LOUISVILLE METRO HOUSING AUTHORITY

MOVING TO WORK DEMONSTRATION PROGRAM

FY 2014 ANNUAL PLAN

April 15, 2013
Revised July 23, 2013

First Amendment – December 2, 2013
Revised March 11, 2014

Second Amendment – April 14, 2014

Table of Contents

I. Introduction……. 4 – 8
MTW Matrix

II. General Housing Authority Operations…….. 9 – 39
Housing Stock
Table I-A.1 Housing Stock Information
Table I-A.2 Public Housing Units Added/Removed
Table II-A.3 Capital and Central Services Fund Activities
Table II-A.4 Five-Year Capital Plan

Leasing Information
Table II-B.1 Leasing Information
Table II-B.2 Current Households Served by Unit Size
Table II-B.3 Current Households Served by Income Level
Table II-B.4 Current Households Served by Family Type
Table II-B.5 Current Households Served by Race and Ethnicity

Waiting List Information
Table II-C.1 Waitlists by Unit Size
Table II-C.2 Waitlists by Race and Ethnicity
Table II-C.3 Waitlists by Income Level

III. Non-MTW Related Housing Authority Information…… 40 – 41
Sources and Uses of Other Funds
Resident Services

IV. Long Term MTW Plan…… 42

V. Proposed MTW Activities: HUD Approval Requested ……43 – 47

VI. Ongoing MTW Activities: HUD Approval Previously Granted…… 48 – 56
Occupancy at Elderly/Disabled High Rise Developments
- Locally Defined Definition of Elderly
- Lease-up Incentives for New Residents at Dosker Manor

MTW Rent Policy
- Standard Medical Deduction
- Alternate Year Reexamination Schedule
- Earned Income Disregard
- Elimination of the Earned Income Disregard from Calculation of TTP
- Rents Set at 30% of Adjusted Income – Public Housing (Revised FY 2014)

Occupancy Criteria and Rent Changes for New Scattered Sites
- Term Limits
- Employment/Education Work Requirements (Revised FY 2014)
- Mandatory Case Management
- Increased Flat Rents

Public Housing Development
- Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies
- Simplification of the Public Housing Development Submittal
- Acquisition of Mixed-Income Sites for Public Housing

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

Expanded Homeownership Opportunities

- Flexibility in Third-Party Verifications for HCV Homeownership
- Amount and Distribution of HCV Homeownership Assistance
- Exception Payment Standards for HCV Homeownership

Local Leased Housing Program

- Special Referral HCV Programs
  - Center for Women and Families at the Villager
  - Family Scholar House
  - Wellspring
  - Day Spring
  - 100,000 Homes Initiative
- Allocate MTW Housing Choice Vouchers to Special Referral Programs
  - Coalition for the Homeless
- MTW Inspection Protocol
- Amend HCV Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility

VII. Sources and Uses of Funds…… 59 – 62

VII. Administrative …… 63

Appendix ……64

A. LMHA Board of Commissioner's Resolution to approve the 2014 Annual MTW Plan
B. Documentation of the Public Hearing
C. Local Authorization for the Release of Information/Privacy Act Notice (Replaces HUD-Form 9886)
D. Annual Statement Performance and Evaluation Report: Capital Fund Program
E. Certifications and Disclosures
F. Louisville Metro Housing Authority's definition of substantial deviation and significant amendment/modification.
G. First Amendment Supporting Documentation
H. Second Amendment Supporting Documentation

I. Introduction

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

LMHA presently manages over 3,400 units in two family housing communities, five housing communities for disabled and senior citizens, and a growing number of scattered site properties. Additionally, the Agency administers public housing assistance for over 700 public housing units located at mixed-income and mixed-finance sites that are privately owned and managed and administers rental assistance to nearly 8,800 families under its leased housing program. During FY 2014, LMHA anticipates providing housing assistance to over 13,000 households in the combined public housing and leased housing programs.

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

Moving To Work Demonstration Program

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

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

MTW Objectives

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

- Reduce costs and achieve greater cost effectiveness in federal expenditures;
- Give incentives to residents, especially families with children, to obtain employment and become economically self-sufficient; and
- Increase housing choices for low-income families.

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

Locally Defined LMHA MTW Goals

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

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

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

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

Proposed and Ongoing Moving To Work Activities

An MTW activity is defined as any activity LMHA is engaging in that requires MTW flexibility to waive statutory or regulatory requirements. For 2014, LMHA is proposing three new MTW activities:

- Special occupancy requirements (elderly-only) for a portion of units at Building C at Dosker Manor (41-2014);
- A financial aid deduction for all households, regardless of age (40-2014); and
- A 2% cap on annual Section 8 contract rent increases (39-2014).

Following HUD approval of the FY2014 Annual MTW Plan, LMHA executed the First Amendment – Use of MTW Funds - to its MTW Agreement with HUD. Using this authority, LMHA proposes to implement:

- An agreement with Frazier Rehab Institute to allow them to sublease two fully-accessible units at Liberty Green Community Center to low-income families enrolled in their Spinal Cord Injury outpatient rehabilitation program (37-2014). This activity was originally proposed in the 2013 Annual MTW Plan; however, it was determined that LMHA would need Use of MTW Funds authority (which the agency did not yet have at the time) in order to implement the activity.

LMHA is also proposing to amend two previously approved activities:

- As part of the two-year recertification activity, create a local Privacy Authorization form that allows 24 months between re-verifications (4-2007); and

- As part of the Education/Employment Requirements for residency in one of the detached single-family Scattered Sites units, define work as employment of 2,000 hours annually at a minimum wage job (9-2007).

In addition, LMHA has a variety of MTW activities that will be ongoing in 2014:

- Special referral Housing Choice Voucher programs that provide rental assistance to families at Center for Women and Families and Family Scholar House while they live onsite and portable vouchers upon graduation (1-2005, 15-2009, 20-2010, 31-2012, 38-2013);

- An initiative that detached Section 8 homeownership payment standards from traditional HCV payment standards (3-2006);

- A two-year recertification process of elderly families and all families whose head of household or cohead is disabled (4-2007);

- An earned income disregard for elderly families in the Housing Choice Voucher program (6-2008);

- A standard medical deduction for all elderly and disabled families in the Public Housing and HCV programs (8-2008);

- Term limits and educational/employment requirements for highly desirable New Scattered-Site single-family units (9-2009);

- A local definition of elderly as families whose head of household or cohead is age 55 or over at LMHA elderly/disabled high-rises (10-2008);

- A flexible third-party verification policy for the HCV Homeownership program (11-2009);

- An exception payment standard for the HCV Homeownership program (13-2009);

- Simplified procedures to acquire and develop new public housing properties (18-2009);

- Mandatory case management for residents at New Scattered Site single-family homes (21-2010);

- Lease-up incentives for new residents at Dosker Manor as part of an effort to improve occupancy rates at the development (23-2010);

- Authority to acquire properties for public housing without prior HUD approval to expedite acquisition of units in mixed-income communities (26-2011);

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

- A set of locally defined guidelines for development, maintenance and modernization of public housing development (28-2011);

- A local preference to provide voucher assistance to persons referred by Day Spring, a program that offers adults with intellectual disabilities support services in a residential setting (7-2008);

- A Special Referral Housing Choice Voucher program with the 100,000 Homes Initiative (31-2012);

- Elimination of the mandatory Earned Income Disregard (EID) (32-2012);
- A Public Housing rent policy to set rent payments at 30% of adjusted annual income (33-2012);
- A local preference to provide voucher assistance to persons referred by Wellspring with developmental disabilities who wish to live independently at its Youngland facility (34-2012) and the Bashford Manor facility (36-2013);
- Authority to allocate MTW Housing Choice Vouchers to special referral programs with service-enriched housing providers (35-2012);

Over the course of its participation in the MTW demonstration, LMHA has proposed three activities via the annual plan process that have not been approved by HUD:

- Public Housing Sublease Agreements with Frazier Rehab (37-2013) and YouthBuild Louisville (29-2011). HUD determined these activities would require Use of MTW Funds Authority, and HUD advised that when the authority is granted, the activities can be amended to the current Annual Plan; and
- Special Occupancy Requirements (Elderly Only) for Floors 1-9 of Building C at Dosker Manor. HUD determined that LMHA should apply for these requirements through HUD's established designation process.

LMHA does not have any MTW activities that were previously proposed and approved, but have not been implemented; however, LMHA has two activities that were previously approved and put on hold due to a subsequent HUD determination that the activities were not feasible under MTW:

- Streamlined demolition and disposition application process for MTW Agencies (16-2009); and
- An agreement with Catholic Charities for emergency temporary housing for victims of human trafficking (25-2010);

Finally, LMHA has closed out two initiatives and has a number of activities that use the single-fund budget authority only. The closed out initiatives are:

- Limiting the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excluded both elderly/disabled and special referral program sites) (5-2007); and
- Increased flat rents at New Scattered Sites (24-2010).

The activities that use single-fund budget authority only are:

- Homeownership Maintenance Specialist (*planning*) (12-2009);
- MultiCultural Family Assistance Program (*ongoing*) (17-2009)
- HCV Homeownership Weatherization and Energy Efficiency Pilot (*completed*) (19-2010)
- Avenue Plaza CFL Trade-in Program (*completed*) (22-2010);

Moving To Work (MTW) Activity Matrix

#	Fiscal Year	MTW Activity	Status
41	***2014***	***Special Occupancy Requirements for Floors 1-9 of Building C at Dosker Manor***	***Proposed, Not Approved***
40	***2014***	***Financial Aid Disregard in Calculation of TTP – HCV Program***	***Proposed***
39	***2014***	***MTW Section 8 Rent Increase Limit***	***Proposed***
38	2013	Special Referral HCV Program – Parkland Scholar House	Ongoing
37	***2013, 2014***	***Public Housing Sublease Agreement with Frazier Spinal Cord Rehab Institute***	***Proposed, Not Approved, Approved ('14)***
36	2013	Special Referral MTW HCV Program and Local Preference – Wellspring at Bashford Manor/Newburg	Ongoing
35	2012	Allocate MTW Housing Choice Vouchers to Special Referral Programs	Ongoing
34	2012	Special Referral MTW HCV Program and Local Preference – Wellspring at Youngland Avenue	Ongoing
33	2012	Rents Set at 30% of Adjusted Income - Public Housing Program	Ongoing
32	2012	Elimination of the Earned Income Disregard	Ongoing
31	2012	Special Referral HCV Program - Stoddard Johnston Scholar House	Ongoing
30	2012	Special Referral HCV Program – 100,000 Homes Initiative	Ongoing
29	2011	Public Housing Sublease Agreement with YouthBuild Louisville	Proposed, Not Approved
28	2011	Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing	Planning
27	2011	Amend Public Housing and HCV Program Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Ongoing
26	2011	Acquisition of Mixed-Income Sites for Public Housing	Ongoing
25	2010	Public Housing Sublease Agreement with Catholic Charities	Approved, Tabled
24	2010	Increased Flat Rents for New Scattered Sites	Approved, Ended
23	2010	Lease-up Incentives for New Residents at Dosker Manor	Ongoing
22	2010	CFL Trade-in Pilot Program for Avenue Plaza Residents	Completed
21	2010	Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Ongoing
20	2010	Special Referral HCV Program - Downtown Family Scholar House	Ongoing
19	2010	Weatherization and Energy Efficiency Pilot and Section 8 Homeownership	Completed
18	2009	Simplification of the Public Housing Development Submittal	Ongoing
17	2009	Multicultural Family Assistance Program	Ongoing
16	2009	Streamlined Demolition and Disposition Application Process for MTW Agencies	Tabled
15	2009	Special Referral HCV Program - Louisville Scholar House	Ongoing
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Non-MTW
13	2009	HCV Homeownership Program – Exception Payment Standards	Ongoing
12	2009	Housing Choice Voucher Program Maintenance Specialist	Planning
11	2009	HCV Homeownership - Flexibility in Third-Party Verifications	Ongoing
10	2008	Locally Defined Definition of Elderly	Ongoing
9	***2007***	***Term Limits and Employment/Educational Work Requirements for New Scattered Sites (Revised FY 2014)***	***Ongoing***
8	2008	Rent Simplification for Public Housing and Housing Choice Voucher Programs - Standard Medical Deduction	Ongoing
7	2008	Special Referral MTW HCV Program and Local Preference - Day Spring (Renewed 2012)	Ongoing
6	2008	Rent Simplification in the HCV Program - Earned Income Disregard for Elderly Families	Ongoing
5	2007	Spatial Deconstruction of HCV Assisted Units	Ended
4	***2007***	***Rent Simplification for PH and HCV Programs - Alternate Year Reexaminations of Elderly and Disabled Families (Amended 2012, 2014)***	***Ongoing***
3	2006	Amount and Distribution of Homeownership Assistance	Ongoing
2	--	MTW Inspections Protocol	Ongoing
1	2005	Special Referral HCV Program - Center for Women and Families	Ongoing

II. General Housing Authority Operation Information

A. Housing Stock

The Louisville Metro Housing Authority projects that as of June 30, 2014 there will be a total of 4,255 annual contribution contract (ACC) units in its public housing stock, 3,463 of which are owned and managed by the Agency, and 792 HOPE VI/mixed finance units that are privately managed. This is an overall increase of 96 ACC and ACC/LIHTC units since the end of the previous fiscal year. LMHA anticipates it will be authorized 10,618 units in its Section 8 program in fiscal year 2013-2014, bringing the grand total of housing stock to 14,873 units by the fiscal year end.

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

During FY 2014, LMHA projects it will increase its public housing stock by 81 ACC and ACC/LIHTC units, bringing the total to 4,255 including 3,463 units owned and managed by LMHA, and 792 units that will be privately owned and/or managed. This net increase will result from the acquisition of 4 units at Stoddard Johnston Scholar House, 27 scattered-site HOPE VI replacement units in KY 1-056, construction of 50 new units of affordable housing onsite at Block B of the Sheppard Square HOPE VI Revitalization, and acquisition of 15 units at Wilart Arms. Stoddard Johnston Scholar House is a mixed-finance initiative of Family Scholar House.

Wilart Arms Apartments (formerly known as Hallmark Plaza Apartments) is a Mixed-Finance initiative of the Kentucky Housing Corporation (KHC), LMHA, the Housing Partnership, Inc. (HPI), and HUD'S Federal Housing Administration (FHA) "Office of Multifamily Housing" (Multifamily Housing). The property is a 66-unit multi-family complex located off Dixie Highway in the Shively community. In 2007, the owners of Wilart Arms were delinquent on their loan. Also, the building had fallen into severe disrepair, and had been placed on HUD's troubled Multifamily Assets listing. In an effort to prevent the property from going into foreclosure and to preserve the housing complex, including project based Section 8, KHC reached out to Multifamily Housing for a possible solution. The solution was modeled on the work of other jurisdictions where such properties had been disposed of to the local Public Housing Authorities. KHC's proposal – a cooperative effort among KHC, Louisville Metro Housing Authority (LMHA) and the Housing Partnership, Inc. – was approved by Mulitfamily Housing and closed on April 29, 2010 with all participants except for LMHA.

Under the approved proposal, Housing Partnership, Inc. would renovate the site, reduce the density (originally 100 units), and own and manage the property. LMHA would acquire the use of 15 units at the property through Mixed-Finance development. LMHA and Wilart Arms Apartments, LLLP (Owner) would enter into a Regulatory and Operating Agreement and a Declaration of Restrictive Covenants (Declaration of Trust) would be recorded in favor of HUD. With board approval, LMHA agreed to fund a $1,016,678 Promissory Note, for which owner is obligated to house public housing eligible residents in 15 units (2 one-bedroom units, 10 two-bedroom units and 3 three-bedroom units). Two of the units are also be accessible to persons with hearing and/or visual impairments. Of the remaining 51 units at Wilart Arms, 11 units are under the Tax Credit Assistance Program and 40 units are under the Project Based Section 8 Program.

LMHA does not have plans to remove any units from its housing stock in FY 2014.

On November 13, 2009, LMHA submitted an application for a FY 2009 HOPE VI grant to revitalize the Sheppard Square public housing development. The 67-year old development, which was built in 1942, suffers from inherent design deficiencies, as well as numerous operations failures. The FY 2009 application was not funded, therefore, LMHA submitted an application for a FY 2010 HOPE VI grant. The application was submitted on November 17, 2010 and the Agency has since been selected from

over 30 agencies as one of 8 public housing authorities to receive a FY 2010 HOPE VI grant. LMHA was awarded $22 million, the maximum HOPE VI grant, for Sheppard Square.

On-site, the new Sheppard Square will consist of public housing, low-income tax credit and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses and multi-family apartment buildings. **At least 40% of the units on-site, including market-rate, ACC/LIHTC, and ACC units, will be designated as smoke-free.** Off-site, the public housing replacement units will include supportive service enriched units, and single-family homes and apartments in mixed-income communities. All new construction will meet Energy Star standards and the Enterprise Communities Green Community criteria. As with all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 units at Sheppard Square.**

Relocation of residents living at Sheppard Square has been completed. HUD approved demolition on February 22, 2012. The disposition plan was outlined in the HOPE VI application. LMHA submitted to the SAC a mixed-finance housing disposition application for Sheppard Square in October of 2012 for 14.7 of the 16.5 acres on site. LMHA anticipates the remaining 1.8 acres (Block G) will be disposed of at fair market value (appraised at $96,000) to the Jefferson County Board of Education for use as green space open to the public.

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

Table II-A.1 summarizes the above changes in LMHA's public housing stock during the upcoming fiscal year. This table provides data by type of site (Family, Elderly/Disabled, Scattered Sites, and HOPE VI/Mixed Finance). Table II-A.2 shows the anticipated changes in the housing stock during 2014 by site and bedroom sizes.

Housing Choice Vouchers Authorized

The Agency anticipates being authorized 10,488 Housing Choice Vouchers in its leased housing program at the beginning of FY 2014 and does not anticipate receiving any new vouchers over the course of the year. All but 275 of the HCVs are included in the MTW block grant. The 275 non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans.

MTW Special Referral/Direct Access Housing Choice Voucher Programs

LMHA has developed several MTW Housing Choice Voucher Special Referral programs. The first of these was with the Center for Women and Families. LMHA allocates 22 Housing Choice vouchers to this program annually. The Agency replicated this MTW referral voucher program in a partnership with Family Scholar House (formerly Project Women) in 2009; LMHA annually allocates 56 vouchers for residents at their Louisville Scholar House campus. LMHA has also developed a co-venture agreement with Family Scholar House and Spalding University for Downtown Scholar House at the Villager, a building purchased by LMHA as a replacement housing site for Clarksdale. LMHA allocates 43 special referral vouchers annually for this program. Additionally, since 2012, LMHA has administered up to 57 MTW vouchers to support low-income residents at the Stoddard Johnston Scholar House campus, and beginning in 2013, LMHA committed to administering up to 53 vouchers to participants living at FSH's Parkland Scholar House. Updates on these programs are included in Section VI: Ongoing MTW Activities.

Finally, LMHA plans to provide voucher assistance to 3 households at Day Spring and 5 households at Wellspring; these programs provide supportive housing for persons with severe developmental and mental disabilities who wish to live independently. The Day Spring and Wellspring Housing Assistance initiatives are also described in more detail in Section VI of the Plan.

In 2012, LMHA began administering vouchers through a new Special Referral HCV Program with the 100,000 Homes initiative of the Louisville SAMHSA (Substance Abuse and Mental Health Administration) Community Consortia. LMHA allocated 50 vouchers to this program. Its objective is to acquire housing and services for the 50 most vulnerable homeless persons on the streets of Louisville. Other new initiatives include a partnership with Coalition for the Homeless to give up to 10 homeless families with children direct access to voucher assistance, and an agreement with the Housing Partnership Inc. and Family Scholar House to provide up to 8 eligible families at the York Towers community with direct access to Housing Choice Vouchers. LMHA also administers 10 vouchers for referrals from the Phoenix Health Center's Shelter + Care initiative.

As shown in Table II-B.1(b), the Agency could administer up to 347 HCVs for its special referrals programs during FY 2014. These voucher allocations do not constitute true "set-asides". LMHA provides a voucher to families referred to the agency by the partner organization on an as-needed basis and provided funding for a voucher is available. Only families who meet basic Section 8/HCV eligibility criteria will be considered for a voucher via a special referral program.

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

As shown in Table II- A.1, LMHA anticipates administering up to 480 HCVs to Direct Access programs during FY 2014.

The FY 2012 plan included a MTW Direct Access program with the U.S. Department of Housing and Urban Development's *Study of the Impact of Housing and Services for Homeless Families*. LMHA will continue in FY2014 to set-aside 60 Housing Choice Vouchers for program applicants who are enrolled in the study in Jefferson County, randomly assigned to the subsidy intervention, and referred to LMHA through the Abt Associates study team.

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

MTW Project-Based Housing Choice Vouchers

The Agency currently has <u>no project-based Moving to Work vouchers</u>. No MTW vouchers are anticipated to be newly project-based during FY 2014.

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

The 2008 Consolidated Appropriations act enacted December 26, 2007, provided $75 million dollars of funding for the Veterans Administration Supportive Housing (VASH) program which requires voucher recipients to be veterans. The VASH program combines rental assistance for homeless veterans administered by LMHA and case management and case management and clinical services provided by Veterans Affairs Medical Centers (VAMC). LMHA administers 200 VASH vouchers within its area of jurisdiction. The Agency received the letter of notification of funding for 70 vouchers from the Housing

Voucher Financial Division at Headquarters on May 1, 2008 and subsequently accepted the offer. The Agency also received an offer on June 12, 2009 for an additional 105 VASH Program vouchers which LMHA accepted on June 16, 2009. In FY 2010, LMHA was funded for the initial 105 vouchers, the subsequent allocation of 70 vouchers, and 25 additional vouchers, bringing the total number of VASH to 200. Then, in 2011, LMHA was authorized 25 more VASH vouchers. Finally, in FY 2012, LMHA was authorized 50 more VASH, for a grand total of 275 vouchers. LMHA is working closely with the local Veterans Administration Medical Center (VAMC) to administer these vouchers. LMHA anticipates these vouchers will be fully funded in 2014.

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

As shown in Table II-A.1, LMHA will continue to administer 130 Section 8 Special Program certificates during FY 2014. The Housing Assistance Payment (HAP) contract with the YMCA is for a 41-unit SRO program for single, adult men. The program has operated since 1989 but had lost revenue in the past due to occupancy issues. During FY2008, LMHA authorized a specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of the SRO units on-site. If the applicant is determined eligible, he is housed immediately upon completion of processing by the YMCA caseworker. The applicant packet is then sent to LMHA for additional processing and payment begins for that participant. Using the regulatory flexibility provided through the MTW program, initial occupancy inspections of the SRO units are waived upon move-in and inspections are conducted concurrently once a year at the site. In addition to the YMCA SRO program, the Agency will continue to administer 65 Section 8 certificates for Willow Place, a Mod Rehab project, and 24 certificates for St. Vincent de Paul/Roberts Hall, a facility for women who are homeless or at risk of becoming homeless. Under MTW, inspections at Roberts Hall are also conducted concurrently on an annual basis.

Public Housing Planned Capital Expenditures

LMHA's emphasis on modernization and extraordinary maintenance to preserve and improve the current public housing stock is evidenced by $8,835,000 in committed Capital Fund Program and Replacement Housing Factor funds during the upcoming year (including $5,466,000 for capital expenses, $58,000 for resident services, $90,000 for maintenance, and $810,000 for protective services). Table II–A.3 summarizes most of the proposed capital improvements projects at LMHA's sites. The Authority also summarizes the proposed capital improvement projects planned at all its sites over the next five years, as shown in the Five-Year Action Plan following.

Table II-A.1 Housing Stock Information
Projected 7/1/2013 and 6/30/214

PUBLIC HOUSING	Projected as of 7/1/2013	Projected as of 6/30/2014	Base Year as of 12/31/1998	Base Year adjusted for Merger in 2003
Public Housing-LMHA Owned and Managed				
Family Developments	1,383	1,383	3306	
Elderly/Disabled Developments	1,292	1,292	1133	
Scattered Sites	761	788	185	
Total LMHA Managed	**3,436**	**3,463**	**4,624**	**4,802**
HOPE VI/Mixed Finance	723	792		
Grand Total Public Housing Units	**4,159**	**4,255**	**4,624**	**4,802**

LEASED HOUSING	Projected as of 7/1/2011	Projected as of 6/30/2012	Base Year as of 12/31/1998	Base Year adjusted for Merger in 2003
Housing Choice Vouchers				
MTW Tenant Based Vouchers	10,213	10,213	**684**	**7,253**
Non-MTW Housing Choice Vouchers				
HUD-VASH Program	275	275		
Total Vouchers	**10,488**	**10,488**	**684**	**7,253**
HUD Special Programs				
Willow Place – Mod Rehab	65	65	**65**	
YMCA SRO Certificates	41	41	**41**	
St Vincent Du Paul/Roberts Hall Certificates	24	24	**24**	
Total Certificates	**130**	**130**	**130**	**130**
Grand Total Leased Housing	**10,618**	**10,618**	**814**	**7,383**
Grand Total Housing Stock	**14,777**	**14,873**	**5,438**	**12,185**

Table II-A.2 Public Housing Units Added/Removed
FY 2013 – 2014

PROJECT	Type	FY 2014 Total	FY 2014 1-Bd	FY 2014 2-Bd	FY 2014 3-Bd	FY 2014 4+Bd	Notes/Accessibility Features
Units Added							
Stoddard Johnston Scholar House	Mixed Finance	**4**		4			
KY 1-056 Scattered-Site Sheppard Square Replacement	General/MTW Self-Sufficiency	**27**		9	17	1	2 units fully accessible
KY 1-057 Sheppard Square On-Site Rental Phase I	Mixed Finance	**50**		36	14		3 units accessible to persons with mobility impairment; 2 units accessible to persons with visual/hearing impairment
Wilart Arms	Mixed Finance	15	2	10	3		2 units accessible to persons with visual/hearing impairment
Total Units Added		**96**					
Units Removed							
N/A		**N/A**					
Total Units Removed		**0**					
Net Gain (Loss)*/**		**96**					

*The projected number of units added and distribution of units by bedroom size is based on the family sizes of applicants on the central-based waitlist, and the availability of units of these sizes for sale in the Metro area.
**The total number of units gained/lost during the fiscal year includes projects that are currently pending; therefore the actual net gain/loss by year end could be higher or lower than the figure shown.

Table II-A.3 Proposed Capital Improvements (excluding HOPE VI) FY 2013-2014

CAPITAL PROJECTS			
Site	**Total Funding Proposed**	**Capital Grant Source**	**Capital Grant Source**
BEECHER TERRACE – 002			
Roof Repairs	175,000	CFP – 13	
Handicap and wheel chair ramps	5,100	CFP – 12	
Site Total	**181,000**		
PARKWAY PLACE – 003			
Partial roof replacement and hail damage deductible	100,000	CFP – 11	
Repair fire damage to bldg 17	100,000	CFP – 10	
Site Total	**200,000**		
DOSKER MANOR – 012			
Exterior corridor walkway renovations	432,000	285,000 CFP – 10	147,000 CFP – 13
Replace A/c units as needed	100,000	CFP – 13	
Buss duct/raceway bdlg B	20,000	CFP – 12	
Site Total	**552,000**		
SAINT CATHERINE COURT – 013			
Replace booster pumps in all buildings	1,889	CFP – 10	
Site Total	**1,889**		
AVENUE PLAZA, 550 APARTMENTS – 014			
Replace booster pumps in all buildings	5,000	CFP – 10	
Elevator lobby HVAC upgrades	139,225	CFP – 13	
Painting – interior	7,500	CFP – 10	
Paint and drywall repair in corridors of 16 floors	64,000	CFP – 12	
Site Total	**215,725**		
SCATTERED SITES – 017 AND 034			
Saint Martin's basement upgrade	88,000	CFP – 12	
Arling Avenue rehab	tbd	tbd	
Virginia Avenue unit rehab	tbd	tbd	
Deck/stairs at former LHS properties	tbd	tbd	
Roof replacements	190,296	22,349 CFP – 10	167,920 CFP – 13
601 W Breckinridge	50,000	CFP – 13	
Repairs at Noltemeyer fire damaged unit	100,000	CFP – 11	
Site Total	**428,296**		
LOURDES HALL, BISHOP LANE PLAZA – 018			
Replace domestic hot water at Lourdes Hall	36,000	CFP – 13	
Replace fire control panel at Bishop Lane Plaza	100,000	CFP – 13	
Site Total	**136,000**		
TOTAL PROPOSED	**1,905,206**	**Various**	**Various**

Table II-A.4 Five-Year Capital Plan

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
BEECHER TERRACE - 002												
Paint Apartments	300,000							300,000				
Playground Equipment	200,000											200,000
Parking Lot - street pavement - speed bumps - curbs	50,000							50,000				
Sidewalk replacement	50,000							50,000				
Sump pumps boiler rooms	50,000							50,000				
Clean siding	50,000										50,000	
Exterior Lighting (West Side)	150,000								150,000			
Gator Carts	15,000					0						15,000
Office - combine east and west renovation	11,000		0						11,000			
Replace Underground piping to boilers (phase III)	-											
Relocation - piping	-											
Roof Repairs	175,000				175,000							
Watermain Replacement	500,000									500,000		
DHW Piping in Boiler Rooms Replacement	35,000								35,000			
Underground DDC Wiring and Conduit 52-59	30,000								30,000			
Community Room Renovation	18,927						18,927					
Handicap and Wheel Chair Ramps	5,100			5,100								
Automotive Equipment - 1/2 ton pickup	30,000						30,000					
Heat Exchangers (16)	120,000											120,000
Replace Missing Galvanized Bollards	5,000											5,000
Repair Collapsed Building Roof Hatches	5,000											5,000
Paint Interior of 15 Units	16,000											16,000
New Carpet - Office - Beecher East	3,000											3,000
Annual A/E Contract	313,457	20,357	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310	29,310
Tree Trimming	289,054	4,000	15,000	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006	30,006
Glass Cutting Machine	5,500											5,500
Maintenance Equipment	-											
Dwelling Equipment	420,558	8,000	20,000	0	42,597	44,356	46,114	47,873	49,827	51,781	53,930	56,080
HALO	269,798		53,438	24,040	24,040	24,040	24,040	24,040	24,040	24,040	24,040	24,040
Eviction Prevention Program	225,147		24,177	22,330	22,330	22,330	22,330	22,330	22,330	22,330	22,330	22,330
Resident Stipends	1,000	1,000										
Site Total	3,343,541	33,357	141,925	110,786	323,283	150,042	200,727	603,559	381,513	657,467	209,616	531,266
PARKWAY PLACE - 003												
Exterior Lighting	290,000											290,000
Parking Lot Paving / Speed Bumps	105,000							105,000				
Electric Feeder and Gas Line Replacement	-											
Relocation Electrical/Gas Conversion	-											

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Replace Gutters, Soffits, Downspouts, Gables	870,000											870,000
Replace Sidewalks/correct drainage/sewer lines A&E	-											
Replace Sidewalks/correct drainage/sewer lines	-											
Water Main Valve Replacement	50,000								50,000			
Heat Risers	2,200,000									2,200,000		
Sidewalk Repair	50,000		0									50,000
Foundation crack sealing	20,000							20,000				
Window Replacement	20,000							20,000				
Gym Floor	-											
Gator Cart	7,500					7,500						
Copier	6,000					6,000						
Partial Roof Replacement Hail Damage Dedictible	100,000		100,000									
Boiler Replacement	-		0	0								
Boiler Replacement A&E	-											
Pickup Truck	25,000	0										25,000
Pickup Truck	22,000											22,000
Basement Window Replacement	50,000								50,000			
Replace HVAC System with Central AC & Heat	80,000								80,000			
Insulate Apartments at end of Buildings	50,000								50,000			
Parkway/California Daycare - Interior	120,000								120,000			
Parkway/California Daycare - Exterior	100,000				25,000				75,000			
Fire Damage Bldg 17	100,000	100,000										
Roof on Maintenance Shop	50,000						50,000					
Upgrade Washer Hookups	600,000											600,000
Resident Services Programs	68,000	68,000										
Annual A/E Contract	326,836	21,226	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561	30,561
Tree Trimming	294,973	10,000	15,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Dwelling Equipment	437,319	8,000	20,000	0	44,416	46,250	48,083	49,917	51,954	53,992	56,233	58,474
HALO	285,638		53,438	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800	25,800
Eviction Prevention Program	166,949		21,419	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170	16,170
Maintenance Equipment	-											
Resident Stipends	-											
Site Total	6,495,215	207,226	240,418	102,528	171,944	162,278	200,611	297,445	579,482	2,356,520	158,761	2,018,002
SHEPPARD SQUARE - 004												
Replace Gutters, Soffit, Downspouts	-											
Replace Sidewalks	-											
Replace Basement Doors	-											
Relocation	-											
Roof Replacement	-											
Comprehensive Modernization	11,261,767	2,573,013	491,852	2,546,078	1,923,748	2,287,357	1,439,719					

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0
Dwelling Equipment	-	0	0	0	0	0	0	0	0	0	0	0
HALO	35,625		35,625	0	0	0	0	0	0	0	0	0
Eviction Prevention Program	5,767		5,767	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-											
Resident Stipends	-											
Site Total	11,303,159	2,573,013	533,244	2,546,078	1,923,748	2,287,357	1,439,719	0	0	0	0	0
IROQUOIS HOMES - 005												
Ramp to Maintenance Shop	-											
Demolition - Final	1,770,589	1,770,589										
Relocation	-	0										
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0
Dwelling Equipment	-	0	0	0	0	0	0	0	0	0	0	0
Maintenance Equipment	-											
HALO	-		0	0	0	0	0	0	0	0	0	0
Eviction Prevention Program	-		0	0	0	0	0	0	0	0	0	0
Resident Stipends	-											
Site Total	1,770,589	1,770,589	0	0	0	0	0	0	0	0	0	0
DOSKER MANOR - 012												
Automatic Doors in elevator vestibules Bldg A	144,000							144,000				
Security Systems Upgrade	100,000							100,000				
Building Lobby B & C	150,000							150,000				
Exterior Corridor Walkway Renovations	432,000	285,000			147,000							
Replace Stairwell Doors (A)	25,000							25,000				
Replace Ceiling Tiles - Lobbies	20,000							20,000				
Transfer Switches	110,000							110,000				
Replace A/C units as needed	100,000				100,000							
Replace Booster Pumps in all Buildings	15,000	15,000	0									
Repair Sidewalks	25,000							25,000				
Trash Compactors All Buildings	300,000						300,000					
Domestic Hot Water Upgrades (heat exch, valves, pipe)	-											
Elevator Replacement A&E	-											
Retube 18 Boilers (actual bid amount)	326,373	326,373	0									
Replace Domestic Water Supply/Sanitation drain lines	1,500,000										1,500,000	
Buss Duct/Raceway Bldg B	20,000			20,000								
PTAC all buildings	3,010,000											3,010,000

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Replace Counter Tops - Kitchens - 550 Apartments	120,000							120,000				
Parking Lot Repavement - 550 Apartments	50,000						50,000					
Tubs, Sinks, Bathroom Replacement - 550 Apartments	144,000								144,000			
Replace Domestic Water/Sanitation Drain Lines - 550 Apt	300,000											300,000
Replace Fire Doors Ave Plaza and 550 Apts	60,000											60,000
Redo floor, ceiling, door, lights in laundry rm - 550 Apt	7,000											7,000
Replace ceiling tiles 3rd floor all bldgs. - 550 Apartments	5,000											5,000
Playground Equipment - 550 Apartments	40,000											40,000
Trash Compactor Replacement - Avenue	50,000								50,000			
Lobby, Corridor, Women's RR, Paint Const Adm.	-											
Replace Domestic Water Supply/Sanitation Drain Lines	1,000,000										1,000,000	
Freight Elevator Upgrade	40,000											40,000
Rooftop units - Modernization and Operations	28,000											28,000
Admin Salaries	-											
Tree Trimming	3,000	3,000										
Dwelling Equipment	215,733	5,000	10,000	0	21,782	22,681	23,580	24,480	25,479	26,478	27,577	28,676
Maintenance Equipment	-											
Automotive Equipment	-											
Hi-Rise Security	987,882		169,962	90,880	90,880	90,860	90,880	90,880	90,880	90,880	90,880	90,880
Eviction Prevention Program	33,077		5,357	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080	3,080
Resident Stipends	123,000	10,000	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300	11,300
Site Total	4,827,787	115,815	211,607	204,248	142,030	142,929	243,828	444,128	339,727	146,726	1,147,825	1,688,924
SCATTERED SITE - 017 and 034												
Construct three lease-to-own	-											
Cabinets - Scatt Sites (100x4500=450000) addresses tbd	450,000								450,000			
Paint - Scattered Sites Bishop	100,000								100,000			
2 Pickup Trucks - Scattered Sites Bishop	50,000	0										50,000
St. Martins Condensor Platform	31,000	31,000										
St Martins Basement Upgrade	88,000			88,000								
St Martins Line Set Replacement	20,800											20,800
Arling Avenue Rehab	-											
Virginia Ave, 2709 #1, rehab	-											
Siding 1529 W Magazine	-											
Decks/Stairs former LHS properties	-											
Coral Avenue	60,000	0	60,000									
Drainage - Erosion Hope VI Scattered Sites	50,000								50,000			
Drainage - Erosion Fegenbush - Whipps	50,000								50,000			
Roof Replacements - Hope VI Scattered Sites (50)	200,000						200,000					
Hot Water Heaters - Fegenbush - Whipps	25,000								25,000			
Hot Water Heaters - Hope VI Scattered Sites	50,000								50,000			

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Sidewalks Replaced - Fegenbush - Whipps	50,000								50,000			
Furnace and A/C Replacements - Hope VI Scatt Sites	50,000								50,000			
Parking Lot Repairs - Fegenbush - Whipps	25,000								25,000			
Paint Exterior - Hope VI Scattered Sites	50,000								50,000			
Roof Rep-6 Mile,Landside,Ormsby,T,ville,189 Coral	190,269	22,349	0		167,920							
601 W Breckinridge	50,000				50,000							
Sidewalk Replacements - Hope VI Scattered Sites	50,000								50,000			
Replace Furnace/AC units - Fegenbush - Whipps	50,000								50,000			
Basements Waterproofing - Hope VI Scattered Sites	20,000								20,000			
Paint Exterior - Fegenbush - Whipps	60,000								60,000			
Siding - Hope VI Scattered Sites	50,000								50,000			
Siding - Fegenbush - Whipps	40,000								40,000			
Siding - 3600 Manslick, etc.	35,000											35,000
Window Replacement - H VI Scatt Sites 828 S. 31st	25,000											25,000
Windows - Fegenbush - Whipps	20,000											20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000											20,000
Foundation Repairs - Fegenbush - Whipps	30,000											30,000
Paint Interior - Hope VI Scattered Sites	50,000											50,000
Kitchen Cabinet Replacement - Hope VI Scatt Sites (85)	508,331	508,331										
Relocation - Kitchens	-											
Tree Planting	4,000											4,000
Conversion 537 E Breckinridge to single family home	-											
Acquisitions	600,000	0										600,000
Friary Comprehensive Modernization	2,467,054	0	2,087,054	380,000								
Friary HVAC and Windows	679,000											679,000
Brick and Mortar Repair 1512 Pawtucket	50,000						50,000					
Staircases - 25th Street, Bonaire, St Catherine	5,000	5,000										
Scattered Site Relocation	1,500	1,500										
Chickasaw Ave Staircase Replacement (2724-2730)	-											
Carpet (KY 19-24-34-45)	70,000						70,000					
Carpet (ky 17 $1,600 x 12 misc units)	19,200					19,200						
Carpet (ky 34 $1,600 x 12 misc units)	19,200					19,200						
Gutter Guards (KY 19-22-24-34-35-38-45)	58,000								58,000			
Tuckpointing (KY-22) 2400 Chestnut	25,000		0									25,000
Tuckpointing S. 6th St. (KY-17 & 34)	35,000						35,000					
Parking Lot repair/replace - Noltemeyer and E Pages	50,000											50,000
Side Walks repair/replace - Noltemeyer and E Pages	50,000											50,000
Drainage improvements - Noltemeyer and E Pages	50,000											50,000
Hot Water Heaters - Noltemeyer and E Pages	25,000											25,000
Noltemeyer Fire Damage Unit	100,000		100,000									
Kitchen and bath renovations - Bayberry	250,000											250,000

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Replace Windows - Bayberry	75,000											75,000
Furnace replacement for 22 units at Del Maria	100,000							100,000				
Replace HVAC - Six Mile Lane	100,000							100,000				
Sidewalk Repair - KY 17 (Lourdes)	10,000											10,000
Carpet (KY 17 and 34) 24 units	38,400											38,400
Replace front/rear concrete porches - 4 houses Newburg	35,000											35,000
Bathroom Renovation - 4 houses Newburg	40,000											40,000
DDC Heating/Cooling Liberty Green Resource Center	35,000											35,000
Network Scanner attachment for 3 copiers KY-18	5,000											5,000
Heavy Duty Shredder and Postage Meter KY-18	5,000											5,000
Annual A/E Contract - project 017	85,321	5,541	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978	7,978
Annual A/E Contract - project 034	146,997	9,547	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745	13,745
Tree Trimming - project 017	329,970	30,000	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997	29,997
Tree Trimming - project 034	12,000	12,000										
Dwelling Equipment - project 017	122,600	5,000	10,744	0	11,595	12,074	12,553	13,031	13,563	14,095	14,680	15,265
Dwelling Equipment - project 034	207,604	5,000	18,510	0	19,976	20,801	21,626	22,451	23,367	24,283	25,291	26,299
Maintenance Equipment	-											
Hi-Rise Security	-											
Eviction Prevention Program	39,650		5,000	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850	3,850
Resident Stipends	2,150	2,150										
Site Total	8,496,046	637,418	2,333,028	523,570	305,061	126,845	444,749	291,052	1,320,500	93,948	95,541	2,324,334
LOURDES HALL/BISHOP LANE - 018												
Lourdes Hall												
	-											
HVAC wall units	30,000							30,000				
Paint Apartments	50,000							50,000				
Fire Escape Handrail Repairs	15,000							15,000				
Replace Roof	20,000							20,000				
Carpet	100,000						100,000					
Carpet Hallways 3rd and 5th Floors	5,000											5,000
Carpet (1,600 x 12 misc units)	-											
Lental Replacement	15,000							15,000				
Two Trucks	35,000						35,000					
Washing Machines for laundromat - 9 units	5,400			5,400								
Replace Kitchen Cabinets - 62 units	93,000											93,000
Replace Domestic Hot Water	36,000				36,000							
Tree Trimming	580	580										
Dwelling Equipment	185,785	2,646	8,000	0	19,005	19,789	20,574	21,358	22,230	23,102	24,061	25,020
Automotive Equipment	-											
Maintenance Equipment	-											

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
A/E Consturction	-											
A/E Mechanical	-											
A/E Roofing	-											
Tree Trimming	-	0	0	0	0	0	0	0	0	0	0	0
Windows Vine Street	-											
Vine Street HVAC Cooling Tower	-											
Capital Equipment	-											
Appliance Replacement	-	0	0	0	0	0	0	0	0	0	0	0
Total Annual Contracts	-	0	0	0	0	0	0	0	0	0	0	0
Management Improvements												
Master Specification Upgrade	-											
Technical Staff Training/Development	-	0	0	0	0	0	0	0	0	0	0	0
Stipends	-	0	0	0	0	0	0	0	0	0	0	0
Total Management Improvements	-	0	0	0	0	0	0	0	0	0	0	0
Administrative Costs												
Construction Administration - Direct Salaries	-			0	0	0	0	0	0	0	0	0
Construction Administration 10% transfer	9,628,023	1,024,934	884,251	766,610	752,137	834,460	856,974	883,874	892,713	901,640	910,660	919,770
General Fund for Operations	25,416,689	2,428,689	2,446,000	1,800,000	1,620,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000	2,446,000
Total Administrative Costs	35,044,712	3,453,623	3,330,251	2,566,610	2,372,137	3,280,460	3,302,974	3,329,874	3,338,713	3,347,640	3,356,660	3,365,770
Total Capital Projects	59,782,235	6,679,458	5,192,905	4,836,768	4,650,858	4,274,447	4,372,836	4,557,504	4,436,190	4,673,190	4,534,189	11,573,890
Contingency	4,691,358	13,670	213,689	27,241	250,008	527,598	617,230	659,097	843,379	669,053	870,393	0
Total Soft Costs	37,914,037	3,556,207	3,435,911	2,802,087	2,620,507	3,542,553	3,579,678	3,622,140	3,647,559	3,674,157	3,702,018	3,731,220
TOTALS USES	102,387,630	10,249,335	8,842,505	7,666,096	7,521,373	8,344,598	8,569,744	8,838,741	8,927,128	9,016,400	9,106,600	15,305,110
Replacement Housing Amount	12,650,718	1,018,288	759,174	1,158,478	1,274,764	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
RHF Administration 3% Transfer	391,258	31,493	23,480	35,829	39,426	43,806	43,806	39,502	37,903	37,903	29,055	29,055
Total	115,429,606	11,299,116	9,625,159	8,860,403	8,835,563	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	16,273,616
Replacement Housing Budget												
Used for Capital Projects/Misc Development	12,650,718	1,018,288	759,174	1,158,478	1,274,764	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
Replacement Housing Pledged to Clarksdale Phase I	0											
Replacement Housing Pledged to Clarksdale Phase II	0	0	0	0	0	0	0	0	0	0	0	0
Total	12,650,718	1,018,288	759,174	1,158,478	1,274,764	1,416,405	1,416,405	1,277,226	1,225,539	1,225,539	939,451	939,451
	-	0	0	0	0	0	0	0	0	0	0	0
Sources												
Capital	99,280,220	10,249,335	8,842,505	7,666,096	7,521,373	8,344,598	8,569,744	8,838,741	8,927,128	9,016,400	9,106,600	9,197,700

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Hi-Rise Security	1,098,539		177,659	102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320	102,320
Eviction Prevention Program	72,093		16,653	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160	6,160
Resident Stipends	183,000	10,000	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300	17,300
Site Total	1,944,397	13,226	219,612	131,180	180,785	145,569	281,354	277,138	148,010	148,882	149,841	248,800
Bishop Lane Plaza												
Roof Replacement	-	0										
Paint Halls/Common Areas	25,000								25,000			
Replace Carpet	25,000								25,000			
Pave Parking Lot / Replace Sidewalk	-											
Replace Fire Control Panel	100,000				100,000							
Tree Trimming	-											
Dwelling Equipment	-											
Maintenance Equipment	-											
Resident Stipends	-											
Tile Floors	90,000											90,000
Kitchen Cabinets - 54 units	200,000											200,000
Seal A/C Panels	75,000							75,000				
Window replacement	275,000							275,000				
Kitchen Rehab	90,000							90,000				
Replace Siding and Gutters	198,000							198,000				
EDH Kitchen Renovations	142,914							142,914				
Repave Parking Lots	25,000							25,000				
2 Boilers	150,000								150,000			
Replace Fan Coil Units - 30 units	200,000								200,000			
Replace Medical Alert System	120,000											120,000
Annual A/E Contract	139,852	9,082	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077	13,077
Environmental Consultant - Remediation Monitoring	3,100,000	300,000	100,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Annual Asbestos and Lead Removal Contract	3,150,000	300,000	150,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Other	-											
Site Total	8,105,766	609,082	263,077	613,077	713,077	613,077	613,077	1,418,991	1,013,077	613,077	613,077	1,023,077
Mixed Finance Capital Contributions												
Phase II - Park DuValle - 030	1,555,338	0	0	126,646	136,271	146,628	157,772	169,763	182,665	196,548	211,486	227,559
Phase III - Park DuValle- 031	501,337	39,143	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Phase IV - Park DuValle - 032	812,650	63,441	65,343	67,304	69,326	71,409	73,554	75,764	78,040	80,384	82,799	85,286
Site Total	2,869,325	102,584	105,660	235,477	248,370	262,093	276,704	292,266	308,846	326,517	345,358	365,450
Annual Capital Purchase/Services Contracts												
Environmental Consultant - Remediation Monitoring	-	0	0	0	0	0	0	0	0	0	0	0
Annual Asbestos and Lead Removal Contract	-	0	0	0	0	0	0	0	0	0	0	0
Annual A/E Contract	-	0	0	0	0	0	0	0	0	0	0	0

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Replacement Housing Fund	13,041,976	1,049,781	782,654	1,194,307	1,314,190	1,460,211	1,460,211	1,316,728	1,263,442	1,263,442	968,506	968,506
Total Capital and RHF Funding	109,322,196	11,299,116	9,625,159	8,860,403	8,835,563	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	10,166,206
Surplus (Deficit)	(6,107,409.82)	0	0	0	0	0	0	0	0	0	0	-6,107,410
					*	*	*	*	*	*	*	*

Louisville Metro Housing Authority

Site 3/12/2013 8:24	Total Funding	CFP - 10 511	CFP - 11 512	CFP - 12 513	CFP - 13 Proposed	CFP - 14 Proposed	CFP - 15 Proposed	CFP - 16 Proposed	CFP - 17 Proposed	CFP - 18 Proposed	CFP - 19 Proposed	CFP - 20 Proposed
	2009 thru 2020	BUDGET	BUDGET	BUDGET								
Other Capitalized Expenses - Non - Cap or RHF												
Roof Replacement - Vine Street	330,000		330,000									
Server - Information Technology	-											
MS Office Professional 2007 - Information Technology	-											
Computer Equipment/Software	50,000				50,000							
Central Services	-											
Purchasing Asphalt	65,000	65,000										
Central Maintenance Resurface Parking Lot	300,000	100,000		200,000								
Pool Vehicles (4 cars)	60,000	60,000										
Vine St. - Boiler System Replacement	175,000	175,000										
Vine St. - Chiller Replacement	150,000	150,000										
Vine St. - Upgrade DDC System	25,000	25,000										
Vine St. - Replace Fan Coils	110,000	110,000										
Vine St - Heating and Cooling System (boiler, chiller, ddc)	800,000			800,000								
Sewer Jetter and Trailer - PG&E	20,000	20,000										
Super Duty Truck for Sewer Equipment	35,000	35,000										
Utility Van for Painters	20,000	20,000										
Two 61" Zero Turn Mowers	24,000			24,000								
F350 Ext Cab with snow plow	50,000			50,000								
Office Furniture and Paint - Accounting	30,000	30,000										
Wiggins Center Renovation	350,000	350,000										
Central Maint. Office/Shop Modernization	250,000			250,000								
Central Maint. Van with Utility Body (4x31,000)	124,000		124,000									
Cargo Van (2x25,000)	50,000		50,000									
Cent. Office Rooftop Unit Repl. (Operations and Mod.)	28,000		28,000									
Virtualization of Desktop PCs	50,000			50,000								
Office 2010 - Site License (300, STD Edition)	82,000		82,000									
Server Replacements - Central Office	50,000		50,000									
Server Replacements - Vine Street	10,000		10,000									
Server Replacements - Remote Sites	22,000		22,000									
Pool Cars (3x20,000)	60,000		60,000									
Pressure Sealer Machine	20,000		20,000									
Utility Vans (2 at $25,000 each) PG&E	50,000				50,000							
Utility Trucks (4 at $25,000 each) PG&E	100,000				100,000							
Van with Utility Body (3 at $34,000 each)	102,000				102,000							
Other	-											
Total Other Capitalized Expenses	3,592,000	1,140,000	776,000	1,374,000	302,000	0	0	0	0	0	0	0
Total Capital, RHF and Other Expenses	112,914,196	12,439,116	10,401,159	10,234,403	9,137,563	9,804,809	10,029,955	10,155,469	10,190,570	10,279,842	10,075,106	10,166,206

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

B. Leasing Information

As shown in Table II-B.1, LMHA's average lease-up rate for its managed public housing developments is anticipated to be 95%, or 3,271 families, on July 1, 2013. This level is expected to increase to 96%, or 3,308 families, by the end of fiscal year 2014.

Section 8/Housing Choice Vouchers

Also shown in Table II-B.1 are the anticipated leasing numbers for LMHA's Section 8/Housing Choice Voucher program. While the program was over leased in fiscal years 2009 through 2011, the number of leased vouchers was brought down to 9,244 or a 93% utilization rate at the beginning of 2012. Now, facing "sequestration" related funding cuts of up to 10% or $7.6 million, conservatively, in the Section 8 program, LMHA has further reduced utilization to 83% or 8,798 vouchers. The Agency currently has budget authority for 10,213 MTW vouchers, 275 non-MTW vouchers and 130 certificates. With normal turnover and increased utilization of several set-asides, the projected number of Section 8 certificates and HCVs under lease at the close of FY 2014 is 9,008, for an 85% utilization rate.

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

An additional factor affecting LMHA's leasing is the Agency's strategy to limit HCV costs to 95% of the actual funding. The remaining 5% has been used to supplement revitalization efforts in the HOPE VI programs and will be used to acquire replacement public housing for Iroquois Homes and Sheppard Square and to fund other MTW activities such as the recently completed MTW Weatherization Program for Section 8 homebuyers.

Households Served

As of July 1, 2013, LMHA anticipates serving a total of 12,765 households in the combined public housing and Section 8/Housing Choice Voucher (HCV) programs. This includes 3,967 households in the Public housing program and 8,798 households in the Section 8/HCV program. Overall leasing numbers are expected to increase during FY 2014 to 13,072 households by the end of the fiscal year.

Snapshots of the households being served as of March 2013 are presented by housing type and unit size, by family type, by income levels (as compared to median income levels for Louisville) and by race and ethnicity, in Tables II-B.2 – B.5 at the end of this section.

Leasing Issues

LMHA had been experiencing lower than normal occupancy rates at many of its mixed-population high-rises, therefore, using MTW, LMHA reduced the age of elderly to 55. As a result, rates have improved steadily, since HUD's approval of the locally defined definition of elderly. However, due to ongoing issues with occupancy rates at Dosker Manor specifically, the Authority will consider whether an official elderly and/or disabled-only designation of one or more buildings at the site is appropriate. In the meantime, LMHA is requesting to use MTW authority to designate a portion of the units at Building C as elderly-only, in order to enhance the quality of life for all residents of the site. The proposed special

designation, for the first nine floors of Building C, is described in more detail in Section V: Proposed MTW Activities and was discussed at the public hearing for the annual plan documented in the Appendix.

LMHA also anticipates vacancies in the Public Housing Scattered Sites, in particular AMP KY 1-034, which includes units at The Friary. LMHA purchased the historic structure several years ago and has used it as public housing; however, recently, the site has been emptied because the structure is in need of a comprehensive rehabilitation. The architecture and engineering firm on contract with the Housing Authority completed pre-design work in fiscal year 2013. While the historical significance of the building and its proximity to Liberty Green compel the Agency to embark on rehabilitation as quickly as possible, funds for the project are limited, so the project is on hold for now. LMHA may partner with a private developer who is interested in redeveloping the site.

Table II-B.1 Leasing Information
FY 2013-2014

	Projected 7/1/13			Anticipated 6/30/14		
PUBLIC HOUSING	**Total Units Available**	**Total Units Leased**	**Percent Occupied***	**Total Units Available**	**Total Units Leased**	**Percent Occupied***
LMHA Managed						
Family Developments						
KY 1-002 Beecher Terrace	759	731	96%	759	732	96.5%
KY 1-003 Parkway Place	624	605	97%	624	605	97%
Elderly/Disabled Developments						
KY 1-012 Dosker Manor A, B, & C Bldgs	684	656	96%	684	657	96%
KY 1-013 Saint Catherine Court	159	154	97%	159	156	98%
KY 1-014 Avenue Plaza, 550 Apartments	297	285	96%	297	288	97%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	152	149	98%	152	149	98%
Scattered Sites						
KY 1-017 Scattered Sites I, II, III, IV, V, Newburg	267	251	94%	267	253	95%
KY 1-034 New Scattered Sites	414	369	89%	414	372	90%
KY 1-047 CH6	69	62	89%	69	63	90%
KY 1-056 Sheppard Square Replacement	11	9	82%	38	33	85%
Subtotal	**3,436**	**3,271**	**95%**	**3,463**	**3,308**	**96%**
Mixed-Finance/Mixed-Income (Privately Managed)						
KY 1-027 The Oaks of Park DuValle	59	56	96%	59	57	97%
KY 1-030 Park DuValle II	92	91	98%	92	90	98%
KY 1-031 Park DuValle III	78	76	97%	78	76	97%
KY 1-032 Park DuValle IV	134	133	99%	134	130	98%
KY 1-036 Saint Francis	10	10	100%	10	10	100%
KY 1-043 Stephen Foster	18	17	94%	18	17	94%
KY 1-046 Village Manor	10	9	90%	10	10	100%
KY 1-049 Liberty Green Phase I	94	90	96%	94	92	98%
KY 1-050 Liberty Green Phase II	42	39	93%	42	40	95%
KY 1-051 Liberty Green Phase III	127	120	94%	127	123	97%
KY 1-052 Liberty Green Phase IV	48	44	93	48	47	98%
KY 1-054 Downtown Scholar House	11	11	100%	11	11	100%
Stoddard Johnston Scholar House	0	0	N/A	4	4	100%
KY 1-057 Sheppard Square On-Site Rental Phase I	0	0	N/A	50	49	97%
Subtotal	**723**	**696**	**96%**	**777**	**756**	**97%**
Total Public Housing	**4,159**	**3,967**	**95%**	**4,240**	**4,064**	**96%**

*Overall occupancy rate is not weighted by the number of units at each development or program. Occupancy rate is total number of units available at all sites and programs divided by the number of units leased or occupied at all sites.

Table II-B.1 Leasing Information (cont. from previous page)
FY 2013-2014

	Projected 7/1/13			Anticipated 6/30/14		
LEASED HOUSING	**Total ACC Units**	**Total Units Leased**	**Percent Leased***	**Total ACC Units**	**Total Units Leased**	**Percent Leased***
MTW Housing Choice Vouchers (including Special Referral and Direct Access)	10,213	8,433	82%	10,213	8,633	85%
Non-MTW Housing Choice Vouchers						
HUD-VASH KY	250	220	88%	250	225	90%
HUD-VASH set aside for IN residents	25	20	80%	25	22	88%
S8 Certificates and Mod-Rehab (YMCA SRO, Roberts Hall/St. Vincent Du Paul, Willow Place)	130	125	96%	130	128	98%
Total Leased Housing	**10,618**	**8,798**	**83%**	**10,618**	**9,008**	**85%**
GRAND TOTAL UNITS	**14,777**	**12,765**	**86%**	**14,858**	**13,072**	**88%**

*Overall occupancy rate is not weighted by the number of units at each development or program. Occupancy rate is total number of units available at all sites and programs divided by the number of units occupied or leased.

Table II-B.1(b) MTW Special Referral and Direct Access Voucher Programs FY 2013-2014

	Projected 7/1/13			Anticipated 6/30/14		
LEASED HOUSING	**Total Units Available**	**Total Units Leased**	**Percent Occupied***	**Total Units Available**	**Total Units Leased**	**Percent Occupied***
MTW Special Referral Vouchers						
Louisville Scholar House	56	56	100%	56	56	100%
Downtown Scholar House	54	54	100%	54	54	100%
Stoddard Johnston Scholar House	57	57	100%	57	57	100%
Parkland Scholar House	53	0	N/A	53	53	100%
The Villager (Center for Women and Families)	22	22	100	22	22	100%
Day Spring	4	2	50%	4	2	50%
Wellspring – Youngland Avenue	5	5	100%	5	5	100%
Wellspring – Bashford Manor (under development)	8	0	N/A	8	8	100%
York Towers (under development)	8	0	N/A	8	8	100%
100K Homes Initiative	50	48	96%	50	50	100%
Coalition for the Homeless	20	19	90%	20	20	100%
Phoenix Shelter+Care	10	10	100%	10	10	100%
Subtotal	**347**	**273**	**79%**	**347**	**345**	**99%**
MTW Direct Access Vouchers						
Housing Opportunities for People with Aids	60	26	44%	60	26	44%
Partnership for Families (PforF)	70	40	58%	70	43	61%
Center for Accessible Living – Mainstream (NED)	300	285	95%	300	295	99%
KY State Dept of Mental Health - Olmstead	50	36	72%	50	38	76%
Subtotal	**480**	**387**	**81%**	**480**	**402**	**84%**
Total Special Referral/ Direct Access Programs	**827**	**660**	**80%**	**827**	**747**	**90%**

Table II-B.1(c) Non-MTW Special Program Vouchers, Mod Rehab and Certificates FY 2013-2014

	Projected 7/1/13			Anticipated 6/30/14		
LEASED HOUSING	**Total ACC Units**	**Total Units Leased**	**Percent Leased***	**Total ACC Units**	**Total Units Leased**	**Percent Leased***
Non-MTW Special Program Vouchers						
HUD-VASH KY	250	220	88%	250	225	90%
HUD-VASH set aside for IN residents	25	20	80%	25	22	88%
Subtotal	**275**	**240**	**87%**	**275**	**247**	**90%**
HUD ModRehab and Section 8 certificates						
Willow Place (ModRehab)	65	65	100%	65	65	100%
YMCA SRO	41	35	86%	41	39	96%
Roberts Hall/Saint Vincent Du Paul	24	24	100%	24	24	100%
Subtotal	**130**	**125**	**96%**	**130**	**128**	**98%**
Total Non-MTW Vouchers and Certificates	**405**	**365**	**90%**	**405**	**375**	**93%**

Table II-B.2 Current Households Served by Unit Size
Current, March 2013

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +	Total
Family Developments						
KY 1-002 Beecher Terrace	0	343	236	153	0	732
KY 1-003 Parkway Place	0	207	249	113	47	616
Elderly/Disabled Developments						
KY-012 Dosker Manor A, B & C	4	637	17	0	0	658
KY-013 St. Catherine Court	73	81	0	1	0	155
KY-014 Avenue Plaza, 550 Apartments	132	84	35	34	0	285
KY 1-018 Lourdes Hall, Bishop Lane Plaza	9	140	0	0	0	149
Scattered Sites						
KY 1-017 Scattered Sites I-V, Newburg	0	19	58	166	8	251
KY 1-034 New Scattered Sites	6	56	195	101	13	371
KY 1-047 HPI/NDHC Scattered	0	0	0	62	0	62
KY 1-056 Scattered-Sites (Sheppard Square Replacement)	0	0	0	8	0	8
Subtotal LMHA Owned and Managed	**224**	**1,567**	**790**	**638**	**68**	**3,287**
Mixed Income Sites						
KY 1-027 Park DuValle I (The Oaks)	0	5	23	20	7	55
KY 1-030 Park DuValle II	0	9	38	41	3	91
KY 1-031 Park DuValle III	0	7	19	50	0	76
KY 1-032 Park DuValle IV	0	23	71	32	5	133
KY 1-036 St. Francis	2	4	3	0	0	9
KY 1-043 Stephen Foster	0	16	0	0	0	16
KY 1-046 Village Manor	0	0	8	0	0	8
KY 1-049 Liberty Green On-Site Rental I	1	33	51	5	0	90
KY 1-050 Liberty Green On-Site Rental II	0	9	22	8	0	39
KY 1-051 Liberty Green On-Site Rental III	3	23	73	18	3	120
KY 1-052 Liberty Green On-Site Rental IV	4	17	22	1	0	44
Subtotal Mixed Income Sites	**10**	**146**	**330**	**175**	**18**	**681**
Total Public Housing Units	**234**	**1,713**	**1,120**	**813**	**86**	**3,968**
LEASED HOUSING	**0 Bed**	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed +**	**Total**
MTW Vouchers	1	913	2870	3385	1264	8433
Non-MTW Vouchers						
HUD-VASH	1	98	105	14	1	219
Subtotal Vouchers	**2**	**1,011**	**2,975**	**3,399**	**1,265**	**8,652**
HUD Special Programs						
Willow Place Mod-Rehab (202)	0	0	48	0	0	48
St. Vincent Du Paul/Roberts Hall (205)	6	16	0	0	0	22
YMCA SRO Program (203)	11	19	0	0	0	30
Subtotal Certificates	**17**	**35**	**48**	0	0	**100**
Total Leased Housing	**19**	**1,046**	**3,023**	**3,399**	**1,265**	**8,752**
Grand Total LMHA Units	**253**	**2,759**	**4,143**	**4,212**	**1,351**	**12,720**

Table II-B.3 Current Households Served by Income Level
Current, March 2013

PUBLIC HOUSING	<30%	30-50%	50-80%	>80%	Totals
Family Developments					
KY 1-002 Beecher Terrace	612	91	25	4	732
KY 1-003 Parkway Place	498	87	30	1	616
Elderly/Disabled Developments					
KY-012 Dosker Manor A, B & C	574	67	16	1	658
KY-013 St. Catherine Court	115	30	8	2	155
KY-014 Avenue Plaza, 550 Apartments	229	38	14	4	285
KY 1-018 Lourdes Hall, Bishop Lane Plaza	103	33	9	4	149
Scattered Sites					
KY 1-017 Scattered Sites I-V, Newburg	156	56	34	5	251
KY 1-034 New Scattered Sites	226	75	51	19	371
KY 1-047 HPI/NDHC Scattered	21	27	13	1	62
KY 1-056 Scattered Sites (Sheppard Square Replacement)	4	2	2	0	8
Subtotal	**2,538**	**506**	**202**	**41**	**3,287**
Mixed-Finance/Mixed Income Sites					
KY 1-027 Park DuValle I (The Oaks)	17	15	16	7	55
KY 1-030 Park DuValle II	63	0	28	0	91
KY 1-031 Park DuValle III	18	37	24	0	76
KY 1-032 Park DuValle IV	0	93	40	0	133
KY 1-036 St. Francis	4	5	0	0	9
KY 1-043 Stephen Foster	16	0	0	0	16
KY 1-046 Village Manor	5	3	0	0	8
KY 1-049 Liberty Green Rental I	23	26	41	0	90
KY 1-050 Liberty Green Rental II	16	16	7	0	39
KY 1-051 Liberty Green Rental III	25	53	38	4	120
KY 1-052 Liberty Green Rental IV	16	21	7	0	44
Subtotal	**203**	**269**	**201**	**11**	**681**
Total Public Housing	**2,741**	**775**	**403**	**52**	**3,968**
LEASED HOUSING	**<30%**	**30-50%**	**50-80%**	**>80%**	**Totals**
MTW Vouchers	5,468	2,344	612	69	8,433
Non-MTW Vouchers					
HUD-VASH	160	51	7	1	219
Subtotal Vouchers	**5,628**	**2,395**	**619**	**70**	**8,652**
HUD Special Programs					
Willow Place Mod-Rehab (202)	46	2	-	-	48
St. Vincent Du Paul/Roberts Hall (205)	21	-	1	-	22
YMCA SRO Program (203)	29	-	-	1	30
Subtotal Certificates	**96**	**2**	**1**	**1**	**100**
Total Leased Units	**5,724**	**2,397**	**620**	**71**	**8,752**
Grand Total LMHA Units	**8,465**	**3,172**	**1,023**	**123**	**12,720**

FY 2013 HUD Income Limits

Income Limit Category	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
Extremely Low (0-30%)	$12,750	$14,600	$16,400	***$18,200***	$19,700	$21,150	$22,600	$24,050
Very Low (30-50%)	$21,250	$24,300	$27,350	***$30,350***	$32,800	$35,250	$37,650	$40,100
Low (50-80%)	$34,000	$38,850	$43,700	***$48,550***	$52,450	$56,350	$60,250	$64,100

Table II-B.4 Current Households Served by Family Type
Current, March 2013

PUBLIC HOUSING	Family	Elderly	Disabled	Totals
Family Developments				
KY 1-002 Beecher Terrace	466	97	169	732
KY 1-003 Parkway Place	461	40	115	616
Elderly/Disabled Developments				
KY-012 Dosker Manor A, B & C	105	201	352	658
KY-013 St. Catherine Court	24	101	30	155
KY-014 Avenue Plaza, 550 Apts	68	82	135	285
KY 1-018 Lourdes Hall, Bishop Lane Plaza	13	70	66	149
Scattered Sites				
KY 1-017 Scattered Sites I-V, Newburg	165	37	49	251
KY 1-034 New Scattered Sites	253	34	84	371
KY 1-047 HPI/NDHC Scattered	54	0	8	62
KY 1-056 Scattered Sites (Sheppard Square Replacement)	8	0	0	8
Subtotal	**1,617**	**662**	**1,008**	**3,287**
Mixed Income Sites				
KY 1-027 Park DuValle I (The Oaks)	39	6	10	55
KY 1-030 Park DuValle II	59	11	21	91
KY 1-031 Park DuValle III	11	37	28	76
KY 1-032 Park DuValle IV	79	21	33	133
KY 1-036 St. Francis	1	6	2	9
KY 1-043 Stephen Foster	0	10	6	16
KY 1-046 Village Manor	8	0	0	8
KY 1-049 Liberty Green Rental I	47	13	30	90
KY 1-050 Liberty Green Rental II	20	9	10	39
KY 1-051 Liberty Green Rental III	87	15	18	120
KY 1-052 Liberty Green Rental IV	24	10	10	44
Subtotal	**375**	**138**	**168**	**681**
Total Public Housing Units	**1,992**	**800**	**1,176**	**3,968**
LEASED HOUSING	**Family**	**Elderly**	**Disabled**	**Totals**
MTW Vouchers	4,506	818	3,109	8,433
Non-MTW Vouchers				
HUD-VASH	123	14	82	219
Subtotal Vouchers	**4,629**	**832**	**3,191**	**8,652**
HUD Special Programs				
Willow Place Mod-Rehab (202)	40	1	7	48
St. Vincent Du Paul/Roberts Hall (205)	11	3	8	22
YMCA SRO Program (203)	28		2	30
Subtotal Certificates	**79**	**4**	**17**	**100**
Total Leased Units	**4,708**	**836**	**3,208**	**8,752**
Grand Total LMHA Units	**6,700**	**1,636**	**4,384**	**12,720**

Table II-B.5 Current Households Served by Race and Ethnicity
Current, March 2013

PUBLIC HOUSING	African American	Other	White	Total
Family Developments				
KY 1-002 Beecher Terrace	710	5	17	732
KY 1-003 Parkway Place	589	9	18	616
Elderly/Disabled Developments				
KY-012 Dosker Manor A, B & C	517	23	118	658
KY-013 St. Catherine Court	117	4	34	155
KY-014 Avenue Plaza, 550 Apartments	243	4	38	285
KY 1-018 Lourdes Hall, Bishop Lane Plaza	101	4	44	149
Scattered Sites				
KY 1-017 Scattered Sites I-V, Newburg	221	1	29	251
KY 1-034 Other Scattered Sites	329	4	38	371
KY 1-047 HPI/NDHC Scattered and LTO	61	0	1	62
KY 1-056 Scattered Sites (Sheppard Square Replacement)	6	1	1	8
Subtotal	**2,894**	**55**	**338**	**3,287**
Mixed Income Sites				
KY 1-027 Park DuValle I (The Oaks)	52	1	2	55
KY 1-030 Park DuValle II	90	1	0	91
KY 1-031 Park DuValle III	75	1	0	76
KY 1-032 Park DuValle IV	133	0	0	133
KY 1-036 St. Francis	7	2	0	9
KY 1-043 Stephen Foster	14	0	2	16
KY 1-046 Village Manor	7	0	1	8
KY 1-049 Liberty Green Rental I	88	1	1	90
KY 1-050 Liberty Green Rental II	38	0	1	39
KY 1-051 Liberty Green Rental III	118	1	1	120
KY 1-052 Liberty Green Rental IV	43	0	1	44
Subtotal	**665**	**7**	**9**	**681**
Total Public Housing Units	**3,559**	**62**	**347**	**3,968**
LEASED HOUSING	**African American**	**Other**	**White**	**Total**
MTW Vouchers	5,993	179	2,261	8,433
Non-MTW Vouchers				
HUD-VASH	130	3	86	219
Subtotal Vouchers	**6,123**	**182**	**2,347**	**8,652**
HUD Special Programs				
Willow Place Mod-Rehab (202)	41	1	6	48
St. Vincent Du Paul/Roberts Hall (205)	5	0	17	22
YMCA SRO Program (203)	26	1	3	30
Subtotal Certificates	**72**	**2**	**26**	**100**
Total Leased Units	**6,195**	**184**	**2,373**	**8,752**
Grand Total LMHA Units	**9,754**	**246**	**2,720**	**12,720**

C. Waiting List Information

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

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

Individual site-based waitlists are used for most of the privately managed and/or owned public housing units in the mixed-income/mixed finance developments. In FY 2012, the first residents of the public housing units developed at the Downtown Scholar House as Sheppard Square HOPE VI replacement housing were selected from the program's waitlist. Property management at Downtown Scholar House maintains the waitlist for the program. All residents of the public housing units must meet LMHA eligibility criteria and the requirements of the program (single; have a child, children, or be pregnant; meet low-income housing requirements; have a high school diploma or GED; and have the desire to pursue a college degree) while residing at the facility. Similarly, tenants for the 4 public housing units that LMHA intends to acquire at the Stoddard Johnston Scholar House will be selected from the Stoddard Johnston site-based wait list. A site-based waitlist will also be used for the public housing units at Wilart Arms, which is managed by the Housing Partnership Inc. Applicants for St. Francis, Stephen Foster and Village Manor are recommended from LMHA's referral list for scattered sites.

Since 2005, LMHA staff continually updates its central-based public housing waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 3 scheduled interviews. More recently, in 2012, occupancy staff conducted a formal purge of the public housing waitlist. LMHA maintains a separate waitlist for its leased housing (Section 8/HCV) program. Although the Housing Choice Voucher waitlist has been turned over a number of times by bringing families on the program, there had never been a formal purge of leased housing applications until 2011. The purge was completed the spring of 2012.

The combined waitlists currently reflect 8,191 applicants for LMHA's public housing programs and 15,514 applicants for the leased housing program. The public housing waitlist is not expected to change appreciably during the coming year. The waiting list for the HCV program is expected to increase by approximately 3,000 applicants in the coming year. A snapshot of the number and characteristics of applicants on LMHA's waitlists is presented in Tables II-C.1, C.2 and C.3 within the FY 2014 Annual Plan.

Former Clarksdale residents continue to receive preference for Liberty Green units only. Former Sheppard Square residents who were relocated by the LMHA as a result of the Housing Authority's HOPE VI Revitalization of the site receive a preference for Sheppard Square scattered-site replacement units and the new on-site units.

Table II-C.1 Waitlists by Unit Size
Current, March 2013

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Central Based Wait Lists						
Family	0	1,009	640	285	77	2,011
Elderly	0	108	6	0	2	116
Disabled	0	280	30	14	2	326
Subtotal Central Based	**0**	**1,397**	**676**	**299**	**81**	**2,447**
Site Based Wait Lists*						
KY 1-027 Park DuValle I (The Oaks)	0	398	582	384	86	1,450
KY 1-030,31 &32 Park DuValle II, III, IV	0	735	1,189	995	212	3,131
KY 1-049, 50, 51 & 52 Liberty Green	25	440	428	270	0	1,163
Subtotal Site Based	**25**	**1,573**	**2,199**	**1,649**	**298**	**5,744**
Total Public Housing Wait Lists	**25**	**2,970**	**2,875**	**1,948**	**379**	**8,191**
HCV PROGRAM	**0 Bed**	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed+**	**Total**
Vouchers	0	6,354	5,713	2,842	605	15,514
Total HCV Program	**0**	**6,354**	**5,713**	**2,842**	**605**	**15,514**
Grand Total Wait Lists	**25**	**9,324**	**8,588**	**4,790**	**984**	**23,705**

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

PUBLIC HOUSING	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Scattered Sites Referrals*	**-**	**115**	**16**	**31**	**32**	**194**
Total Scattered Sites	**-**	**115**	**16**	**31**	**32**	**194**

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

Table II-C.2 Waitlists by Race and Ethnicity
Current, March 2013

PUBLIC HOUSING	Unknown	African American	White	Other	Total
Central Based Wait Lists					
Family	0	1,745	242	24	2011
Elderly	0	66	41	9	116
Disabled	0	237	81	8	326
Subtotal Central Based	**0**	**2,048**	**363**	**41**	**2,447**
Site Based Wait Lists*					
KY 1-027 Park DuValle I	N/A	N/A	N/A	N/A	1,450
KY 1-030,31 &32 Park DuValle II, III, IV	N/A	N/A	N/A	N/A	3,131
KY 1-049, 50, 51 & 52 Liberty Green	N/A	N/A	N/A	N/A	1,163
Subtotal Site Based	N/A	N/A	N/A	N/A	**5,744**
Total Public Housing Wait Lists	N/A	N/A	N/A	N/A	**8,191**
HCV PROGRAM	**Unknown**	**African American**	**White**	**Other**	**Total**
Vouchers	0	9,306	5,757	449	15,514
Total HCV Program	**0**	**9,306**	**5,757**	**449**	**15,514**
Grand Total Wait Lists	N/A	N/A	N/A	N/A	**23,705**

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

III. Non-MTW Related Housing Authority Information

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

The Louisville Metro Housing Authority does not plan to apply for or use other HUD or other federal funds during fiscal year 2014.

B. Non-MTW Activities

Resident Programs

The Louisville Metro Housing Authority offers a number of resident programs that fall outside of the scope of the MTW demonstration program. These programs encourage self-sufficiency and increase the housing choices available to families.

Family Self-Sufficiency (FSS) Program

Through the Family Self-Sufficiency Program, Public Housing residents and Housing Choice Voucher (HCV) participants receive extensive supportive services through long-term case management to achieve program and personal goals. The current FSS caseload is 294 Section 8 and Public Housing participants.

Program emphasis is on the importance of employment and building financial skills as a means to become self-reliant. As an added incentive, the rent increases that would occur as a family's earned income rises are diverted into an escrow account to be used at the participant's discretion upon completion of the program. The current value of escrow held is $674,263. Increasing homeownership opportunities is a key goal of most FSS participants, and also of Louisville Metro Housing Authority (LMHA). FSS participants are encouraged to utilize the HCV Homeownership Program as a supportive way to purchase a home of their own. To date, there have been 196 HCV Homeowners, including 3 closings since the beginning of the 2013 calendar year.

There are eleven full-time degreed Social Workers and three Supervisors that serve FSS participants. In order to support FSS participants in building financial skills, LMHA partners with the Center for Women and Families to provide the Economic Literacy Outreach Project (ELOP), a financial skill-building course. The course takes six months to complete. Topics include: Financial Goal Setting, Budgeting and Record Keeping, Intro to Banking and Savings Options, Under-standing Credit and Managing Debt, Predatory Lending, and Insurance and Auto Purchase.

Housing Choice Voucher (HCV) - Homeownership Option

Through the Homeownership Program, eligible Public Housing residents and Housing Choice Voucher participants can use their housing subsidy toward a mortgage payment instead of rent. Participants must complete pre-purchase homeownership counseling and meet a strict set of eligibility guidelines, and ongoing requirements for continued assistance.

The term of assistance is 15 years if the mortgage has a term of over 20 years and 10 years in all other cases (exceptions are made for elderly and disabled families). This assistance can only be used toward monthly mortgage payments. Program participants must cover all costs associated with inspections, down payment, closing costs and ongoing home maintenance.

Computer Lab

A 14-station computer lab is available for use by Public Housing and Housing Choice Voucher participants for furthering educational and employment goals, as well as limited, appropriate personal use. Interested residents must apply for a user account, and individual use is limited to two hours per day. The lab is open Monday through Friday, 9:00 a.m. to 4:00 p.m., and is located at the Mabel Wiggins Family Investment Center at 1411 Algonquin Parkway.

Multicultural Services

LMHA has a Multicultural Program Specialist who addresses the language and cultural needs of the agency's large Somali Bantu population. This staff person, who is fluent in five languages, provides interpretation and translation services for the residents as well as agency staff. LMHA also utilizes the Language Line service to assist any non-English speaking applicants or residents. The Multicultural Program Assistant serves over 200 Somali-Bantu families who are in either the Section 8 or Public Housing program.

Scholarship Program

Since 1987, the LMHA Scholarship Program has awarded 414 scholarships with a value of over $1.2 million to residents of public and assisted housing. Applications are available in March.

Resident Councils

Many of LMHA Public Housing Developments have a Resident Council that is an elected governing body of the residents who reside in the Development. The role of the Resident Council is to work in partnership with the Housing Authority to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for all. Active resident councils are located at Dosker Manor, Avenue Plaza, Beecher Terrace, Lourdes Hall, Bishop Lane, Saint Catherine Court and Noltemeyer Wynde.

Elderly/Disabled Supportive Services

In 2011, LMHA received a $250,000 three-year ROSS grant to continue supportive services to the elderly and disabled residents at Dosker Manor. The CORE (Community Outreach Resources and Empowerment) Center was established to provide the much needed case management referral services and recreation-al programming for Dosker Manor residents. LMHA also employs a Social Service Coordinator who assists the elderly and disabled residents at the other Public Housing Developments in obtaining social services and connecting to the numerous resources in the Louisville community.

IV. Long Term MTW Plan

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

Reposition and redevelop the conventional Public Housing stock

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

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

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

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

MTW allows LMHA to break from HUD established "norms" and therefore maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs and young people enrolled in job and college prep programs. Developing comprehensive initiatives in these areas will continue to require regulatory relief. In FY2014, LMHA will submit a proposal to HUD to implement activities that require the Broader Use of MTW Funds Amendment to Attachment D of the Agency's MTW Standard Agreement with HUD. The Use of MTW Funds amendment would give LMHA the authority to use MTW funds for purposes other than those uses specified in Section 8 and Section 9 of the 1937 Housing Act, provided such uses are consistent with other requirements of the MTW statute and have been proposed in an Agency's Annual MTW Plan and approved by HUD.

Encourage program participant self-sufficiency

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

V. Proposed MTW Activities: HUD Approval Requested

Proposed MTW Initiative – Accessible Units Sublease Agreement with Frazier Rehab Institute (Activity #37-2014)

A. Description

The activity is to sublease fully accessible units as temporary housing for Spinal Cord Injury (SCI) out-patients of Frazier Rehab Institute. LMHA has been experiencing lower than normal occupancy rates at its fully-accessible units. This activity will increase utilization of LMHA's fully-accessible units, increase rental revenue and increase housing choice for low-income individuals with spinal cord injuries.

The units will be transitional housing provided for up to six months per family. Frazier Rehab Institute will be responsible for verifying that the family is eligible to live in the unit (e.g., a program participant, household income is at or below 80% AMI). Two fully-accessible units located at the Liberty Green Community Center will be dedicated to this activity. The Community Center is ideally located one-half mile from the Frazier Rehab Institute. Frazier Rehab will lease the apartments from LMHA and pay the cost of all utilities. Rent to Frazier Rehab will be set at $210 per month (or roughly 30% of monthly SSI for one person), and Frazier Rehab has agreed to pass on no more than 100% of the rent plus utilities to the tenant (the sublessee). The Housing Authority will request that Frazier Rehab use a modified version of LMHA's public housing lease as its tenant sublease and establish a hardship policy to define circumstances under which households may be exempted or temporarily waived from the rent Frazier Rehab may charge to the sublessee. Examples could include involuntary loss of income or unexpected medical expenses. LMHA will also request Frazier Rehab to refer sublessees to area service providers, including the Center for Accessible Living (Kentucky's first Independent Living Center), that can assist households with leaving the program.

B. Relation to Statutory Objectives

This activity will reduce costs and achieve greater cost effectiveness in federal expenditures and increase housing choices for low-income disabled individuals and/or families who live with a Spinal Cord Injury. The activity will also generate rental revenue for LMHA.

C. Impact on Statutory Objective

Often, the only housing option for SCI patients is a room at one of the extended stay hotels located at the edge of the city. A room can cost the patient and their family hundreds of dollars per week in addition to any travel costs they may have incurred coming to Louisville for treatment. For low-income families needing treatment, securing and paying for housing can be a great burden. Through this unique partnership, LMHA will increase housing options for these families. In addition, the activity will achieve greater cost effectiveness in federal expenditures. LMHA has been experiencing difficulty leasing the two fully-accessible apartments to applicants on the public housing waitlist; consequently the units have been vacant. Under this activity, Frazier Rehab will sublease the units to out-patients of the program and pay LMHA $210 per month for each unit, increasing the number of families served and rental revenue for the agency.

D. Baseline and Benchmarks

Standard Metrics	Baseline FY13	Bmk FY14	Bmk FY15	Bmk FY16
CE #2: Staff Time Savings (On an annual basis)	0	12 hrs.	12 hrs.	12 hrs.
HC #1: Additional Units of Housing Made	0	2	2	2

Available to Disabled Households				
Supplemental Metrics				
Number of individuals or families with spinal cord injury who have resided in the accessible units (since the beginning of the program)	0	6*	12*	18*
Occupancy rates of accessible units	0%	100%	100%	100%
Rental revenue generated by activity during the fiscal year	0	$5040	$5040	$5040

*Frazier Rehab expects that each family served will stay in the unit for 4 months on average.

E. Data Collection and Metrics

Frazier Rehab will track information related to families served, including eligibility, and unit occupancy rates. Also, whenever requested, Frazier Rehab will provide family information and occupancy data to LMHA.

F. Authorizations Cited

Attachment D. Use of MTW Funds. As added through the First Amendment to the Agency's MTW Agreement with HUD, the Agency is authorized to use MTW Funds to provide housing assistance for low-income families, as defined in section 3(b)(2) of the 1937 Act, and services to facilitate the transition to work, whether or not any such use is authorized by Sections 8 or 9 of the 1937 Act, provided such uses are consistent with other requirements of the MTW statute.

LMHA is aware of and will comply with all requirements set forth for local, non-traditional programs in PIH Notice 2011-45 when designing and administering its local programs.

G. Information for Rent Reform

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

Proposed MTW Initiative – Financial Aid Disregard in Calculation of TTP in the MTW HCV Program (Activity #40-2014)

A. Description

The activity is to disregard financial aid exceeding amounts received for tuition for all households regardless of age or family status where the head of household is a student.

B. Relation to Statutory Objectives

This activity will increase housing choices for low-income families and encourage families with children to become self-reliant.

C. Impact on Statutory Objective

LMHA anticipates this activity will encourage families, in particular those families with children whose Head of household is 23 or younger, to become self-sufficient. Under current HCV program rules (Federal Register 12-30-05), financial aid paid to a student over the age of 23 with dependent children is excluded. LMHA is requesting authority to extend this benefit to all students This activity will increase housing choices, because the Agency provides rental assistance to Heads of households under age 24 who are enrolled in higher education as part of the Family Scholar House programs, and provide incentive for families who receive financial aid to achieve self-sufficiency. It will also simplify the HCV rent calculation.

D. Baseline and Benchmarks

Metric	Baseline FY13	Bmk FY14	Bmk FY15	Bmk FY16
Number of families receiving the financial aid disregard whose HOH is under age 24 or whose HOH is over age 24 with no dependents.	0	15	16	17
Cost to the Agency in extra HAP (= 30% x avg. amount of financial aid income disregarded x 12 months x # participants).	0	$21,420	$22,800	$24,300
Number of families that graduate with college degrees	0	1	1	1
Number of families that move to homeownership	0	0	0	0
Number of families that move to market rate rental or other "better housing"	0	1	1	1

E. Data Collection and Metrics

Though the policy will be program-wide, LMHA anticipates it will mostly apply to HCV participants enrolled in Family Scholar House's self-sufficiency programs. Family Scholar House and LMHA will track the factors related to participant self-sufficiency. LMHA staff will track the information related to housing assistance payments for these families. Graduation from school and movement towards homeownership or market rate rental housing will be used to measure the success of this activity.

F. Authorizations Cited

Attachment C, Section D.2., Rent Policies and Term Limits – This authorization waives certain provisions of Sections 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 CFR 982.508, 982.503 and 982.518, as necessary to implement the Agency's Annual MTW Plan.

G. Information for Rent Reform

1. Agency's Board approval of policy – A copy of the LMHA board resolution is included in the appendix.
2. Impact Analysis – The proposed activity will impact 15 families: 13 families that include a head of household under age of 24 who is receiving financial aid and 2 families that include an HOH age 24 or over with no dependents. The 15 families will see their rent decrease by about $119 on average. Conversely, the average increase in HAP payments by the Agency on behalf of the families to the property owner will be $119 per month for 15 families = $1,785 x 12 months = $21,420. This is the estimated annual cost of the disregard to the Authority.
3. Annual reevaluation of a rent reform initiative – LMHA will conduct an annual reevaluation of the rent reform initiative and publish the results in the Agency's annual report.
4. Hardship case criteria – This activity benefits the voucher-holder, therefore no hardship criteria is required.
5. Transition period – The disregard would be effective at the voucher-holder's reexamination following approval of the Annual Plan by HUD and the LMHA Board of Commissioners.
6. Documentation of the public hearing – Documentation of the public hearing is included in the appendix.

Proposed MTW Initiative – MTW Section 8 Rent Increase Limit (Activity #39-2014)

A. Description

The proposed activity is a 2% cap on annual contract rent increases for units where the tenant is receiving Housing Choice Voucher rent assistance. At contract renewals, LMHA will conduct rent comparables and limit the landlord's requested rent increase to 2% of the previous contract rent for the same tenant or HUD's fair market rent, whichever is less.

B. Relation to Statutory Objectives

This activity will increase housing choices for low-income families and achieve greater cost-effectiveness in Federal expenditures.

C. Impact on Statutory Objective

LMHA anticipates being able to serve more families, than it would be able to serve absent the 2% cap on Section 8 contract rent increases, therefore the activity will increase housing choices and achieve greater effectiveness in Federal expenditures.

D. Baseline and Benchmarks

Metric – Families Served	Baseline FY13	Bmk FY14	Bmk FY15	Bmk FY16
Number of MTW vouchers by unit size being administered.	0BR – 2 1BR – 1022 2BR – 2925 3BR – 3334 4+BR –1241	0BR – 0 1BR – 1030 2BR – 3000 3BR –3350 4+BR –1250	0BR – 0 1BR – 1050 2BR – 3050 3BR – 3375 4+BR – 1275	0BR – 0 1BR – 1060 2BR – 3060 3BR – 3385 4+BR – 1285
Average HAP by unit size for MTW vouchers.	0BR – $276 1BR – $515 2BR – $589 3BR – $786 4+BR – 910$	0BR – $284 1BR – $525 2BR – $600 3BR – $801 4+BR –$928	0BR – $292 1BR – $535 2BR – $612 3BR – $817 4+BR – $946	0BR – $300 1BR – $545 2BR – $624 3BR – $833 4+BR – $964
Metric – Housing Choice	**Baseline FY13**	**Bmk FY14**	**Bmk FY15**	**Bmk FY16**
Number of landlords that leave the program.	5	5	5	5
Number of families that must move because of the policy.	5	5	5	5

E. Data Collection and Metrics

Metrics

Metrics with numerical baselines and benchmarks are shown in the table above.

Data Collection

LMHA finance staff will monitor HAP payments in the MTW HCV program. LMHA staff will track the number of MTW vouchers being administered by bedroom size. The success of the initiative will be evaluated by comparing voucher utilization and budget authority (funding) utilization.

F. Authorizations Cited

Attachment C, Section D.1.a, Operational Policies and Procedures – This authorization waives certain provisions of Section 8(o)(7)(a) of the 1937 Act and 24 CFR 982.162, as necessary to implement the Agency's Annual MTW Plan. Attachment C, Section D.2.b Rent Policies and Term Limits – This

authorization waives certain provisions of Sections 8(o)(7) and 8(o)(13) of the 1937 Act and 24 CFR 982.308, 982.451 and 983 Subpart E as necessary to implement the Agency's Annual MTW Plan.

G. Information for Rent Reform

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

VI. Ongoing MTW Activities: HUD Approval Previously Granted

This section provides information about LMHA's previously approved MTW activities. LMHA has made an effort to include all previously approved MTW activities. Any exclusion is unintentional and should be considered continuously approved. If additional previously approved activities are discovered, LMHA will add them to subsequent plans and reports. LMHA is not using any outside evaluators for its ongoing MTW activities.

A. Implemented MTW Activities

Occupancy at Elderly/Disabled High Rise Developments

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

- **Locally Defined Definition of Elderly (Activity #10-2008)**
  The activity, proposed and implemented in FY 2008, is to pilot the following local definition of elderly: any family whose HOH or spouse is age 55 or above. LMHA had experienced decreasing occupancy rates at its elderly/disabled-only high-rises prior to adopting a local definition of elderly for these communities. The MTW age criterion is used to determine eligibility for residency at Dosker Manor, Avenue Plaza, Bishop Lane Plaza, and Saint Catherine Court. Opening up these sites to non-disabled households between ages 55 and 61 has raised occupancy rates and increased the pool of 1 bedroom units available to these applicants. No changes are expected to be made in FY 2014.

- **Lease-Up Incentives for New Residents at Dosker Manor (Activity #23-2010)**
  LMHA proposed and implemented the activity in FY 2010. The activity is to give lease-up incentives to new residents at Dosker Manor, one of the Agency's elderly/disabled high-rises located in downtown Louisville. Because Dosker Manor's occupancy rate has remained below 90% for some time now, new residents receive a waiver of the initial deposit and the first month's rent free. The incentives should increase occupancy rates and defray fixed operating expenses at the site. No change to this activity in FY 2014 is anticipated.

MTW Rent Policies

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

- **Rents Set at 30% of Adjusted Income – Public Housing Program (Activity #33-2012)**
  Proposed and implemented in the FY 2012 Plan, families receiving rental assistance under the Public Housing program will pay either 30% of their monthly adjusted income for rent, or the minimum rent established by the LMHA, whichever is higher.

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

- **Elimination of the Mandatory Earned Income Disregard (Activity #32-2012)**
  Proposed and implemented in the FY 2012 Plan, LMHA eliminated the HUD Mandatory Earned Income Disregard from the calculation of total tenant payments of families who are in the Public Housing and Housing Choice Voucher programs. This activity increases rent revenues and simplifies the rent payment calculation. No changes are expected to be made to this activity in FY 2014.

- **Standard Medical Deduction (Activity #8-2008)**
  Proposed and implemented in the FY 2009 Plan, disabled and elderly families are eligible to receive a $1,600 standard medical deduction. The deduction is not mandatory; if the families' health care costs exceed the $1,600 exemption, the families may opt to have their expenses itemized. The cost reductions from this activity are administrative savings due to reduction in verifications and paperwork. The initiative covers families in both Public Housing and the HCV program. Taken together, Public Housing and HCV programs reduced the cost to process applicants and conduct rent calculations by $34,633 in FY 2010 and $33,424 in FY 2011. The activity achieved greater cost effectiveness in federal expenditures. No changes are expected to be made in FY 2014.

- **Alternate Year Reexaminations (Activity #4-2007)**
  LMHA proposed and implemented an alternate year schedule for reexaminations with the FY 2008 Plan. For Public Housing, each year 50% of the elderly and disabled families age 55+ residing in Public Housing receive a full reexamination of eligibility on the anniversary of their lease-up date. For the HCV program, elderly and disabled families age 55+ in the Housing Choice Voucher program are required to appear for a full reexamination every other odd numbered calendar year (referred to as an "ON" year). In an even numbered year (referred to as an "OFF" year) HCV families are required to complete a mini-recertification packet and mail it to the Agency.

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

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

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

- **Earned Income Disregard for Elderly HCV Families (Activity #6-2008)**
  This activity was proposed in the LMHA 2009 Plan and implemented that year. The activity is to give a $7,500 earned income disregard to elderly families in the Housing Choice Voucher Program

who's only other source of income is their Social Security entitlement. While the disregard currently only affects a small number of families, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold. No changes are expected to be made in FY 2014.

Occupancy Criteria and Rent Changes for New Scattered Sites

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

- **Term Limits (Activity #9-2007)**
  This activity was proposed in the Agency's 2007 Annual Plan and implemented during 2007. The activity is a five-year limitation on residency at the New Scattered Site detached single-family homes. Term limits apply to public housing units created off-site under the Clarksdale HOPE VI Revitalization program and scattered site single-family homes acquired or developed since LMHA fulfilled its Clarksdale one-for-one replacement commitment. No changes to this activity are expected to be made in FY 2014.

- **Employment/Educational Requirements (Activity #9-2007)**
  This activity was also proposed in the Agency's 2007 Annual Plan and implemented during 2007.In addition, heads of household must be employed and working at least 20 hours per week towards being economically self-sufficient, in order to be eligible for these units. Due to the downturn in the national economy, the work requirement was reduced from 30 hours to 20 hours. This change was made in FY 2010.

  In 2014, LMHA is requesting the authority to define "economic self-sufficiency "as the ability to obtain and maintain suitable employment. "Employment" means the household must be receiving earned income. "Suitable" is defined as annual earned income equal to or exceeding minimum wage times 2,000 hours, which is equal to $14,500 (as of July 23, 2013, minimum wage is $7.25 x 2,000 = $14,500). This is the minimum income requirement for a family to participate in the Housing Choice Voucher Homeownership program. And "maintaining" employment is defined as being continuously employed for at least 1 year. If the Head of household has completed educational milestones within the last 3 months, he/she can meet "maintaining" employment as follows: certification program – 9 months employment in the certified field; associate's degree – 6 months employment in a related field, and; bachelor's degree – 3 months employment in a related field.

- **Mandatory Case Management (Activity #21-2010)**
  LMHA proposed and implemented the activity in FY 2010. LMHA has revised the occupancy criteria for these units to include mandatory participation in a case management program [Case Management, Family Self-Sufficiency (FSS), or Individual Development Account (IDA)] and movement toward self-sufficiency. No changes to this activity are expected to be made in FY 2014.

Public Housing Development

LMHA's goal is to transform the physical stock of the original family developments owned and managed by the Agency in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. LMHA has implemented several MTW initiatives designed to expedite

the redevelopment process and insure that all new and newly acquired properties are energy-efficient and cost effective.

- **Simplification of the Public Housing Development Submittal (Activity#18-2009)**
  LMHA proposed and implemented the activity in FY 2009. The activity is a simplified proposal for each acquired or developed public housing property. Twice yearly, LMHA also submits a six month report summarizing the Agency's acquisition and development activities to the HUD Louisville Field Office. The activity has reduced the amount of time staff spend preparing development submittals and reduced the average length of time to close on a property. No changes to this activity are expected to be made in FY 2014.

- **Acquisition of Mixed-Income Sites for Public Housing (Activity #26-2011)**
  This activity was proposed and implemented in the FY 2011 Plan; however the new policy has not been used to acquire property at mixed-income sites. The activity is acquire units for public housing or vacant land for developing public housing without prior HUD authorization if HUD does not respond to LMHA's request for authorization within 10 days of the submittal date. All acquired properties shall meet HUD's site selection requirements. LMHA will request approval of the HUD Field Office when a pending acquisition deviates from the selection requirements and/or at the discretion of the Executive Director. Copies of all required forms and appraisals will be maintained in the project file. No changes to this activity are expected to be made in FY 2014.

- **Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing (Activity #28-2011)**
  This activity was proposed in FY 2011 and implemented in FY 2012. The activity is to explore using MTW authority to create locally defined guidelines for the re/development, maintenance and modernization of public housing. LMHA will develop reasonable and modest design guidelines, unit size guidelines and unit amenity guidelines for new and ongoing public housing development activities. The criteria focus on strategies for developing sustainable housing, preserving affordable housing and developing low-income housing in low-concentration, non-impacted areas of the Agency's jurisdiction. Strategies include rehabilitation and new construction standards that reduce energy consumption including Energy Star criteria and increase the supply of accessible housing in the community. Implementation of this activity will be ongoing in FY 2014, during which time LMHA anticipates it will submit proposed guidelines for HUD's review.

Expanded Homeownership Opportunities

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

- **Flexibility in Third-Party Verifications for HCV Homeownership (Activity #11-2009)**
  Proposed and implemented in the FY 2009 Plan, applicants to the HCV Homeownership program are allowed to provide income verification including employment verification from employer, child support verification, statements for all bank accounts, proof of CDs at the bank, pension plan verification and proof of all medical costs including prescriptions. Also, income verification is valid for 8 months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved. No changes are expected to be made in FY 2014.

- **Amount and Distribution of HCV Homeownership Assistance (Activity #3-2006)**
  This activity was proposed and implemented in the FY 2006 Plan. LMHA revised its HCV Administrative Plan to allow for the utilization of a two-bedroom payment standard for all one bedroom eligible HCV Homeownership households and maintains the 110% FMR local payment

standard and the 120% FMR in exception rent areas for the Homeownership program. Following are the HCV Rental payment standards and, effective January 1, 2013, the relative Homeownership payment standards:

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

- **Exception Payment Standards for HCV Homeownership (Activity #13-2009)**
  Proposed in the FY 2009 Plan and implemented that year, this activity adjusts payment standards for HCV Homeownership to 120% of FMR in homeownership Exception Payment areas using Census 2000 Owner Occupied Median Value instead of Renter Occupied Median gross rent to calculate exception payment census tracts. In fiscal year 2010, program homebuyers' average increase in buying power for 2-bedroom homebuyers was $12,489 and in fiscal year 2011, the increase for 2-bedroom homebuyers was $8,321. To date, 14 homeowners have bought in exception payment districts and LMHA homebuyers live in 24 of 26 Metro Council Districts. No changes in this activity are planned for 2014.

Local Leased Housing Program

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

- **Special Referral MTW HCV Programs (Restricted Portability until Graduation)**
  MTW allows LMHA to maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for solo parents with children where the parent is working or preparing for work by participating in educational programs.

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

Residents can be referred through the program staff to LMHA directly for voucher assistance provided the resident meets Housing Choice Voucher eligibility requirements. Similarly, existing LMHA public housing residents and Section 8 clients receive preference for these residential self-sufficiency programs. While voucher recipients are initially required to reside on site and meet the program requirements, their voucher resumes full portability after they successfully graduate from the program. As a participant moves from the site, LMHA issues a voucher to the next eligible applicant.

Many of LMHA's partners' residential facilities are newly constructed or renovated. As such, LMHA has used MTW authority to allow the certificate of occupancy to suffice for the initial move-in inspection in lieu of a traditional HQS inspection. This substitution has saved the authority thousands of dollars, since Louisville Scholar House first came online in 2008.

- **The Villager - Center for Women and Families (CWF) (Activity #1-2005)**
  Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 22 vouchers to a special referral program with the Center for Women and Families for their long-term transitional housing on their downtown campus. Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Voucher utilization has remained 100%. Since 2009, 15 families have graduated from the program and 9 portable vouchers have been issued. This activity has increased housing choice and cost effectiveness.

- **Louisville Scholar House - Family Scholar House (formerly Project Women) (Activity #15-2009)**
  Proposed and implemented in the FY 2008 Plan, LMHA allocates up to 56 vouchers to a special referral program with Family Scholar House for their Louisville Scholar House facility. Solo heads of households often face multiple barriers to furthering their education and obtaining employment that will provide their families with adequate income to become self-sufficient. Project Women participants (solo parent, attending school).

  There were 20 graduates in 2012; 9 graduates from Louisville Scholar House, 8 graduates living at Downtown Scholar House, and 9 graduates who are in residence at Stoddard Johnston Scholar House. Of those:
  - 3 from Louisville Scholar House were hired as full time teachers
  - 1 from Downtown Scholar House hired at Metro Government
  - 1 from Downtown Scholar House hired for technology position

  Downtown Scholar House - Family Scholar House with Spalding University (Activity #20-2010)
  This activity was proposed in the FY 2010 Plan and implemented in FY 2011. The activity is to allocate 43 Housing Choice Vouchers annually to a special referral program with Project Women and Spalding University at the Downtown Scholar House.

  Stoddard Johnston Scholar House - Family Scholar House (Activity #31-2012)
  This activity was proposed and approved in the FY 2012 Plan. The activity is to set-aside 57 vouchers to a special referral program with Family Scholar House for their new Stoddard Johnston Scholar House.

  Parkland Scholar House - Family Scholar House (Activity #38-2013)
  This activity was proposed and approved in the FY 2013 Plan Amendment. The activity is to set-aside up to 53 vouchers, including 5 vouchers for participants who reside off-campus, for a

special referral program with Family Scholar House for their new Parkland Scholar House Facility. Vouchers become portable upon graduation and expire five years from participant's graduation date.

- **Special Referral MTW HCV Programs (Full Portability)**
  In addition to Special Referral Programs with partners who offer programs with graduation requirements, LMHA has established local preferences for families of the Day Spring and Wellspring programs, and families referred to LMHA by organizations that provide supportive services to low-income families in the community.

  - **Wellspring - Youngland Avenue Facility (Activity #34-2012)**
    This activity was proposed and approved in the FY 2012 Plan and implemented in FY 2012. The activity is to establish a special referral program and local preference to provide housing assistance to five (5) household with members with severe mental illness who reside at Wellspring's Youngland Avenue facility while they are participating in the program. Wellspring is a charitable organization that addresses Louisville's need for supportive housing for adults with severe and persistent psychiatric illnesses. Referrals accepted for this initiative are considered as Mainstream Program participants; therefore, they receive preference on the HCV wait list.

  - **Wellspring – Bashford Manor Facility (Activity #36-2013)**
    This activity was proposed in the Amended FY 2012 Plan and implemented in FY 2012. The activity is to establish a special referral program and local preference to provide housing assistance to five (5) household with members with severe mental illness who reside at Wellspring's Youngland Avenue facility while they are participating in the program. Wellspring is a charitable organization that addresses Louisville's need for supportive housing for adults with severe and persistent psychiatric illnesses. Referrals accepted for this initiative are considered as Mainstream Program participants; therefore, they receive preference on the HCV wait list.

  - **Day Spring (Activity #7-2008)**
    This activity was initially proposed and approved in the FY 2009 Plan. It was tabled at the end of FY 2009 due to low voucher utilization and, then, re-authorized under the FY 2012 Plan. LMHA provides housing assistance to four (4) households with members who have a severe mental illness and who live in a Day Spring constructed unit while they participate in the program. Day Spring, a faith-based charitable organization, provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently in a supportive community setting. Residents who receive voucher assistance must meet the Section 8 program income requirements; however, under the initiative, not all of the residential units will be subject to typical HUD Housing Quality Standards and rent reasonableness requirements.

  - **100,000 Homes Initiative (Activity #30-2012)**
    Proposed and approved in FY 2012, LMHA set aside 50 vouchers to a Special Referral HCV program with the 100,000 Homes initiative of the Louisville (Substance Abuse and Mental Health Services Administration (SAMHSA) Community Consortium. This activity increases housing choices and access to services for the 50 most vulnerable homeless persons on the streets of Louisville Metro. Participants in this Housing First model program, who are identified and referred by the Louisville SAMHSA, must be chronically homeless.

- **Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)**
  Proposed and approved in FY 2012, LMHA may, without prior HUD approval, allocate up to ten (10) MTW HCVs to a Special Referral HCV program for service-enriched affordable housing programs within the Agency's jurisdiction. Eligible programs will offer housing and supportive services targeted to families whose needs are not adequately served elsewhere in the community. Some allocations may be incremental additions to existing special referral programs while others will be allocations to newly established programs. In 2012, LMHA allocated 10 vouchers to Coalition for the Homeless for homeless families with children. In 2013, the Agency allocated an additional 10 vouchers to the same referral program, as well as, 10 vouchers to Family Scholar House participants who may choose to live at York Towers being redeveloped by the Housing Partnership Inc.

A table summarizing LMHA's Special Referral Programs is following. LMHA has recently discussed its Special Referral Programs with HUD, specifically the issues related to resident choice, portability, term-limits and voucher replacement, and is in the process of determining if it would be advantageous to utilize the MTW Broader Uses of Funds Authority to convert these referral programs into a single local, non-traditional housing program. A decision will be made by fall of 2013. If LMHA decides to create a local housing program, the Housing Authority will submit a request to HUD for Broader Uses of Funds authority and amend the FY2014 Annual MTW Plan.

LMHA Special Referral MTW Voucher Programs

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

*Referral program suspended during FY2010 and FY2011.

- **MTW Unit Inspection Protocol (Activity #2)**
  Unit inspections of facilities at LMHA's Section 8 certificate programs that are managed by organizations, with which the Agency has had a long-term and outstanding relationship, are waived upon initial occupancy and held once per year concurrently. Section 8 certificate programs include YMCA SRO, Roberts Hall and St. Vincent de Paul, and Willow Place. These facilities have been receiving assistance for over 10 years. This activity has significantly reduced costs to inspect the units "tied" to these programs. In 2013, LMHA began inspecting units at Villager at the Center for Women and Families once per year, concurrently. At the time of initial occupancy by voucher holders, the units were new and had achieved certificate of occupancy issued by Metro Louisville inspectors. No changes are anticipated in 2014.

- **Amend HCV Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility (Activity #27-2011)**
  This activity was proposed and implemented in FY 2011. LMHA amended its Housing Choice Voucher Program and Public Housing Admissions Policy to allow for the deduction of verified ongoing child-care expenses from a working household's gross income when determining income eligibility. In order to qualify for the adjustment, the family must include a head of household and/or spouse with a demonstrated work history for a period of 12 months or longer. This activity increases housing choice for working families with children who may be struggling to make ends meet. No changes to this activity are anticipated in FY 2014.

B. MTW Activities Not Yet Implemented

LMHA is in the process of implementing or has implemented all previously approved MTW activities.

C. MTW Activities On Hold

- **Explore HUD's Streamlined Demolition and Disposition Application Process for MTW Agencies (Activity #16-2009)**
  Proposed and approved in the FY 2009 Plan, this activity has been tabled. HUD investigated the possibility of streamlined demolition/disposition activities for MTW agencies but found that it was not feasible under MTW. Out of concern for residents' rights and the public process, HUD decided that MTW agencies must follow the established procedures for demolition and disposition of property. LMHA expects that this activity will remain dormant through FY 2014.

- **Public Housing Sublease Agreement with Catholic Charities (Activity #25-2010)**
  Proposed and approved in the FY 2010 Plan, this activity has been tabled. HUD OGC investigated the use of public housing as emergency housing for victims of human trafficking and found that it was not feasible under MTW to permit families who could not produce valid identification to live in public housing communities.

D. Closed-Out MTW Activities

- **Increased Flat Rents (Activity #24-2010)**
  LMHA proposed this initiative in the 2010 Annual Plan and it was approved by HUD. LMHA proposed flat rents for the Agency's scattered sites be raised and adjusted based on the square footage, location, age and amenities at the property as rent comparables for the site are completed.

LMHA will not implement this activity in lieu of adopting the MTW policy total tenant payment is calculated based on 30% of income, which was approved in FY 2012.

- **Spatial Deconstruction of HCV Assisted Units (Activity #5-2007)**
  LMHA proposed this initiative in the 2007 Annual Plan and it was approved by HUD. The activity was to limit the concentration of Housing Choice Voucher assisted units in complexes of one hundred or more units to 25% (excluding both elderly/disabled and special referral program sites). This activity was closed at fiscal yearend 2009 because of its potential to limit voucher holders' universe of housing choices.

E. Activities Using MTW Single-Fund Budget Authority Only

LMHA has a number of activities that use MTW Single-Fund Budget Authority. These activities (listed below) are described in more detail in Section VII: Sources and Uses of Funds.

- **Homeownership Maintenance Specialist (*planning*) (Activity #12-2009)**

- **MultiCultural Family Assistance Program (*ongoing*) (Activity #17-2009)**

- **HCV Homeownership Weatheriztion and Energy Efficiency Pilot (*completed*) (Activity #19-2010)**

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

VII. Sources and Uses of Funds

The following documents comprise the annual, consolidated statement of sources and uses for all of Louisville Metro Housing Authority's (LMHA) programs as required in Attachment B of the standard MTW Agreement. This statement is for FYE June 30, 2014.

The LMHA's 2013 - 2014 operating plan provides for an overall, consolidated deficit of $138,000. This deficit is contained entirely within the COCC.

The Public Housing Program (AMPs) is budgeted at a $2,000 surplus. However, this surplus budget includes transfers from the Capital Program ($1,620,000), the Section 8 Voucher Program ($2,713,000), and transfers between AMPs ($804,000). These transfers are necessary for the following reasons:

a) LMHA has demolished a great number of units (some due to successful HOPE VI revitalization efforts). Both rental income and subsidy were reduced because of the decrease in inventory. LMHA has committed to replace those units, but has not yet fully achieved that goal.
b) Extremely low interest rates. Current interest rates are approx. .3% to .4%. LMHA can invest in only the most conservative investments, which reduces interest income. Before the current economic climate, LMHA received rates of 5% or greater.
c) To operate and manage AMPs at a high level and maintain a balanced operating budget at each. The HUD approved project expense levels (PEL) for some AMPs do not adequately provide for management services at the level deemed necessary by LMHA.
d) To fund the expected operating subsidy shortfall in the Public Housing Program. Although the current estimates of funding shortfalls are being discussed at 8% - 10% (due to "sequestration"), the net effect on public housing subsidies will be greater. This is due to an anomaly in the 2012 funding levels, which will be the "base" for any percentage reduction. The 2012 funding levels were artificially low due to HUD's "offset" plan (i.e. reserve recapture). Consequently, if 2013 operating subsidy is funded at 90% of the already low funding level for 2012, the actual net effect for LMHA will be an estimated shortfall of 18% - 20% of funding ***eligibility***.

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

The COCC contains a small deficit of $140,000. The loss of public housing units mentioned above reduces income to the COCC (e.g. asset management fees, property management fees, bookkeeping fees, etc.). The deficit represents only 1.3% of income, so the COCC will attempt to adjust it's spending over the next year in an effort to more closely align expenses with available income.

The Section 8 Voucher program is budgeted as a "break-even" budget. However, $2,713,000 is budgeted to be transferred to the Public Housing Program for the reasons explained above. LMHA's goal is to expend approximately 95% of Section 8 budget authority (HAP expenses, administrative expenses, and transfers to Public Housing), and have the remaining 5% available for MTW opportunities and available funding assistance for LMHA's HOPE VI Program at Sheppard Square.

State and local funds of approximately $1,728,000 are expected to help pay for the infrastructure costs related to the Sheppard Square HOPE VI revitalization project. These funds will be in the form of Community Development Block Grants.

Uses of Funding Fungibility

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

The transfer of surplus funds from the Section 8 Voucher Program to the Public Housing Program for the same reasons cited immediately above, as well as to compensate for the expected funding shortfall in the Public Housing Program.

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

- **Multi-Cultural Family Assistance Program (Estimated cost is $50,000-$60,000.) (Activity 17-2009)**
  This activity was proposed in the LMHA FY 2008 Plan and will be implemented this calendar year. Louisville continues to experience a growing demand from Somali and other African immigrant families living in the Metro area for housing and social and support services. Since these families have differing beliefs, customs and lifestyles that can pose a challenge to adapting to a very different country and culture, LMHA has proposed to hire a staff person who is knowledgeable about African-immigrant cultures and languages. The staff will be able to address both the needs of the families and the Agency while assisting in property management, operations and lease enforcement. LMHA plans to implemented this activity in FY 2012. No changes are anticpated for FY 2014.

- **Homeownership Program Maintenance Specialist (Estimated cost is $50,000-$60,000.) (Activity 12-2009)**
  LMHA proposed this initiative in the 2009 Annual Plan, and it has not yet been fully implemented. LMHA plans to restructure the current homeownership inspection, training and consultation process (these three duties are currently split among different individuals) and instead steer all the tasks through a Home Maintenance Staff (HMS). Annually, LMHA evaluatesinternal staff capacity to perform these duties. LMHA may hire an HMS in FY 2014, if LMHA determines the HMS would be beneficial.

Uses of Reserve Funds

LMHA currently has no specific, planned uses of available reserves in the Public Housing or Section 8 Voucher Programs. However, generally these reserves are necessary to allow for such things as:

- Emergencies and catastrophic events
- Funding shortfalls
- Planned operating deficits
- To provide adequate cash flow when receipt of federal subsidy is delayed
- To increase housing inventory (Section 8 Vouchers)
- To provide gap financing in mixed-finance projects

MTW Flexibility

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

LOUISVILLE METRO HOUSING AUTHORITY

CONSOLIDATED BUDGET FYE 6/30/14

(1000s)

C:\Users\Sarah\Downloads\[Consolidated Budget for MTW Plan-Jun 30, 2014 (revised Attmnt B) (1).xls]ConsBdts

SOURCES OF FUNDING	2013 - 2014 PUBLIC HOUSING	2013 - 2014 CENTRAL OFFICE COST CENTER (COCC)	2013 - 2014 CAPITAL & REPLCT HOUSING FUNDS	2013 - 2014 HOUSING CHOICE VOUCHERS (SEC 8)	2013 - 2014 STATE & LOCAL FUNDS	2013 - 2014 CONSOLIDATED BUDGET
FEDERAL SUBSIDY	$12,375		$8,835	$68,468	$1,728	$91,406
DWELLING RENTAL	5,649					$5,649
EXCESS UTILITIES	71					$71
NON-DWELLING RENTAL	49					$49
FEE INCOME		9,932				$9,932
INTEREST INCOME	23	37		$25		$85
OTHER INCOME	268 a	465 b		95		$828
TRANSFERS (from other funds or AMP to AMP)	5,137					$5,137
TOTAL SOURCES	$23,572	$10,434	$8,835	$68,588	$1,728	$113,157
USES OF FUNDING						
ADMINISTRATION	1,751	4,587		$3,038		$9,376
FEE EXPENSE	2,706		791	$2,011		$5,508
RESIDENT SERVICES	370	102	58	447		$977
UTILITIES	5,959	99				$6,058
MAINTENANCE	8,924	2,748	90	3		$11,765
PROTECTIVE SERVICES	120	3	810	22		$955
GENERAL	2,836	3,035		1,036		$6,907
CAPITAL EXPENSE			5,466		1,728	$7,194
RENTAL ASSISTANCE PAYMENTS	100			59,318		$59,418
TRANSFERS (to other funds or AMP to AMP)	804		1,620	2,713		$5,137
TOTAL USES	$23,570	$10,574	$8,835	$68,588	$1,728	$113,295
SURPLUS (DEFICIT)	$2	($140)	$0	$0	$0	($138)

a. Includes maintenance charges, late fees, legal fees, returned check charges, sale of scrap, and other misc. items.

b. Includes program income from HOPE VI to reimburse COCC for Hope VI Director salary, asset management fees & surplus cash distributions from mixed-finance projects to fund reimbursable expenses, debt forgiveness which becomes income, etc.

VII. Administrative

A. Board Resolution

The Board of Commissioners was presented on Tuesday, April 16, 2013 with Resolution 20-2013 (4/16/13) to approve the Annual Moving to Work Plan for the fiscal year ending June 30, 2014 and to adopt the Annual Moving to Work Plan and Moving to Work Certifications of Compliance.

Regarding the amended activity, Accessible Units Sublease Agreement with Frazier Rehab Institute, the Board of Commissioners was presented on April 17, 2012 with Resolution 15-2012 (4/17/12) to approve the FY 2013 Annual Moving to Work Plan, which originally included the activity, for submission to HUD. However, upon review of the plan, HUD staff determined the activity would require Use of MTW Funds authority (which LMHA did not yet have); therefore, the activity was not included in the HUD-approved version of the plan.

Resolutions 20-2013 and 15-2012 are included in the Appendix.

B. Agency-directed Evaluations of the MTW Demonstration

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