314-5594 or 502-314-5699.

LOST-Shepherd/Lab Mix. Female, White, wearing a purple cloth collar, no tags, groomed, 67 lbs. One ear droops. Last seen in field behind Watterson Med. Ctr. at Newburg Rd. Field leads to Champion Trace Ln. 502-664-0732

PUPPY, Spaniel/Hound mix, mostly black w/white spots, female, lost in the Highlands near Deer Park on Tues. 4/2. Call w/info. 479-9255.

TERRIER, Black w/gray & brown mix, Female. Wearing blue collar, Lost in St. Matthews near Hubbard Lane, Reward, 899-9073

400 SEARCHING Danny, please contact Maria in regards to Doug or Lonnie Wolf at 270-756-0195

ATTENTION If you or anyone you know worked for Lalor's Local #576 in Louisville, KY between the years of 1954-1960, please call Robert Greene or Alli Piper at Simmons Cooper LLC 1-800-479-9533 TODAY

LEGAL Don't want it? Sell it! 582-2622

LEGAL Don't want it? Sell it! 582-2622

ADMINISTRATIVE OFFICE OF THE COURTS INVITATION TO LEASE

The Administrative Office of the Courts desires to lease approximately 3,300 square feet of office space for Family Court offices. Offices must be located within three blocks of the Shelby Co. courthouse. Space should be available for occupancy on or before May 1, 2007.

Responses must be in writing and submitted in a sealed envelope with PR-8337 clearly marked on the front. Please send responses to Facilities, Administrative Office of the Courts, 100 Millcreek Park, Frankfort, KY 40601-9320. (FAX responses will not be accepted.) Each proposal should include the type, location, and availability date of the property. Also furnish a floor plan showing the interior layout of the existing building to include walls, doors, windows, and columns.

All proposals must be received before 1:00 PM EDT, Friday, April 20, 2007. All bids received will



The only time a retired plugger sets the alarm is when he has a morning doctor's appointment.

410 TICKET INFO ABSOLUTELY ALL DERBY TIX WANTED!!! 502-415-2100

A Buyer & Seller SUPER DEALS DERBY/OAKS Wide Selection Low Prices Cash paid for your tix Purchasing all areas (812) 283-1967 visit derbyseats.net Mr. Ticket 866-772-3151

I Buy Derby & Oaks Tickets 459-4110 Brian Smith

LEGAL Don't want it? Sell it! 582-2622

LEGAL NOTICE Notice is hereby given that Commonwealth Bank & Trust Company, Louisville, Kentucky, has made application to the Federal Deposit Insurance Corporation for a proposed branch office at 11900 Standiford Plaza Dr, Louisville, Kentucky 40229.

Any person wishing to comment on this application may file his or her comments in writing with the regional director of the Federal Deposit Insurance Corporation at its regional office at 500 W Monroe St, Suite 3500, Chicago, IL 60661-3697 no later than 15 days from the date of this publication. The non-confidential portions of the application are on file at the appropriate FDIC office and are available for public inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.

This notice is published pursuant to part 303.7 (a), as revised, of the Rules and Regulations of the Federal Deposit Insurance Corporation.

ANOTHER CLASSIFIED SERVICE THE COURIER-JOURNAL cannot disclose the identity of any advertiser using a box number. However, readers interested in a position offered, but desiring to avoid sending a resume to certain companies can do so.

Louisville Metro Housing Authority (LMHA's) Public Hearing

There will be a public hearing Monday, April 9th at 6:00 PM at Dosker Manor, Building A, 413 East Muhammad Ali Boulevard, in the Nutrition Room. The subject of the meeting will be the Agency's FY 2008 MTW (Moving To Work Derogation Demonstration Program) Annual Plan. The MTW Annual Plan will be available for public review through Friday, April 13th, 2007 on the LMHA website (www.lmha.org) and at LMHA's central offices, located at 420 S. 8th Street, or by mail as requested. Please submit all comments by the close of business (5:00PM) Friday, April 13, 2007. For additional information call (502) 569-3420.

- 588 Drivers
- 570 Education
- 590 Healthcare
- 581 Hospitality/Restaurants
- 596 Professionals
- 605 Sales
- 616 General
- 620 Job Information
- 622 Employment Wanted
- 624 Private Care
- 626 Domestic Care

Public Hearing Agenda

**LOUISVILLE METRO HOUSING AUTHORITY
MOVING TO WORK (MTW) DRAFT FY2008 ANNUAL PLAN**

PUBLIC HEARING – APRIL 9, 2007

AGENDA

- Welcome & Introduction of LMHA Staff
- Overview of Moving to Work (MTW) Program Goals:
 - To reduce cost and achieve greater cost effectiveness in Federal expenditures;
 - To give incentives to families with children where the head of household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs that assist people to obtain employment and become economically self-sufficient; and
 - To increase housing choices for low-income families
- Description of Key MTW Initiatives for FY2008:
 - Continuing Liberty Green (Clarksdale) HOPE VI
 - Iroquois Demolition of at Least 10 Additional Buildings
 - Day Spring Partnership to Assist Those with Developmental Disabilities Who Wish to Live Independently
 - YMCA – On-Site Eligibility Determination for Single, Adult Men in Need of Housing
 - Locally Define Elderly as Those Aged 50+ (one-year pilot program)
 - Biannual Recertification of Elderly Families for Public Housing and Section 8
 - Section 8 Families Will be Assigned Individual Case Managers
 - Section 8 Rent Reform – Standard Medical Deduction and Earned Income Disregard for Elderly Families
- Public Comments on MTW Annual Plan
- Adjournment

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

Public Hearing Attendance Record

April 9, 2007
Monday

Dosker Manor
Nutrition Room

MTW FY2008 Annual Plan
Public Meeting

NAME	ADDRESS	ZIP CODE	ORGANIZATION	PHONE NUMBER
Example: Jane Doe	413 E. Muhammad Ali Blvd. #123	40202	Resident Council	555-5555
ABDUL A QURESHI	415 E 11 11 607	40202	Resident Council	502-541-2064
Rona O'Sullivan	1421 Highland Ave	40204	Louisville Metro HS	502-574-6421
Cathy Hinko	P.O. Box 4533	40204	MHC	584-6858
John H. Crawford	902 W. Jefferson St #153	40203	Louis. M. Ky	802-2094
Debra Martin	401 S. 8th St #1402	40203	Community	
Bonnie P. Weaver	413 E. Muhammad	40202	Resident	582-33-88
Cheryl K. Waller	514 MARY T ROBB CT	40203	Resident	569-4793
William T. Waller	514 MARY T ROBB CT	40203	Resident	569-4798
Melvin Eason	473 E MURK ALI	40202	Resident	583-0601
Samuel Hays	A 216			
Janah Q. Moore	413 E. Muhammad	40202	Resident	384-8153
Smitha Butler	4153 Harwood	40015	Resident	
Mason: Connie	413 MURK ALI	1201A	Resident	
SATX VP				
Amber Mitchell	4377 Tuscarora way	40015	meeting	817-8032

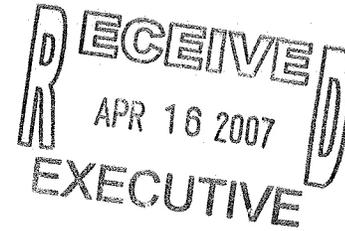
Public Hearing Issues

Moving To Work Hearing: Issues
Meeting – Dosker Manor
April 9, 2007

- Cathy Hinko: continuing investment in other public housing sites like Sheppard/Parkway.
- Emma Wiley: Fire procedures
 Elevator repairs
 Security
 Tearing down Dosker
- Ella Conner, “C” Building, Apt. 1212: 1)security; 2)claimed she got in trouble for mopping halls.
- Amedia Murrell, “A” Building, Apt. 919: qualifications for replacement scattered site.
- Cheryl Wells, 550 resident: lives in two-bedroom apartment. Wants two-bedroom scattered. See attached.
- John Crawford: occupancy issue. Wants two-bedroom. Kathy Head sent letter 4/12/07.
- Melvin Ewing: occupancy at Liberty Green for regular public housing who are not former Clarksdale residents.
- Brenda, “C” Building: flooding problems. Has she filed claim for damage?

** Resident meeting to discuss security and fire safety

MTW Annual Plan Comments



400 S. 8th, #1411
Louisville, Ky 40203
April 13, 2007

Louisville Metro Housing Authority
Att: Sarah Howard
420 S. 8th,
Louisville, Ky 40203

Re: Moving to Work Demonstration Program, FY 2008 Plan

Dear Ms. Howard:

Three comments that are offered regarding the plan are as follows:

- The plan needs to be framed in terms of economies with value of qualitative work. Living in public housing is shaped in part by management, which if the resident's input were valued, then their input would be actively sought for these documents more than 24 hours in advance.
- The necessary and commitment of resources in terms of today's markets is negligible or non-existent. The incentive in the work experience of the citizen residents requires a structural improvement to the program. The plan uses 1990 census data when 2000 should have been available. The capacity to become involved whether through volunteer or financially re-numerated work needs to be recognized.
- The document's printing and size of print is difficult to read or nearly impossible. Hence, the format and manner by which the plan was assembled suggests a disregard for the ADA. To improve the quality and implementation requires a more engaged process.

Should you have any questions regarding my comments, then please contact me at 583-2948.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Wells".

William J. Wells

C: HUD

MTW Annual Plan Response to Comments

16 April 2007

Mr. William J. Wells
400 S. Eighth St., Apt. 1411
Louisville, KY 40203

Re: FY2008 Moving to Work (MTW) Annual Plan

Mr. Wells:

Thank you for your comments regarding the Louisville Metro Housing Authority's (LMHA) FY2008 MTW Annual Plan. The Authority welcomes input from residents as an integral part of the planning process. Both your comments and this letter of response will be attached to the Annual Plan submitted to HUD.

Your original comments and the Authority's responses are listed below.

- Comment 1: "The plan needs to be framed in terms of economies with value of qualitative work. Living in public housing is shaped in part by management, which if the resident's input were valued, that their input would be actively sought for these documents more than 24 hours in advance."

The Authority agrees that the involvement of residents in the planning process is crucial to if we are to provide a successful housing program to families in need of assistance. While the Authority believes that ample time was given this year for the preparation of comments, we will endeavor to provide additional time in future years.

A draft of the FY2008 Annual Plan was made available on the Agency's website (www.lmha1.org) and at the Agency's main office (420 S. Eighth St.) eight days before comments from the public were due. In addition, a public hearing on the Plan was held on Monday, April 9. The public was then given the remainder of the week to prepare comments, which were due at 5PM on Friday, April 13. Notice of the hearing was delivered to each public housing household by flyer and provided through the publication of a legal notice in the *Courier-Journal*.

- Comment 2: "The necessary and commitment of resources in terms of today's markets is negligible or non-existent. The incentive in the work experience of the citizen residents requires a structural improvement to the program. The plan uses 1990 census data when 2000 should have been available. The capacity to become involved whether through volunteer or financially re-numerated work needs to be recognized."

LMHA strongly agrees that residents have the capacity to succeed in both volunteer and financially re-numerated work. The Authority supports these goals through its Section 3 program, which employs public housing residents and other low-income individuals, through its financial support of YouthBuild Louisville, a local non-profit that teaches young adults construction skills, and through its Resident Programs, including Family Self-Sufficiency and

ROSS (Resident Opportunities and Supportive Services). As required by federal law, non-exempt public housing residents ages 18 and older must complete eight hours of community service work each month or participate in eight hours of training, counseling, classes, or other activities that help an individual move toward self-sufficiency and economic independence. These programs allow residents to improve their own and their neighbors' economic and social well being, and give residents a greater stake in their communities.

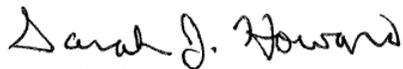
After reviewing its FY2008 Annual Plan, LMHA staff can find no references to 1990 Census data. If you could provide a specific citation from the Plan, Authority staff would be happy to review the passage to ensure that the data used is current.

- Comment 3: "The document's printing and size of print is difficult to read or nearly impossible. Hence, the format and manner by which the plan was assembled suggests a disregard for the ADA. To improve the quality and implementation requires a more engaged process."

LMHA currently prepares its Annual Plan using a 12-point font as is generally standard in documents prepared for HUD. The Authority is happy to print copies in a larger font size at the request of any resident who has difficulty reading the Plan in 12-point font.

Thank you again for your input regarding LMHA's FY2008 Annual Plan. We welcome your continued participation in the Authority's public planning process.

Sincerely,



Sarah J. Howard

Special Assistant to the Executive Director

MTW Annual Plan Comments

Moving To Work Plan FY08 of Louisville Metro Housing Authority
Comments by Metropolitan Housing Coalition
Cathy Hinko, Executive Director
12 April 2007

The Metropolitan Housing Coalition is submitting comments on the Louisville Metro Housing Authority's proposed Moving to Work Plan for FY08. This plan was not made available (I believe it was still being composed) until the late afternoon of April 5, 2007 with a public comment event on the Monday, April 9 and comments due by Friday April 13, 2007. This is not adequate time for meaningful public review.

Public Housing

There are many innovative proposals that are geared to serving households and offering them great flexibility. One is the proposal to go to a two year certification process for elderly families in public housing where the only source of income is Social Security entitlements. MHC congratulates LMHA on this proposal.

The definition of "elderly" for public housing purposes is amended to the age of 50 or above. This may be a good way to improve occupancy and respond to needs of low-income people needing assistance as long as it is read in conjunction with the preferences. This would then provide lowest income people over 50 with access to stable housing. Nothing in this policy overtly states that preferences will not be used, so they cannot be waived.

FAILURE TO INVEST IN FAMILY UNITS OF PUBLIC HOUSING

The Housing Authority must do a five year capital investment plan for public housing. This is the plan that shows major improvements beyond just responding to work orders of tenants. It is the indicator of what and who the Housing Authority values. For at least the fourth Moving to Work plan, the five year projected plan omits capital improvements to existing family complexes. The plan shows investment in the Liberty Green (former Clarksdale) site and replacement units. It shows investment in units for the elderly. **The plan shows no investment in family units for the next five years.** This is in addition to their omission from capital improvements for the last two years. This means no planned significant capital investments in Parkway Place, Beecher Terrace, Sheppard Square, Iroquois Homes for at least seven years. These complexes get hard wear and tear, yet are neglected for almost a decade and the family units and the families in them are left to

deteriorate. Louisville Metro Housing Authority and the administration have made abundantly clear who they value and who they do not.

LMHA has offered information on reduction of cost of public housing operations, but there is still a transfer of funds from Section 8 to make up the shortfall. This is a disappointment in that it makes less money available for assistance and innovation.

About 800 units of public housing were completely lost from inventory with the razing of Cotter and Lang Homes and the construction of Park DuValle. Hundreds of units have been lost through demolition of Iroquois Homes and there is nothing in the current plans to show any replacement occurring for Iroquois. LMHA states that the replacement of units will continue after the completion of Liberty Green and that commitment is important and appreciated. However, the Replacement Housing Factor Multi-Tier Report shows that at least some money is coming in for replacement of Iroquois Homes and has been for several years. LMHA has accepted that money although no plan to replace a unit is solidified. At an estimated rate of \$400,000 per year since 2003, LMHA has accepted millions of dollars without a plan. In fact, this money has probably been diverted to Liberty Green. There needs to be a plan implemented for Iroquois to show good faith.

The replacement units for Park DuValle and (scheduled for) Liberty Green units use criteria that are more restrictive and stringent than public housing complexes have been in the past. When these units only made up a small portion of public housing, it was not a problem. However, these units are a substantial portion of the family units now and they exclude the more fragile populations that many of us serve. The public housing authority is turning to serving a different set of families and leaving the more problematic people- literally - to rotting complexes.

Section 8

It is terribly sad that LMHA has chosen to reduce the number of households assisted by Section 8 while transferring money from Section 8 to operations. Of course there is federal policy that has a deleterious impact on the use of Section 8, but some things ARE under the control of LMHA. This is very unfortunate.

The biannual recertification of elderly households with only Social Security entitlements as income is a good policy. This is very helpful to client households.

The policy to allow certifications by mail for any household using Section 8 that is not planning to move is pro-tenant. However, it bears watching to see if it leads to higher incidence of loss of assistance as a change like that may cause confusion. No less than monthly should the outcomes be reviewed to see if more households go into the termination of assistance process than in the past. This policy still guarantees that units will inspected yearly and that is a necessary process. This is good planning.

The response to rising utilities is an excellent and creative way to help households. I applaud that innovative thinking.

MHC continues to object to unfair limitations in housing choice primarily affecting African American households, who represent 72% of the households using Section 8. African Americans are only 20% of the population of Louisville Metro, so the disparate impact in limitation of housing choice is a violation of the Fair Housing laws. The limitation of 25% of units occupied by households using Section 8 is insulting and specifically a response to a Caucasian neighborhoods desire to avoid integration. That this neighborhood is the home of the Mayor is reprehensible.

The standard earned income disregard is an excellent idea. It is unfortunate that it only affects the elderly.

The standard medical deduction is a good idea as presented. It leaves the family the option to show deductions greater than the standard, while simplifying the process for those whose deductions are equal to or less than the standard.

MTW Annual Plan Response to Comments



17 April 2007

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

Re: FY2008 Moving to Work (MTW) Annual Plan

Ms. Hinko:

Thank you for your input regarding the Louisville Metro Housing Authority’s (LMHA) proposed MTW Annual Plan for FY2008. We are glad to hear that you are supportive of many of LMHA’s new initiatives including the biannual recertification process for elderly families, the amended definition of “elderly,” which expands the current definition to include those age 50 and above, and standard medical deductions for the elderly. Our responses to your remaining comments are presented below:

This plan was not made available (I believe it was still being composed) until the late afternoon of April 5, 2007 with a public comment event on the Monday, April 9 and comments due by Friday April 13, 2007. This is not adequate time for meaningful public review.

LMHA values public input into its planning process. While we believe that ample time was given this year for the preparation of public comments, we will do endeavor to provide additional time in future years as staffing and resources permit.

*For at least the fourth Moving to Work plan, the five year projected plan omits capital improvements to existing family complexes. The plan shows investment in the Liberty Green (former Clarksdale) site and replacement units. It shows investment in units for the elderly. **The plan shows no investment in family units for the next five years.** This is in addition to their omission from capital improvements for the last two years. This means no planned significant capital investments in Parkway Place, Beecher Terrace, Sheppard Square, Iroquois Homes for at least seven years...*

Over the past nine years, more than \$12 million has been invested in Parkway Place (bathroom modernization, roof replacement, day care improvements, dumpster issues, fencing, etc.); over \$7 million at Sheppard Square (new boilers, façade improvements, playground improvements, guttering, etc.); over \$2.5 million at Iroquois Homes, despite demolition plans, to better serve current residents (roofs, gutters, day care and playground improvements); and \$1.1 million on the comprehensively modernized Beecher Terrace (landscaping, drainage, boiler replacement, fencing).



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



Far less investment of the limited resources available has been spent on LMHA's elderly developments, with the exception of St. Catherine Court, which has been comprehensively modernized. Dosker Manor has had surfacing upgrades and security replacement (\$1.3 million); Avenue Plaza has had basic health and safety issues addressed (\$237,000); and Lourdes Hall has received a new emergency notification / intercom system (\$237,000).

LMHA has offered information on reduction of cost of public housing operations, but there is still a transfer of funds from Section 8 to make up the shortfall. This is a disappointment in that it makes less money available for assistance and innovation.

As a Moving to Work agency, the LMHA Board has the authority to determine how funding for the agency will be used, and has decided that the current allocation allows us to most effectively serve our residents with the limited resources available to us. HUD has not taken issue with this approach, and LMHA believes this agency-wide budget approach to priorities and management practices best protects both the solvency of LMHA and our ability to serve the community.

Hundreds of units have been lost through demolition of Iroquois Homes and there is nothing in the current plans to show any replacement occurring for Iroquois. LMHA states that the replacement of units will continue after the completion of Liberty Green and that commitment is important and appreciated. However, the Replacement Housing Factor Multi-Tier Report shows that at least some money is coming in for replacement of Iroquois Homes and has been for several years. LMHA has accepted that money although no plan to replace a unit is solidified...There needs to be a plan implemented for Iroquois to show good faith.

As you have noted above, LMHA does not plan to begin replacing Iroquois units until our commitment to one-for-one replacement at Liberty Green has been met. However, as suggested above, LMHA is currently preparing a Replacement Housing Factor Plan for funds received through prior phases of demolition at Iroquois Homes, for submission to HUD.

The replacement units for Park DuValle and (scheduled for) Liberty Green units use criteria that are more restrictive and stringent than public housing complexes have been in the past. When these units only made up a small portion of public housing, it was not a problem. However, these units are a substantial portion of the family units now and they exclude the more fragile populations that many of us serve. The public housing authority is turning to serving a different set of families and leaving the more problematic people- literally - to rotting complexes.

Great exception must be taken to the comment that LMHA is leaving "more problematic people...to rotting complexes." The criteria put in place for these units have been well thought out and encourage families to reach positive goals. LMHA has also ensured that accommodations are made for "more fragile" residents included the elderly and disabled.

There is a five year limitation on how long a family may stay in the special townhouse units for self-sufficiency. This is counter-productive as a successful family would be stable and employed and have children in school and yet be without income sufficient to be totally unassisted.

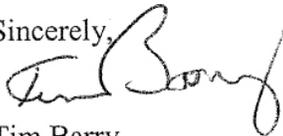
Disrupting a family who has achieved this stability could be deleterious to the family who may lose job hours so they could move and who might have to transfer schools.

LMHA might consider a continuum where the family could even purchase the home if they are at self-sufficiency. However, the family should not be forced to move solely due to a time limit.

LMHA agrees that providing stability to successful families is a worthwhile goal for the agency. We will be closely monitoring the effects the five-year time limitation on **scattered-site** units has on our residents, and are willing to modify this policy should these effects prove deleterious.

Thank you again for your input regarding LMHA's FY2008 Annual Plan. We welcome your continued participation in the Authority's public planning process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tim Barry".

Tim Barry
Executive Director

Resident Programs

The Louisville Metro Housing Authority offers residents and program participants a wide array of educational and job-training services designed to prepare individuals for success in school, the workplace, and toward an incremental path to self-sufficiency including affordable homeownership opportunities. LMHA continually assesses each of its programs, determining when consolidation or restructuring of programs is appropriate, although the intent is to provide the same array of support to the community. LMHA collaborates and partners with other social service agencies in the community in an effort to provide quality services and programs to residents and program participants. During FY2008, LMHA will explore the development of a new partnership with Project Women, a non-profit that helps single mothers obtain college degrees. Project Women has submitted an application for tax credits for their Scholar House Program. Should this application be funded, the Authority will provide 28 project-based HCV vouchers to allow program participants to receive services from the University of Louisville while residing in apartments located on university-owned land.

Family Self-Sufficiency

Through the Family Self-Sufficiency (FSS) program, LMHA public housing residents and Housing Choice Voucher participants receive long-term case management and other extensive supportive services to assist them in achieving program and personal goals, with an emphasis on employment. As an added incentive, the rent increases that occur as family income rises due to earned income are captured in an escrow account to be used by the participant, upon graduation, to further the family's self-sufficiency goals. Homeownership is a key goal of LMHA, with an emphasis on FSS participants (See additional information on LMHA's Housing Choice Voucher Homeownership later in this section.).

Common Wealth IDA Program (Individual Development Accounts)

This program is designed to help low-income people save money to buy a house, attend post-secondary education, save for their child's education, invest in their own small business, repair or remodel their home, or own their own computer. Each participant has a dedicated savings account (called an IDA) where their savings is matched \$2 for every \$1 they save. Participants also complete Financial Skill Building workshops and meet with a Case

Manager. Eligibility guidelines are determined by income; household net worth (cannot exceed \$10,000 excluding the house the participant may own and one automobile); 18 years of age or older; a resident of Jefferson, Bullitt, Henry, Oldham, Shelby, Spencer, or Trimble County; employed or in a job training/rehabilitation program, receiving SSI/Disability benefits, or receiving retirement income.

Special Access Programs

LMHA continues to offer a variety of special access programs, each a partnership with another community agency or agencies and targeting a specific population. These programs combine an LMHA Housing Choice Voucher with case management services delivered by the partner agency or agencies. The majority of these programs are currently at capacity level. The next seven captions describe in more detail the special access programs.

HOPWA (Housing Opportunities for People With AIDS) Program

The HOPWA program combines an LMHA Housing Choice Voucher and case management services delivered by the House of Ruth to serve people with HIV/AIDS. The mission of the program is to improve quality of life, to ensure access to services, and to serve as a mechanism to access other programs for which they might be eligible. Program capacity is 60.

Mainstream Program

The Mainstream Program combines an LMHA Housing Choice Voucher and case management services delivered by the Center for Accessible Living to serve families or individuals whose head of household or spouse is disabled or handicapped. The mission of this program is to assist handicapped and disabled individuals and families lead more independent lives. Program capacity is 300.

Family Unification Program (FUP)

The FUP Program combines an LMHA Housing Choice Voucher and case management services delivered by Child Protective Services to serve families for whom housing is an issue with regard to reunification of children with parents or the prevention of the removal of the children from the household. The mission of the program is to preserve and maintain the family unit. This program has been suspended and is currently under evaluation. Program capacity is 300.

Homeless Families Assistance Program (HFAP):

The HFAP Program combines an LMHA Housing Choice Voucher and case management services delivered by day and overnight shelters, transitional housing facilities, the Neighborhood Place, Louisville Metro Human Services staff, or Family and Children's Counseling Center's Homeless Families Prevention Program staff to serve families and

individuals who are homeless. The mission of this program is to help homeless families or individuals become stable so they may continue to make positive changes in their lives. While the HFAP program is currently closed, LMHA anticipates it re-opening during FY2007. Program capacity is 222.

Olmstead Program

The Olmstead Program combines an LMHA Housing Choice Voucher and case management services delivered by the Center for Accessible Living, Wellspring, and Central State Hospital to serve families or individuals impacted by the Olmstead decision. Program capacity is 50.

Center for Women and Families' Villager Program

The intent of this program is to serve individuals and families affected by domestic violence, sexual assault, or economic hardship. Participants are selected by the Center for Women and Families (CWF) via their written criteria; if the CWF chooses to refer for the site-based Housing Choice Voucher component, that participant must also be Housing Choice Voucher-eligible. Participants receive site-based Housing Choice Voucher rental assistance and intensive supportive services from the referring agency while living on CWF's campus, and are potentially eligible for a tenant-based voucher upon completion of CWF's program. Program capacity is 17.

Single Room Occupancy Program (SRO)

Housing Choice Voucher-eligible single women or men who are homeless or in danger of becoming homeless can self-refer or be referred by other agencies and service providers directly to the SRO program. Participants receive site-based Housing Choice Voucher rental assistance at the SRO and case management via SRO staff.

ROSS -Funded Programs (Resident Opportunities and Supportive Services)

Public housing residents have benefited from a variety of programs and services over the past years made available through ROSS funds. In the past, staff have applied for and received 3 ROSS grants to fund the many activities and services. In March 2007, LMHA received funding for a ROSS Family and Homeownership grant in the amount of \$500,000. So, along with a portion of the Clarksdale HOPE VI Revitalization grant's Community and Supportive Services (CSS) budget funds will be available to continue many of these resident services and programs. LMHA will continue to research and seek additional grant sources and financing methods during the upcoming year to maintain both established and new programs including:

- CHOICE – teen intervention for middle school students at Meyzeek and Noe Middle Schools (currently funded in part with Clarksdale HOPE VI Revitalization CSS budget);
- Resource Centers and after school tutoring programs at the Beecher Terrace, Sheppard

- Square, Parkway Place, and Iroquois Homes family developments (ROSS-Resident Services Delivery Model);
- GED programs (ROSS RSDM);
- A 16-station computer lab at the Mabel Wiggins Family Investment Center plus satellite labs at Sheppard Square and Iroquois Homes (ROSS Neighborhood Network);
- Other youth and resident programs including Metro Parks, day camps, and field trips (ROSS-RSDM); and
- Special “HALO” officers with the Louisville Police Department at LMHA’s family sites, and security personnel at LMHA’s highrise sites and the Mabel Wiggins Family Investment Center (Operating Budget);
- Jobs skills and work readiness programs for adult residents.

LMHA also received a \$19,000 Community Foundation Grant in March 2003 for start up costs equated with a pilot Youth Independent Development Account (IDA) program. The Center for Women and Families worked with LMHA to implement the area’s first such program. IDA programs offer matched savings accounts to encourage regular savings, financial skills building education to improve money management, and a variety of eligible assets that can be purchased at the end of the program. LMHA’s innovative Youth IDA program provides a multi-generational approach to self-sufficiency. Participants are recruited from LMHA’s other youth programs as well as from the children of adult Common Wealth IDA Program participants, including families relocating from Clarksdale due to the HOPE VI Revitalization. All participants are required to perform community service in exchange for participation in the Youth IDA program. This one-year grant provided start up match money for the youth participating in the program.

Earned Income Tax Credit

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

Traditional and Realizing Academic Potential (RAP) Scholarship Programs

The Housing Authority of Louisville began two scholarship programs to serve its residents that continue under LMHA. Begun in 1987, the traditional LMHA Scholarship program makes awards to college-bound high school seniors, or adults wishing to return to school.

The traditional scholarships are funded by the Louisville Housing Assistance Corporation, an LMHA subsidiary.

The second of LMHA's Scholarship programs is called "RAP" (Realizing Academic Potential). Begun in 1996, RAP was designed to identify, target, support, and provide financial assistance to youth, beginning in the ninth grade year of high school. Each year, if the student maintains acceptable grades, LMHA contributed money to a college scholarship fund established for that student. The program had incentives and a mentoring component to keep the students interested and motivated to learn and achieve their academic goals. The RAP scholarships were funded by the Youth Development Initiatives Grant. The last of the RAP scholarship participants graduated during 2005. No additional participants are being enrolled in this program, as the existing funding for this program has been completely obligated.

Computer Training and Neighborhood Networks

Since the early 1990's, research has shown that a "digital divide" exists between affluent and low-income persons. Additionally, disparity in computer skills between young and mature users has been noted. Much has been done to bring the technically disenfranchised into classrooms and to establish learning centers for instruction and training in their immediate communities. LMHA has made great strides in bridging that digital divide through a series of partnerships and successful programs that have to date yielded nearly 350 graduates.

Beginning in the summer of 2001, HAL partnered with Jefferson Technical College (JTC) and the McConnell Training and Technology Center (MTTC) to apply for a \$250,000 grant through the Governor's Office of Technology (GOT) to fund an innovative pilot program specifically for public housing residents. This first computer training program connected public housing residents to the resources necessary to improve education and self-sufficiency opportunities. Upon completion of 20 hours of basic training, participants received a personal computer as well as a year's free Internet access. The program began in January 2002 and was open to all public housing residents and students living in Clarksdale, Beecher Terrace, Parkway Place, Sheppard Square, Iroquois Homes, and Park DuValle. Initially housed at the Wiggins Family Investment Center (FIC), it was so successful that a second computer lab was set up at the Sheppard Square development after only seven months. Louisville Homes Trust donated the equipment to set up this second computer lab.

The former HAL applied for and received a \$250,000 ROSS Neighborhood Network grant from HUD in 2002 to help expand upon the initial pilot and sustain the program for

an additional three years. LMHA's Special Program Department also submitted and was awarded a \$200,000 HOPE VI Neighborhood Network in September 2003 and a second \$220,101 grant in September 2004 to establish a Neighborhood Network (NN) at the former Clarksdale site (now called Liberty Green.) The grant includes funding to establish a state-of-the-art computer lab and training center in the new Active Living facility that will be constructed on the new site.

LMHA has partnered with JCPS to continue its basic computer classes at the Neighborhood Network centers at the FIC and Sheppard Square. Two new labs were opened for use at Iroquois Homes (April 2006) and The Villages at Park DuValle (May 2006). Residents now receive a refurbished computer upon completion of the program, supplied through New Life, a business where persons with visual impairments are trained to rebuild computers.

In addition to the basic nine-week course, LMHA has partnered with JCPS Department of Workforce Development to offer the Work Readiness Program; the pilot class began March 13, 2006. Residents who have completed the first, basic Neighborhood Networks course and who have earned a GED or high school diploma are eligible to enroll in this program. Students meet 3 hours a day for 4 weeks. In addition to expanding their computer skills, students perform mock job interviews, create a resume, and meet with a number of representatives from area non-profit employment services agencies. (There were 73 graduates in 2006.)

Residents will continue to be recruited to participate in these computer programs by LMHA staff, FSS social workers and case managers, resident councils, and through resident newsletters. Information will routinely be sent to every eligible household explaining the program.

HOPE VI Grant Community Supportive Services

LMHA collaborated extensively with residents, community members, and service providers to develop the community supportive services (CSS) components of its HOPE VI programs. The Authority and its partners are providing extensive CSS services through all of its HOPE VI programs, (the Clarksdale and Park DuValle Revitalizations and the Iroquois Demolition), including case management, life skills training, employment and Section 3 opportunities, evaluation and tracking, and mobility counseling and assistance during relocation with the transition to new housing.

During the summer of 2005, LMHA staff and the Presbyterian Community Center held an event to support Clarksdale residents who have relocated to the Smoketown/Shelby Park area. Sheppard Square residents were also invited to this "Welcome to the Community"

celebration. Meyzeek Middle School, Making Connections, Metro Parks and other service providers were present to provide information on their programs and services. LMHA also used this as an opportunity to sign up residents for the Family Self-Sufficiency Program.

The CSS/Special Programs Department purchased a new web-based computer system in 2005 to enhance its HOPE VI CSS case management and tracking abilities. All files and data for Clarksdale residents and households participating in the Family Self-Sufficiency Program have been transferred to the new system. During FY2006, staff expanded the use of this system to include participants from all other grant programs.

YouthBuild Program

LMHA staff will continue to work extensively with YouthBuild to recruit young adults from 18 to 24 for their training program that prepares participants for entrance into construction apprenticeships. Instructional training to prepare for high school diplomas, transportation passes with TARC, subsidized daycare, counseling, 900 hours of community service, stipends based on attendance, and a \$2,400 college scholarship upon completion are all components of this program. The Authority provided \$20,089 for stipend support for the 2004 and 2005/06 classes of YouthBuild students.

LMHA will also continue to provide apartments at Beecher Terrace and Sheppard Square for YouthBuild participants as per the Memorandum of Understanding signed at the inception of the program. These units provided transitional housing for YouthBuild participants at a location convenient to their training center. YouthBuild currently enrolls students from the Beecher Terrace and Iroquois housing developments, including former Clarksdale residents.

YouthBuild has constructed three housing units in conjunction with the off-site component of the Clarksdale Revitalization area and is planning to construct several more. Participants also renovated the St. Peter Claver Chapel in Smoketown, which is being used as a computer center and meeting area by residents of Sheppard Square, Clarksdale relocates, and the surrounding community.

YouthBuild also offers community service projects that impact the residents of Sheppard Square. A fall session of health-related activities and workshops are planned at the Presbyterian Community Center. Five public benches were built in the summer of 2005 and will soon be placed in a new community garden currently under construction in the Smoketown neighborhood thanks to LMHA's receipt of the Robert Wood Johnson funds described below.

Elderly Supportive Services

Like many other housing providers, LMHA faces the challenges of offering the right mix of housing and services to meet the needs of a mixed population of elderly and disabled residents. As of June 30, 2005, the Agency served 701 elderly households (18% of total households) and 1140 disabled households (30%). As shown in the following table, a large percentage of these households reside within LMHA's five high-rise developments.

SITE	ELDERLY	DISABLED	OTHER
Dosker Manor	202 (30%)	402 (60%)	67 (10%)
Avenue Plaza	95 (43%)	128 (57%)	0 (0%)
St. Catherine Court	52 (70%)	22 (30%)	0 (0%)
Lourdes Hall	36 (69%)	16 (31%)	0 (0%)
Bishop Lane Plaza	29 (34%)	57 (66%)	0 (0%)

Friction is often reported between the elderly and disabled resident populations. These reports are often due to instances of mental illness, substance abuse, improper medication, or a combination of factors, which can occur in both populations. LMHA continues to examine strategies to address these conflicts, in addition to offering services to support the needs of an aging population. Supportive services are an increasingly popular way to provide long-term care for individuals who need assistance, but who do not require intensive medical or nursing care. Without the option of supportive services, many low-income seniors and persons with disabilities are led to premature or "revolving door" institutionalization.

The Agency had previously described plans to implement an assisted living (AL) pilot at Dosker Manor. A feasibility study of LMHA's existing elderly sites later indicated that St. Catherine Court was better suited for a potential supportive or AL services site, as it met the rigorous certification requirements without additional capital expenditures. This is an important consideration given the probably "pilot" nature of any supportive services that the Agency may be able to offer in the near future. Therefore, in preparation of this pilot, St. Catherine Court was designated elderly-only during FY2004. This site will now primarily house an elderly population, save for the former non-elderly St. Catherine households that returned after re-occupancy began in the summer of 2004.

Implementation of these types of services cannot begin until firm commitments for funding can be secured. Therefore, staff will continue to research possible funding sources during the upcoming year. In the meantime, LMHA will continue to conduct a limited program of case management, counseling, home care, and recreational services for Dosker Manor residents funded through a \$300,000 Resident Opportunity and Self Sufficiency (ROSS) Resident Service Delivery Model grant awarded to ElderServe in 2006. Staff will continue discussions with residents, management and maintenance, and potential supportive service providers regarding future supportive and assisted living services if a pilot can be successfully implemented.

As described under the “Changes in the Housing Stock” section of this Plan, the Authority also intends to submit an elderly-only designation plan during FY2007 for one of the buildings on the former Clarksdale footprint (now called Liberty Green) dependant on the construction schedule for HOPE VI. LMHA may submit additional elderly and/or disabled-only designation plans for other new sites constructed or acquired in conjunction with the Clarksdale HOPE VI Revitalization.

Iroquois Hazelwood Health Coalition

LMHA’s Special Programs staff will continue to serve on the Iroquois Hazelwood Health Coalition (IHC). LMHA staff was a major partner in submitting a \$300,000 Community Foundation grant that was awarded in September 2004. The funds have been used to improve access to health care and to address key health issues over the next two years. Staff will continue to work with the IHC during FY2007 to establish and implement programs that will target residents of Iroquois Homes.

Casey Foundation’s Making Connections

LMHA staff will continue to serve on the Casey Foundation’s Making Connections Louisville Strategy Advisory Teams during FY2007. The Teams are meeting to formulate community identified and owned strategies for families in the four targeted neighborhoods of Phoenix Hill, California, Smoketown, and Shelby Park (Clarksdale, Dosker Manor, Sheppard Square and several of the Agency’s scattered sites, along with a number of Housing Choice Voucher holders, live within those neighborhoods.).

Robert Wood Johnson Foundation Active Living and Healthy Eating by Design

The Agency received a \$200,000 Active Living by Design (ALbD) grant from the Robert Wood Johnson Foundation in November 2003 to make changes in the environment and to implement programs that support physical activity. The Clarksdale Revitalization area was selected as the focus area for this four-year initiative because of the extensive amount of development either underway or planned during that same timeframe. Residents from Clarksdale, Dosker Manor, Sheppard Square and the surrounding community will be involved in the planning and implementation of the program’s activities. LMHA also received a second \$50,000 Healthy Eating by Design (HEbD) grant in June 2005 to address the growing risk of overweight and obesity among low-income children. These funds were used for an 18-month pilot program targeted at the children of Sheppard Square and their families, and other residents of the Smoketown neighborhood. In December 2006, LMHA received

a third grant of \$35,000 to document and disseminate successful strategies used to increase consumption of healthy foods in the Smoketown neighborhood.

Homeownership Supportive Services

LMHA has one of the strongest Housing Choice Voucher Homeownership (HO) programs in the country and can boast that 100 families have purchased homes using the Housing Choice Voucher HO program, including 3 families relocating from Clarksdale. The families also participate in the post-purchase IDA program. Both Housing Choice Voucher participants and public housing residents have received HCV HO vouchers.

The Authority applied for and was awarded a \$60,700 grant to expand the supportive services it provides through its Homeownership program in December 2004, which will be used to fund a new Homeownership Specialist position. Current administrative tasks in the Housing Choice Voucher HO program will be bifurcated into real estate and counseling-related duties. The HO Specialist is responsible for all aspects of the latter including pre-briefing, working with counseling agencies, and providing case management-related activities including post-purchase counseling and related IDA accounts. This staff member also coordinates the HO programs for LMHA's new Section 32 lease-purchase units at Clarksdale/Liberty Green and the Section 5h units at Newburg.

LMHA will also continue to provide Homeownership Supportive Services during FY2008 that will be funded by the FY 2006 ROSS Family and Homeownership grant (\$500,000). Activities planned with this three-year grant include:

- conducting orientations to promote financial skills training, credit counseling, and homeownership;
- providing financial skills training through the Center for Women and Families;
- providing homeownership counseling through the Housing Partnership, Inc. to public housing residents with annual incomes of \$12,500 or who meet the income requirements of the LMHA's Housing Choice Voucher Homeownership program;
- supporting families working toward homeownership, such as those residing in "lease-to-own" units, with services to overcome remaining barriers to homeownership including legal counsel for credit, divorce or custody issues; used vehicle assessment; work attire and equipment; and
- Offering a Youth Individual Development Account (IDA) program to up to 40 public housing teens age 12-17. This program provides youth with valuable financial literacy education and helps them develop a savings habit. Each dollar the youth deposit is matched with \$4 by LMHA. Participants may use their IDA funds to purchase an educational asset.

Board Resolution**RESOLUTION NO.** 9-2007 (4/17/07)**RESOLUTION APPROVING LMHA'S MOVING TO WORK (MTW)
PROGRAM FY2008 ANNUAL PLAN****ITEM NO.** 59

WHEREAS, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville (HAL), executed a Moving to Work (MTW) Agreement on August 2, 1999 with the U.S. Department of Housing and Urban Development (HUD) which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

WHEREAS, as part of the MTW agreement, an Annual Plan for Fiscal Year 2008 must be developed and submitted to HUD to formally enable the Authority to fully use the policy and budget flexibility provided to participants in the MTW Program; and

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

WHEREAS, LMHA staff distributed the Annual Plan to the Board of Commissioners and conducted a Public Hearing to discuss the proposed FY2008 MTW Annual Plan prior to its submission to HUD.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY2008 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to submit this item to the U.S. Department of Housing and Urban Development.

cc: Tim Barry
Wavid Wray
Will Seay
Sarah Howard

LIST OF REQUIRED CERTIFICATIONS

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

ITEM NO. 59

I. STATEMENT OF FACTS

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

In October 1997, the Housing Authority of Louisville was chosen as one of 24 MTW demonstration awardees. HAL's MTW agreement, which specifies the regulatory relief afforded the organization, was finalized and signed on August 2, 1999, and was originally for a five-year period. This agreement, which now covers the Louisville Metro Housing Authority, was to expire as of June 30, 2005. LMHA was fortunate to receive a one-year extension, followed by an additional three-year extension. LMHA's MTW agreement will now expire on June 30, 2009.

MTW demonstration agencies are required to prepare and submit MTW Annual Plans in lieu of the Public Housing Annual Plan as is currently required of other agencies. The FY2008 Annual Plan will be effective from July 1st, 2007 to June 30th, 2008.

Copies of the proposed FY2008 MTW Annual Plan were distributed to the Board of Commissioners and discussed at a Public Hearing on April 9, 2007 prior to the Board's motion.

As part of the FY2008 MTW Annual Plan submission, Executive Director Tim Barry will be required to certify to a number of statements as required by HUD. A list of these certifications is attached.

LIST OF REQUIRED CERTIFICATIONS

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

ITEM NO. 59

II. ALTERNATIVES

- A. Approve the resolution authorizing the submission of the proposed FY2008 Moving To Work Annual Plan.
- B. Do not approve the resolution authorizing submission of the proposed FY2008 Moving to Work Annual Plan.

III. RECOMMENDATION

Staff recommends Alternative "A".

IV. JUSTIFICATION FOR RECOMMENDATION

- LMHA staff, in consultation with residents, has developed the proposed FY2008 Moving to Work Annual Plan.
- Approval of this resolution is a contractual requirement under the MTW program that will allow LMHA to move forward and take advantage of the flexibility afforded to Moving To Work sites.

Prepared and Submitted by: Sarah Howard, Special Assistant to the Executive Director
April 17, 2007

LIST OF REQUIRED CERTIFICATIONS

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

ITEM NO. 59

1. The PHA held a public hearing on April 9, 2007 for review of the FY 2008 MTW Plan.
2. The PHA has received and responded to both public and written comments offered during the required comment period.
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. LMHA submits 50058 data in a timely manner (as specified in PIH Notice 99-2)
5. In relation to program reforms, the PHA certifies that:
 - The PHA Board approves of these policies and has approved the required analysis of the impact of such policies specified in Article I, Section I of the MTW Agreement; and
 - The PHA is in compliance with all provisions of that section.
6. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. 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.
8. 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.
9. The PHA will submit with the Plan a certification with regard to a drug free workplace.
10. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
17. 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).

LIST OF REQUIRED CERTIFICATIONS

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

ITEM NO. 59

18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by the PHA and HUD and will use funds made available under the Capital Fund, Operating Fund and HCV tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.

Disclosure of Lobbying Activities

DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB
0348-0046

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Louisville Metro Housing Authority 420 South Eighth Street Louisville KY 40203 Congressional District, if known:		
6. Federal Department/Agency: US Department of Housing and Urban Development			7. Federal Program Name/Description: Moving to Work Deregulation Demonstration Program CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ Not Applicable		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Tim Barry</u> Print Name: <u>TIM BARRY</u> Title: <u>502-569-3420 Executive</u> Telephone No.: <u>502-569-3420</u> Date: <u>March 4/24/2007</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Certification of Payments to Influence Federal Transactions

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Louisville Metro Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Deregulation Demonstration Program

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

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

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

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

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

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

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

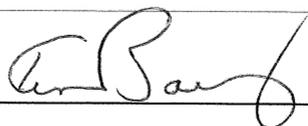
Name of Authorized Official

Tim Barry

Title

Executive Director

Signature



Date (mm/dd/yyyy)

4/30/2007

Previous edition is obsolete

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

Certification of Consistency with the Consolidated Plan

List of Certifications LMHA MTW FY 2008 Annual Plan

1. The PHA held a public hearing on April 9, 2007 for review of the FY 2008 MTW Plan.
2. The PHA has received and responded to both public and written comments offered during the required comment period.
3. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
4. LMHA submits 50058 data in a timely manner (as specified in PIH Notice 99-2)
5. In relation to program reforms, the PHA certifies that:
 - The PHA Board approves of these policies and has approved the required analysis of the impact of such policies specified in Article I, Section I of the MTW Agreement; and
 - The PHA is in compliance with all provisions of that section.
6. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
7. 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.
8. 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.
9. The PHA will submit with the Plan a certification with regard to a drug free workplace.
10. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities. In accordance with 24 CFR Part 58.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
17. 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).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by the PHA and HUD and will use funds made available under the Capital Fund, Operating Fund and HCV tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in its Plan.

Certified to this 30th Day of April, 2007



 Tim Barry, Executive Director

Submissions Required for Receipt of Funds



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006 – FORMULA GRANT FUNDING SHEET

PHA Name: Louisville Metro Housing Authority

PHA Code: KY001

\$10,082,150

Formula Grant

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24 CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Louisville Metro Housing Authority (KY001) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A-4192

dated: 8/29/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 10,082,150 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number KY36P00150106

PHA Tax Identification Number (TIN) On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFF Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development	PHA Executive Director
By _____	By <u>[Signature]</u>
Date: _____	Date: <u>7-7-06</u>
Title _____	Title <u>Executive Director</u>

Previous versions obsolete

form HUD-52840-A 03/04/2003



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006

FUNDING SHEET

PHA Name: Louisville Metro Housing Authority

PHA Code: KY001

\$1,422,420

FY 2006 Second Increment RHF Grant

***** The above grant requires an approved second increment plan before the attached ACC amendment is signed and the grant is obligated.**

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24 CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Louisville Metro Housing Authority (KY001) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A-4192

dated: 8/29/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 1,422,420 for Fiscal Year 2006 to be referred to under Capital Fund Grant Number KY36R00150206

PHA Tax Identification Number (TIN). On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3. and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development By _____ Date: _____	PHA Executive Director By <u>Lynn Saw</u> Date: <u>7-7-07</u>
Title _____	Title <u>Executive Director</u>

Previous versions obsolete

form HUD-52840-A 03/04/2003



PUBLIC AND INDIAN HOUSING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

CAPITAL FUND FY 2006

FUNDING SHEET

PHA Name: Louisville Metro Housing Authority

PHA Code: KY001

\$337,302

FY 2006 First Increment RHF Grant

PHAs will be required to print the ACC Amendment for each of their grants from the HUD PIH website:

<http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>

By signing the ACC Amendment the PHA is agreeing to comply with the Capital Fund Program statute i.e., Section 9(j) of the United States Housing Act of 1937, as amended, and the regulations including 24 CFR Parts 905, 968, and 941. The PHA is required to obligate 90 percent of this grant within 2 years of the date the funds are made available and to expend 100 percent of the grant within 4 years of the date the funds are made available. Failure to meet the obligation or expenditure deadlines will result in penalties and sanctions for the PHA. Since RHF grants are funded with the Capital Fund appropriation, these grants are also subject to the obligation and expenditure deadlines prescribed in Section 9(j) and 24 CFR 905.120. (For additional information, see PIH Notice 2006-18(HA))

**Capital Fund Program
(CFP) Amendment**
To The Consolidated Annual Contributions
Contract (form HUD-53012)

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

Whereas, (Public Housing Authority) Louisville Metro Housing Authority (KY001) (herein called the "PHA") and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions

Contract(s) ACC(s) Number(s) A-4192

dated: 8/29/1996

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out capital and management activities at existing public housing developments in order to ensure that such developments continue to be available to serve low-income families:

\$ 337,302

for Fiscal Year 2006 to be referred to under Capital Fund Grant Number KY36R00150106

PHA Tax Identification Number (TIN) On File enter if changed since previous CFP Grant

Whereas, HUD and the PHA are entering into the CFP Amendment Number _____

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for capital and management activities of PHA developments. This amendment is a part of the ACC(s).

2. The capital and management activities shall be carried out in accordance with all HUD regulations and other requirements applicable to the Capital Fund Program.

3. (Check one)

a. In accordance with the HUD regulations, the Annual PHA Plan has been adopted by the PHA and approved by HUD, and may be amended from time to time. The capital and management activities shall be carried out as described in the Annual PHA Plan Capital Fund Annual Statement.

OR

b. The Annual PHA Plan has not been adopted by the PHA and approved by HUD. The PHA may use its CFP assistance under this contract for work items contained in its 5-Year Plan, before the Annual PHA Plan is approved.

For cases where HUD has approved a Capital Fund Financing Amendment to the ACC (CFP Amendment attached), HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee (Trustee Agreement attached) within 3 days of the due date.

Whether 3.a or 3.b is selected above, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 9(j)(1) of the United States Housing Act of 1937, as amended, (the "Act") and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 9(j)(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation).

4. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in the capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.

5. The PHA shall continue to operate each development as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities and for a period of forty years after the last distribution of CFP assistance for development activities. However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any development(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, for a period of ten years following the last payment of assistance from the Operating Fund to the PHA, no disposition of any development covered by this amendment shall occur unless approved by HUD.

6. The PHA will apply for the entire CFP assistance amount for this FY. If the PHA does not comply with any of its obligations under this Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

7. Implementation or use of funding assistance provided under this Amendment is subject to attached corrective action order(s).

(mark one) : Yes No

8. The PHA acknowledges its responsibility for adherence to this Amendment by subgrantees to which it makes funding assistance herein available.

The parties have executed this Agreement, and it will be effective on 7/18/2006. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development		PHA Executive Director	
By	Date:	By <u>[Signature]</u>	Date: <u>7-17-06</u>
Title		Title	<u>Executive Director</u>

Previous versions obsolete

form HUD-52640-A 03/04/2003

OMB Approval No. 2577-0157
(exp. 06/30/2005)

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

Annual Statement / Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

Comprehensive Grant Number
KY36P001501-06

FFY of Grant Approval
2006

HA Name
Louisville Metro Housing Authority

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending _____ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²
		Original	Revised ¹	
1	Total Non-CGP Funds			Expended
2	1406 Operations (May not exceed 10% of line 20)			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1450 Dwelling Structures			
11	1465.1 Dwelling Equipment—Non-expendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration	10,082,150	10,082,150	
17	1495.1 Relocation Costs			
18	1498 Mod Used for Development			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant (Sum of lines 2-19)	10,082,150	10,082,150	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Compliance			
23	Amount of line 20 Related to Security			
24	Amount of line 20 Related to Energy Conservation Measures			

Signature of Executive Director _____ Date 7/11/06
 Signature of Public Housing Director _____ Date _____

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.

Page ____ of ____ Previous edition is obsolete form HUD-52837 (6/96) ref Handbook 7485.3

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
KY 1-1	Clarksdale Revitalization			2,785,000	2,785,000				
KY 1-12	Paint Hailways			50,000	50,000				
KY 1-12	Elevator Replacement			1,300,000	1,300,000				
Pk DuValle	Mixed Finance Capital Contrib PH 2			75,712	75,712				
Pk DuValle	Mixed Finance Capital Contrib PH 3			34,778	34,778				
Pk DuValle	Mixed Finance Capital Contrib PH 4			56,370	56,370				
PHA Wide	Environmental Consultant Remediation			300,000	300,000				
PHA Wide	Annual Asbestos and Lead Removal			250,000	250,000				
PHA Wide	Annual A/E Contract			234,000	234,000				
PHA Wide	Tree Trimming			309,000	309,000				
PHA Wide	Capital Equipment			643,000	643,000				
PHA Wide	Appliance Replacement			243,000	243,000				
PHA Wide	Technical Staff Training/Development			5,000	5,000				

Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

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
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**
 U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Obligated ²	Funds Expended ²	
PHA Wide	Resident Stipends			100,000	100,000				
PHA Wide	Administrative Salaries			676,000	676,000				
PHA Wide	General Fund for Operations			2,352,000	2,352,000				
PHA Wide	Contingency			668,290	668,290				
	Grand Total			10,082,150	10,082,150				

Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

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

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing		U.S. Department of Housing and Urban Development Office of Public and Indian Housing					
		OMB Approval No. 2577-0029 (exp. 10/31/2008)					
Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it display a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 990 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs. The Operating Fund determines the amount of operating subsidy to be paid to PHAs. PHAs provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income - the major Operating Fund components. HUD reviews the information to determine each PHA's Formula Amount and the funds to be obligated for the Funding Period to each PHA based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.							
Section 1							
1. Name and Address of Public Housing Agency: LOUISVILLE METRO HOUSING AUTHORITY 420 SOUTH 8TH ST. LOUISVILLE, KY 40203		2. Funding Period: 01/01/2007 to 12/31/2007					
4. ACC Number: A-4192		3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.					
5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31 <input checked="" type="checkbox"/> 06/30 <input type="checkbox"/> 09/30		6. Operating Fund Project Number: KY00100107D					
7. DUNS Number: 557425642		HUD Use Only					
8. ROFO Code: 0436							
Section 2							
Calculation of ACC Units for 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:							
	ACC Units on 7/1/2005	Units Added to ACC (+)	Units Deleted from ACC (-)	ACC Units on 6/30/2006 (=)			
Requested by PHA	4,286	31	172	4,145			
HUD Modifications							
Line No.	Category	Column A Unit Months		Column B Eligible Unit Months (EUMs)		Column C Resident Participation Unit Months	
		Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.
Categorization of Unit Months:							
Occupied Unit Months							
01	Occupied dwelling units -- by public housing eligible family under lease	42,635		42,635		42,635	
02	Occupied dwelling units -- by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing	0				0	
03	New units -- eligible to receive subsidy during the Funding Period but not included on Lines 01, 02, or 05-13 of this section	0		0		0	
04	New units -- eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy	0		0		0	
Vacant Unit Months							
05	Units undergoing modernization	0		0			
06	Special use units	60		60			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units			0			
07	Units vacant due to litigation	0		0			
08	Units vacant due to disasters	0		0			
09	Units vacant due to casualty losses	0		0			
10	Units vacant due to changing market conditions	0		0			
11	Units vacant and not categorized above	7,045					
Other ACC Unit Months							
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)	2,064					
13	All other ACC units not categorized above	0					

FARM VRSULA 1/9/07

		Operating Fund Project No.: KY00100107D	
Calculations Based on Unit Months:			
14	Limited vacancies		1,554 ✓
15	Total Unit Months	51,804	44,249 ✓
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)		3,553 ✓
Special Provision for Calculation of Utilities Expense Level:			
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		0
Section 3			
Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	\$299.40	
02	Inflation factor	1.03500	
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$309.88	
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$13,711,880	✓
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)	\$175.24	✓
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$7,754,195	✓
Add-Ons			
07	Self-sufficiency	\$0	
08	Energy loan amortization	\$0	
09	Payment in lieu of taxes (PILOT)	\$0	
10	Cost of independent audit	\$23,609	
11	Funding for resident participation activities	\$88,825	
12	Asset management fee <input checked="" type="checkbox"/> Eligible for an Asset Management Fee	\$207,216	
13	Information technology fee	\$103,608	
14	Asset repositioning fee	\$0	489,953
15	Costs attributable to changes in federal law, regulation, or economy	\$0	
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$423,258	913,211
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$21,889,333	22,379,286
Part B. Formula Income			
01	PUM formula income	\$120.83	
02	PUM change in utility allowances	\$0.00	
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$120.83	
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$5,346,607	
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	\$0	
02	Transition funding	-\$232,528	
03	Other	\$0	
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	-\$232,528	
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$16,310,198	16,800,151
02	Cost of independent audit (Same as Part A, Line 10)	\$23,609	
03	Formula amount (Greater of Part D, Lines 01 or 02)	\$16,310,198	16,800,151
Part E. Calculation of Operating Subsidy (HUD Use Only)			
01	Formula amount (Same as Part D, Line 03)		16,800,151
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		

Operating Fund Project No.: **KY00100107D**

Section 4

Remarks (provide section, part and line numbers):

(This area is currently blank for remarks.)

Section 5

Certifications

- In accordance with 24 CFR 990.215, I hereby certify that LOUISVILLE METRO HOUSING AUTHORITY is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.
- In accordance with 24 CFR 990.190(f), I hereby certify that LOUISVILLE METRO HOUSING AUTHORITY has fewer than 250 units and has elected to transition to asset management and therefore is eligible to receive an asset management fee.
- 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)

Signature of Authorized PHA Representative & Date: <i>x Tim Barry 10/5/06</i>	Signature of Authorized HUD Representative & Date: x
--	---