

RESOLUTION NO. _____

**APPROVAL FOR DESIGNATION OF 17 HOUSING UNITS
FOR SPECIAL PURPOSES AT DOSKER MANOR**

Item No. 5d

WHEREAS, the U.S. Department of Housing and Urban Development has initiated a public housing utilization improvement program; and

WHEREAS, this program is designed to account for all public housing units and their specific usage; and

WHEREAS, the Louisville Metro Housing Authority has historically designated public housing units for special purposes with approval of the Board of Commissioners; and

WHEREAS, the Capital Improvements Department will be conducting the Bus Duct Replacement Project at Dosker Manor Building B, which will require the use of 17 housing units as electrical rooms.

NOW THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the requested special designations are approved and that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to submit this item to the U.S. Department of Housing and Urban Development.

RESOLUTION BACKGROUND STATEMENT

APPROVAL FOR DESIGNATION OF 17 HOUSING UNITS FOR SPECIAL PURPOSES AT DOSKER MANOR

Item No. 5d

I. STATEMENT OF FACTS:

On June 8, 2020, due to a broken sprinkler system head, the electrical system at Dosker Manor Building B suffered severe damage due to extensive flooding and subsequent fire that affected most of the floors. As a consequence of the crippling power outage that followed, all the residents from this building had to be relocated to local hotels for a number of days. Although LMHA staff was able to work with local contractors to reestablish power to the building as quickly as possible, the repairs to the damaged bus duct and associated transformers were only temporary.

A permanent, emergency repair includes replacing the existing 480 Volt-3 Phase, 1000-amp bus duct that feeds the 480-120/ 240V transformers on multiple floors and basement, which will also need to be replaced. New conduit and wiring throughout and upgrading the existing 100kVA transformers to 167kVA transformers will also be needed.

In order to meet new code requirements, all this new equipment will have to be installed in a new location, and the only feasible space is a group of 17 stacked housing units that sit directly across the hallway from the existing electrical closets.

The 17 housing units that will be converted into electrical rooms will have the kitchens and bathrooms demolished and new fire alarm, lighting and emergency egress installed to also meet code. All the work will be conducted in a way to minimize power outages, but these outages (about ten) will occur at different stages of the project, with the shortest ones being approximately 4 hours long and the longest one about 12 hours long. No elevator outages will occur during construction.

A total of 17 residents will need to be relocated to carry out this project. Residents will be offered alternative housing accommodations to either the Dosker Manor A or C buildings. Relocation will be conducted per transfer guidelines outlined in LMHA's Admissions and Continued Occupancy Policy (ACOP), in which the agency bears the cost of the relocation expense.

II. ALTERNATIVES:

- A. Approve resolution authorizing special usage of 17 housing units for special purposes.
- B. Do not approve resolution authorizing special usage.

RESOLUTION BACKGROUND STATEMENT

APPROVAL FOR DESIGNATION OF 17 HOUSING UNITS FOR SPECIAL PURPOSES AT DOSKER MANOR

Item No. 5d

III. RECOMMENDATION:

Staff recommends approval of resolution authorizing special usage of units.

IV. JUSTIFICATION:

- LMHA has to make permanent repairs to the electrical system at Dosker Manor Building B. In order to meet current code, the new bus duct and associated transformers will have to be relocated from the existing electrical closet on each floor into the housing unit located directly across the hallway at each floor.
- The 17 housing units that will be converted from apartments to electrical rooms could also be used in the future for additional mechanical equipment upgrades if the need arises.
- In addition to the electrical work, some of the space on each unit will be utilized to create a janitor closet that will open into the hallway to help staff with daily cleaning duties; this will also help free the constant use of the elevators by the maintenance staff. Also, a niche facing the hallway will be created to house a large utility cart for the daily collection of bulky items that do not fit in the trash chutes; this will help prevent future damages to the chute and trash compactor.
- The requested usage of these 17 housing units for special purpose is needed in order to complete this critical project and be in compliance with current codes.
- This project is needed to protect and enhance the quality of life for Dosker Manor residents, and it will improve the service provided by LMHA staff.

Submitted by: Ucresia Sistrunk, Director of Property Management
Norma Ward, Director of Capital Improvements
Cheryl Butler, Director of Information Technology
November 17, 2020