

RESOLUTION NO. \_\_\_\_\_

**APPROVAL OF PROJECT BASED VOUCHER AWARD  
TO LOWER HUNTERS TRACE APARTMENTS**

Item No. 5c

WHEREAS, Louisville Metro Housing Authority staff have reviewed a request from Marian Development Group, for a Project Based Voucher (PBV) award for Lower Hunters Trace Apartments, in conjunction with the Russell Choice Neighborhoods Initiative Program; and

WHEREAS, the property is a 206-unit to-be-built multifamily development located at 5416 Distler Lane, Louisville, 40258; and

WHEREAS, the property will provide up to 103 units of PBV off-site replacement housing in conjunction with the Russell Choice Neighborhoods Initiative Program; and

WHEREAS, per approved MTW Activity #48-2018: Local PBV Program, PBV proposals may be selected per issuance of a Request for Proposals; and

WHEREAS, LMHA will not enter into an Agreement to Enter Into a Housing Assistance Payment Contract until Louisville Metro Government or HUD has completed a satisfactory Part 58 or Part 50 Environmental Review; and

WHEREAS, LMHA will not enter into an Agreement to Enter Into a Housing Assistance Payment Contract until Kentucky Housing Corporation has completed a satisfactory subsidy layering review; and

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WHEREAS, LMHA will not enter into an Agreement to Enter Into a Housing Assistance Payment Contract if construction has commenced after proposal submission.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer of LMHA is hereby authorized, empowered and directed to take any and all such related or ancillary actions necessary and appropriate to achieve the foregoing purpose as may be reasonably determined by the Executive Director including but not limited to issuing a Preliminary Award Letter stating the applicable conditions and timeframes to enter into an Agreement to Enter Into a Housing Assistance Payment Contract.

**RESOLUTION BACKGROUND STATEMENT**  
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**I. STATEMENT OF FACTS:**

Bids were opened for a competitive Request for Proposals on September 15, 2020. Two competitive proposals were received. The PBV Evaluation Team scored the proposals separately and met to discuss the proposals. The PBV Evaluation Team agreed that Lower Hunters Trace Apartments meets the requirements of the LMHA Local PBV Program and agreed to proceed with a presentation to the LMHA Board of Directors for approval.

The Louisville Metro Housing Authority (LMHA) is proposing to award Project Based Vouchers (PBVs) to Lower Hunters Trace, LLC (to be formed), a to-be-developed 206-unit multifamily development located at 5416 Distler Lane, Louisville, 40258. Per LMHA's agreement with HUD under the Choice Neighborhoods Initiative Program, all 758 units currently on-site at Beecher Terrace will be replaced by 316 PBV rental units on-site and 442 PBV rental units off-site located in either the Russell neighborhood or non-impacted census tracts within Jefferson County by September 30, 2023.

The development will provide up to 103 units (10 one-bedroom, 55 two-bedroom and 38 three-bedroom units) of replacement housing for the Beecher Terrace residents off-site in non-impacted census tract 125.02. The 103 units designated as PBV rental units will be deed restricted to require that the units remain affordable to households at 80% AMI or below for a period of 40 years. Relocated Beecher Terrace residents will receive an admissions preference. Tenants will not be required to pay more than 30% of their monthly gross income.

The site currently is not owned by Marian Development Group. The owner and Marian Development Group are negotiating the purchase contract.

This resolution will authorize staff to issue a preliminary award letter to Marian Development Group stating the applicable conditions and timeframes to enter into an AHAP Contract. The preliminary award letter will also state that the PBV award is contingent upon site control.

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**I. STATEMENT OF FACTS (cont'd):**

In addition, staff will publish notification of the award in The Courier Journal and The Louisville Defender per the owner proposal selection procedures in 24 CFR 983.51.

**II. ALTERNATIVES:**

- A. Approve a Resolution in support of a Project Based Voucher Contract award of up to 103 units for Lower Hunters Trace Apartments.
- B. Do not approve a Resolution in support of a Project Based Voucher Contract award of up to 103 units for Lower Hunters Trace Apartments.

**III. RECOMMENDATION:**

Staff recommends Alternative "A".

**IV. JUSTIFICATION:**

- Approval of this resolution will provide up to 103 households that have relocated from Beecher Terrace re-occupancy housing options in non-impacted census tract 125.02.
- A PBV award for 103 units will help LMHA meet the requirement of providing one-for-one replacement housing under the Choice Neighborhoods Initiative Program.

Prepared and Submitted by:

Heather Hairgrove  
Special Projects Consultant  
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