



TO: Board of Commissioners

FROM: Lisa Osanka, Executive Director

SUBJECT: EXECUTIVE DIRECTOR’S REPORT UNDER MOVING TO WORK (MTW) FOR FY 2021

DATE: November 17, 2020

The Executive Director’s monthly report contains information and statistics for the previous month’s activities as reported by staff and current information from the Executive Director. Underlined/italicized portions show changes from last month.

GOALS	OCTOBER ACTIVITIES & NOVEMBER UPDATES
<p><b>GOAL 1</b> <b>Implement capital plan</b></p>	<p><b>Capital Projects</b> (new e-procurement has been adopted) The following projects are under contract:</p> <ul style="list-style-type: none"> <li>▪ United Building First Floor Offices</li> <li>▪ Porter Paints Demolition</li> <li>▪ Parkway Place Roof Replacement - Phase I and II (35 buildings)</li> <li>▪ Five Year Energy Audit</li> </ul> <p>Upcoming Projects:</p> <ul style="list-style-type: none"> <li>▪ Foundation Repairs at 8018 Third Street Road</li> <li>▪ Lourdes Hall Renovations &amp; Maintenance Shop Addition</li> <li>▪ Will E. Seay Plaza Exterior Renovations</li> <li>▪ Temple Spears Roof Replacement</li> <li>▪ Temple Spears Renovations</li> <li>▪ Scattered Sites Bathroom Renovations</li> <li>▪ 2754 Montana Avenue Renovations</li> <li>▪ Scattered Sites Siding Replacement</li> <li>▪ Dosker Manor Bldg. B – Emergency Electrical Repairs</li> <li>▪ 621 E. St. Catherine St. – Fire Damage Restoration (Units #5 &amp; 6)</li> <li>▪ Dosker Manor, St. Catherine, Avenue Plaza and 550 Bldg. Door Upgrades</li> <li>▪ 1131 S. 6<sup>th</sup> Street Renovations and Roof Replacement</li> <li>▪ <u>Security Upgrades at Various Sites</u></li> <li>▪ <u>Deck Repairs at 606, 908 and 964 S. 6<sup>th</sup> Streets</u></li> </ul>

<p><b>GOAL 1</b> Implement capital plan (cont'd)</p>	<ul style="list-style-type: none"> <li>▪ <u>Noltemeyer Siding and Gutter Repairs</u></li> <li>▪ <u>Dosker Manor Nurse Call System and Fire Panel Upgrades</u></li> <li>▪ <u>St. Catherine and Avenue Plaza Fire Panel Upgrades</u></li> </ul>
<p><b>GOAL 2</b> Create new housing stock</p>	<ul style="list-style-type: none"> <li>▪ LMHA staff continues to work with the Executive Director on acquisitions for additional housing. Efforts to “scatter” new units throughout the Metro area have been particularly successful. The Newbridge Place Property with 27 PBV units to be counted towards Beecher Terrace replacement housing closed in June 2019.</li> </ul> <p><b><u>Beecher Terrace Demolition and New Construction</u></b></p> <ul style="list-style-type: none"> <li>▪ Cardinal Demolition, the contractor for the first phase of demolition (Buildings 51-59), began work in August 2018. Demolition of these first nine buildings was completed in January 2019.</li> <li>▪ Site prep, infrastructure and construction on the Phase I building began in March 2019. The official groundbreaking for the Phase I building occurred March 29, 2019. Construction should be completed in late 2020.</li> <li>▪ Messer is overseeing the demolition and abatement processes for the Phase II demolition area (Buildings 22-50), which has been sub-contracted to Innovative Demolition and NEC. Notices to proceed were issued on February 1, 2019. Work on Phases 2a, 2b and 2c has been completed.</li> <li>▪ Phase 2 construction Notice to Proceed was issued on July 30, 2019. Construction is scheduled for completion in late 2020.</li> <li>▪ Phase 3 construction contract documents were bid on November 6, 2019; bid opening occurred on December 19, 2019. Closing occurred on August 31, 2020. <u>Work began in September 2020.</u></li> <li>▪ The work on Phase III Demolition, which is between 12<sup>th</sup> and 13<sup>th</sup> Streets and Jefferson Street and Muhammad Ali Blvd., will begin subsequent to completion of archeological work on the south side of the site. In August 2020, archeological exploration on the south side was completed and began on the north side of the site. The demolition Notice to Proceed was issued on September 1, 2020 for demolition work to begin on September 2, 2020.</li> </ul>

**GOAL 2**  
**Create new housing stock**  
**(cont'd)**

LMHA is reviewing multiple sites as PBV replacement housing for Beecher Terrace.

**Sheppard Square Home Ownership New Construction**

- An RFQ for a homeownership developer was issued on June 4, 2015 and one proposal was received on July 8, 2015. The one respondent withdrew their proposal. LMHA has prepared 23 individual lots for private development. Lots will be sold to individuals/builders that are ready to construct. A LOI was issued on February 8, 2017 to secure builders.
- *An updated* LOI has been *issued* to reflect current information regarding Homeownership opportunities and new Point of Contact.

LMHA is accepting applications from potential homeowners. Habitat has been approved to build 2 homes and permit applications have been submitted. Habitat *has started* construction of lot #22 (755 John Little St.) *and plan to have it ready for occupancy by the end of the year.*

LMHA continues to work with River City Housing to obtain the documents needed prior to signing the Construction Agreement for Lot #15.

**Friary**

- A proposal to redevelop the Friary was received from the Marian Group and approved by the LMHA Board of Commissioners on April 21, 2015. The Marian Group proposal has been approved by the local HUD office and also by the HUD-Strategic Applications Center (SAC) for the Friary disposition approval. A revised proposal that included the updated construction/rehab costs was received on November 15, 2017 and was submitted to the LMHA Board of Commissioners for approval on December 12, 2017. LMHA provided a commitment letter to the Marian Group for this project, subject to the HUD approval conditions. Marian Group has received the requested FY 2017 tax credits for the Friary project and has met with LMHA staff to determine the next steps to commence the rehabilitation project. The LMHA Staff and the Marian Group submitted the Development Proposal to HUD-DC on November 16, 2018. The HUD-DC Development Proposal and Mixed Finance Evidentiary documents were approved. The transaction closed in February 2019. Construction is now in progress. Monthly site meetings will occur until

<p><b>GOAL 2</b>  <b>Create new housing stock</b>  <b>(cont'd)</b></p>	<p>project completion which is scheduled for 2020. Project completion will be delayed as the Kentucky State Historical Preservation Office only recently approved the replacement for windows. Project completion occurred on July 28, 2020.</p> <p><b>Liberty Green Development</b></p> <ul style="list-style-type: none"> <li>▪ The Louisville Chemical Building has been purchased by City Properties/Bill Weyland (which is now Weyland Ventures, WV). The building is being converted to a Micro-Boutique Hotel with 16 rooms. It will be called Hancock House and should be completed in 2020.</li> </ul> <p>WV has developed 268 units plus the 100-unit extended stay hotel which opened in November 2017. They plan to add at least another 250 units to the area. WV, LLC and hotel partner First Hospitality have officially broken ground on a six-story Tempo by Hilton Hotel at 710 E. Jefferson St. that should be ready in 2021. Hilton Officials confirmed that it will be the first Tempo hotel to open in the world and will house 130 rooms and a rooftop bar, among other amenities. WV, LLC will also be building a 178-unit apartment building and a mixed-use building in the same block.</p> <p>WV is currently developing plans to build 10 homeownership units on Marshall Street and 4 homeownership units on Hancock Street.</p> <p><b>Section 8</b></p> <ul style="list-style-type: none"> <li>▪ The number of units under lease on <u>November 1, 2020</u>, was <u>9,878</u> which was an increase from the <u>9,848</u> under lease <u>October 1, 2020</u>. The number of applicants on the waiting list on <u>November 1, 2020</u> decreased to <u>6,861</u> from the <u>7,084</u> on the list <u>October 1, 2020</u>.</li> </ul>
<p><b>GOAL 3</b>  <b>Develop and implement</b>  <b>management improvements</b></p>	<p><b>Moving to Work</b></p> <ul style="list-style-type: none"> <li>▪ LMHA's FY 2020 MTW Annual Report was submitted to HUD on September 25, 2020. <u>There is no specific timetable for HUD review and acceptance of the Report.</u></li> <li>▪ <u>The HUD MTW virtual site visit was conducted on September 29, 2020. HUD indicated that LMHA will need to develop an action plan to increase voucher leasing to comply with the MTW requirement to serve substantially the same number of households as would have been served without MTW designation. LMHA can expect to receive a letter from HUD on this issue in the near future.</u></li> </ul>

**GOAL 4**

**Expand resident programs at economic empowerment, community building and crime prevention**

**Smoke-Free Housing**

- On December 5, 2016 HUD published a final Smoke-Free Housing Rule in the Federal Register that requires each public housing agency to implement a smoke-free policy. The effective date of this policy was July 30, 2018. More specifically PHA's were mandated to implement a policy banning the use of prohibited tobacco products in all public housing living units and in agency administrative office buildings. The smoke-free policy must also extend to all outdoor areas within 25 feet of public housing and administrative office buildings.

LMHA has completed its implementation of a mandatory smoke-free policy in accordance with HUD regulations. LMHA will continue its ongoing efforts to properly enforce the policy. Additionally, LMHA received a grant through the American Cancer Society to work with Shawnee Christian Health Center and the Kentucky Quitline on tobacco cessation classes and data collection. The Freedom from Smoking classes were offered to public housing residents at housing facilities by Shawnee in conjunction with the American Lung Association. All public housing residents have access to nicotine replacement therapy and counseling through the Kentucky Quitline and Shawnee. Seven (7) residents are enrolled in the Will E. Seay Freedom from Smoking Class. Shawnee has been working with the resident councils to coordinate dates for additional classes and to identify health champions to attend Freedom from Smoking facilitator classes with the goal of conducting classes for residents at public housing properties.

Shawnee with the assistance of the Plan to Be Tobacco Free of U of L conducted health fairs at public housing properties to promote Quitline services during May-July. The mid-year report was submitted and accepted by the American Cancer Society. The Great American Smokeout Event occurred on November 21 at 5-7 PM at Parkhill Community Center to capture Parkway Place families. While the primary goal was to focus attention on smoking cessation, other vendors offered oral health screening and education on carbon monoxide detection. 311 people attended the event and 50 people committed to quit smoking ACS extended the grant activity period to May 31, 2020. Shawnee continues to work with staff at the United Building to offer classes to Housing Choice Voucher participants. Given operational holds, Shawnee is working on methods of outreach to HCV participants taking social

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### Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

distancing measures into account.

ACS is currently working on a final case study report on the effectiveness of the Smoke-Free Housing grant.

#### **Section 3**

- See attached report as it was received from MBS.
- CID has been expanding the database for Section 3 Residents and making it more accurate and functional for contractors and internal use, reaching out to nearly 600 residents for updating contact information and keeping the resident informed as to employment opportunities created by LMHA projects.
- MWDBE Section 3 Coordinator participated on a community organization (OneWest) panel discussing contractor participation in our programs. And, he is scheduled to sit on a focus group for developing minority contractors on December 1.
- Contractor training was conducted for Beecher Phase 3 subcontractors hosted by Messer Construction covering Section 3 participation. Part of the presentation was given by the MWDBE Section 3 Coordinator. And, future training session are being scheduled.
- Three (3) new companies were added as Section 3 Business Concerns to LMHAs database.

#### **Special Programs**

- We currently have 334 homeowners who have purchased with the homeownership program (112 of which were in the FSS program). There has been 1 default and 62 homebuyers have left the program successfully (7 had a reduction in income and returned to our program). Currently 36 potential homebuyers are in the process or in the pipeline applying for this program. Participants continue to buy homes in nearly all areas of Louisville Metro except council districts 16 and 17.
- The Special Program staff held two (2) FSS (Family Self-Sufficiency) recruitment orientations in October via Zoom. Ten (10) residents attended and eight (8) enrolled in the FSS program. Staff holds monthly orientations to encourage resident participation. The Department also publishes a monthly FSS newsletter for active participants,

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

keeping them up to date on the FSS program activity.

**Family Self-Sufficiency Program Agency-Wide**

- Totals as of 10/31/2020  
Signed contracts of participation:  
Public Housing—65  
Section 8—174  
# employed\*:  
Public Housing – 45 or 69%  
Section 8 –111 or 63%  
\*work 20 hrs. minimum

PH escrow accounts: 58 (\$309,033.93)  
Section 8 escrow accounts: 94 (\$358,933.46)

- LMHA was awarded ConnectHomeUSA cohort status in August 2017. The goal of this program is to connect 35% of HUD-assisted housing residents to low-cost Internet service. To help achieve this goal, LMHA's ConnectHomeUSA staff offers low-cost internet sign-ups at all public housing sites. As of October 2020, a total of 566 laptops and desktop computers have been distributed to public housing residents, including 168 BT residents. LMHA is working with Urban Strategies to continue distribution of computers to former BT residents. LMHA ConnectHomeUSA staff continually look to acquire donated computers to be reimaged with Google or Linux Mint Operating System. Computer use, and Digital skills training is offered at a computer center in Parkway Place (There were no sign-ins in October) to provide HUD-assisted housing residents with an opportunity to learn basic computer functions, etc. In October, no (0) residents received computer training. Computer training and computer lab hours are on hold during the COVID-19 crisis.

**LMHA IDA Program**

- A total of nine (9) LMHA families are enrolled in IDA. No (0) new accounts were opened.

**Parkway Works**

- Parkway Works update: LMHA created a resident services program to address the needs of the residents at Parkway Place. Parkway Works is designed to connect residents to various supportive services through case management provided by an onsite Social Worker. She works closely with the residents to identify job training and educational

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

opportunities, to secure employment, and to obtain any other goals the families identify as they move towards being self-sufficient. In October, twenty-six (26) residents received services.

During October, no (0) needs assessments were completed (to-date 103 completed). No families were transferred to LMHA's FSS Program (to-date 29 families transferred). No families transferred to Scattered Sites or Section 8. No Parkway residents obtained employment in October, one (1) Parkway resident was enrolled in the AT&T Access Program or Spectrum low cost Internet programs; 113 to date. Twenty-six (26) residents were contacted for COVID-related assistance. Six (6) referrals were made to various resources and employers: AT&T, TARC, JCPS, YMCA, LMHA's FSS program and area employers.

**Choice Neighborhoods Initiative (CNI)**

**CNI IMPLEMENTATION GRANT:**

- \$29.575M awarded to LMHA/LMG on December 12, 2016 and leveraged with over \$205M in additional funding sources to provide relocation and supportive services for Beecher Terrace (BT) households including case management; raze and revitalize the BT site and create off-site BT replacement housing units in neighborhoods of opportunity; and make other critical community improvements (CCIs) within the Russell neighborhood.

**CNI SUPPLEMENTAL FUNDING GRANT:**

- \$4M was awarded to LMHA on December 23, 2019 to help cover increased costs related to the construction of Beecher Terrace replacement units. All supplemental grant funds must be expended by September 30, 2025.

**People Component, Urban Strategies, Inc. (USI):**

- USI is leading the People Plan component of the Choice grant, including working with our extensive supportive service provider network to ensure that leverage commitments and the CNI grant funds are used to best support the needs of BT residents. USI reports separately to the LMHA Board (see attached for the People section). Their October report is attached.

**Beecher Terrace Relocation:**

- LMHA received HUD approval for three phases of relocation with multiple Initiations of Negotiations (ION)

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

dates. LMHA also applied for and received Section 8 Total Tenant Protection Vouchers (TPVs) for each phase, which were all utilized within the required timeframe.

- Phase I (Buildings 51-59, 117 units/107 occupied as of ION date) families relocated from May-December 2017.
- Phase II (Buildings 21-50, 384 units/296 occupied as of ION date) relocated from February 2018 – February 2019.
- Phase III households (Buildings 1-20, 253 units/168 occupied as of ION date) relocated from February-October 2019.

Initial housing choices among all relocated families:

- Housing Choice Vouchers – 219
- Public Housing including Scattered Sites – 276
- Privately managed HOPE VI Sites – 38
- Market-Rate Units – 3
- Home Purchase – 2
- Other – 33

**Reoccupancy and Wait List:**

Reoccupancy packets were mailed out to Original Beecher Terrace residents the first week in April 2020, and the deadline for entering the waiting list lottery was May 13. Residents were provided with a pre-application and postage-paid envelope to return to LMHA. The waiting list for replacement units is being developed from responses to this mailing. The lottery was held just prior to the May board meeting and was made public via Zoom in real-time. There were 202 pre-applications included in the lottery, and over 50 residents were in attendance. The meeting presentation, packet contents, and an updated FAQ are available at [www.VisionRussell.org](http://www.VisionRussell.org).

Pre-applications returned after the lottery deadline have been added to the Original Beecher Terrace PBV Waiting list in the order received. As of 11/2/2020, there were 230 households on the waiting list. A second reoccupancy packet mailing was sent on 10/23/20 to Original Beecher Terrace residents who have not yet submitted a pre-application to be placed on the Waiting List. Reoccupancy Task Groups have been formed for lease-up of both on- and off-site units, which will combine and begin meeting weekly in November. Lease-up of off-site replacement units is currently taking place as units become available. As of 11/2/2020, six households have leased-up off-site

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

*replacement units, and four others are in the process of leasing units.* Offer letters have been sent out to returning residents for Phase I, The 450 Roy Wilkins Building.

**Development Activities by McCormack Baron Salazar (MBS):**

- Messer Construction continued work on the Phase I housing development, which closed on March 4-5<sup>th</sup>, 2019. Construction on the four-story 117-unit (114 PBV/Replacement and 3 Other Affordable) building for persons age 55+ has experienced an approximate one-month delay due to COVID-19 and is anticipated to be ready for occupancy in November 2020.

Demolition Phases 2A, 2B and 2C are now complete. Through coordinated efforts, the abatement and demolition process, along with the archaeological dig for Phase III are all underway. Corn Island had completed the southside and work on the six sites on the northside has begun. They remain on target for a timely completion. Artifacts continue to align with expectations. Upon completion, the team will evaluate populations represented to determine if additional exploration is necessary.

Progress continues on the mitigation activities outlined within Programmatic Agreement and Letter of Resolution (LOR) that were developed with Consulting Parties for the first development stage at BT. A Consulting Parties meeting was held on September 3, 2020. Presentation and notes from all consulting meetings are available at [www.visionrussell.org](http://www.visionrussell.org). The next quarterly meeting is scheduled for December 3, 2020.

The Year 3 CDBG application was approved and executed in August 2019. Funds in the amount of \$3.125M were awarded on July 11, 2019 and will be used towards demolition and infrastructure costs. The Year 4 CDBG application was submitted on June 1 with a funding request of \$3.125M to be used towards demolition and infrastructure costs. Metro Council has approved the budget, and this application has been approved. The Year 4 Grant Agreement has been executed.

The closing for Phase II housing development took place on June 27<sup>th</sup>, 2019. 9% tax credits from KHC are being leveraged with CNI grant funds and other sources to develop a total of 108 units family units (43

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

PBV/Replacement, 15 Other Affordable/50 Market rate). Construction began on June 29, 2019, and is moving forward with moderate delays due to COVID-19. Phase II buildings are anticipated to be ready for occupancy in February 2021, soon after Phase I is complete.

A pre-bid contractor's informational meeting for Beecher Terrace Phase III was held on November 11, 2019 at Liberty Green. Architectural drawings were released on November 4, and bids were submitted to MBS on December 19, 2019. Messer Construction was selected and approved by the LMHA Board in February 2020.

LMHA's Board of Commissioners and the Kentucky Housing Corporation previously approved a request to merge Housing Phases III and Phase IV into one combined Phase III that will result in 185 units. The combined Phase III will require two set-asides of 9% credits from KHC. MBS and the architectural team have updated the cost estimates for the combined Phase III and HUD approved the revised housing plan on October 1, 2019. Phase III closed on August 31, 2020. Site work has begun, including grading, public improvements, and pouring building footings.

**Baxter Community Center / Porter Paints / Old Walnut Park**

- LMHA and LMG are continuing to work with MBS and Urban Design Associates to gather community input and further develop conceptual plans for the future uses of Baxter Community Center and the Porter Paints site, and the replacement of Old Walnut Park. Conference calls were held with a Russell Leadership group on April 20<sup>th</sup> and the State Historic Preservation Office (SHPO) on April 23<sup>rd</sup> to further refine the master planning process and determine any design parameters. An additional meeting with the Russell Leadership Group was held on October 7<sup>th</sup>, and outreach to former Beecher Terrace residents and the broader community began in late October with the launch of a special website <https://www.engagetheteam.com/beecherterrace> and survey process designed to gain community input on Beecher's recreational amenities. A series of focus group meetings with neighborhood stakeholders is set to begin in mid-November. Demolition of the paint manufacturing buildings on the Porter Paints site began in mid-July and is anticipated to be complete in March 2021.

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

#### Critical Community Improvement Projects:

- In addition to housing redevelopment, the Choice Neighborhoods Implementation program allows for a portion of the grant to be used towards Critical Community Improvement (CCI) projects within the Russell neighborhood.

A total of \$2,495,750 in Choice funds has been allocated to the CCI projects. LMG is contributing an additional \$2,050,000 to the CCI projects and another \$7,034,073 is being contributed by other partners, including \$230,000 from LMHA. Two resolutions detailing the Choice funding and leverage commitments between LMG and LMHA per Interagency Government Agreements were approved by the Board at the July 16, 2019 meeting and fully executed on August 26, 2019.

#### Historic Quinn Chapel:

- CCI funds in the amount of \$300,000 are being used to stabilize the historic Quinn Chapel, which is owned by the YMCA. Develop Louisville of LMG is leading the implementation. Stabilization efforts are addressing structural issues so that the building can be preserved for future uses. LMG has also been granted \$450,000 from the National Park Service for this project. LMG selected EOP Architects to manage the stabilization work, which began in January 2020 and is anticipated to conclude by July 2022.

Emergency stabilization work on the front porch is complete. All of the decorative tiles have been removed from the front porch and placed into storage. The arches have been temporarily supported with wood to preserve the porch and will be repaired during the stabilization work. LMG has received approval on the Section 106 review from the National Park Service for the remainder of the work. Quinn Chapel was also designated nationally significant by the National Register of Historic Places in July 2020.

LMG was awarded an additional \$500,000 grant from the National Park Service for a second phase of stabilization work to the Quinn Chapel. The goal of Phase II is to have a complete watertight shell. *A webinar concerning the Quinn Chapel Stabilization bid process was held on October 27, 2020. A recording of the webinar is at <https://louisvilleky.gov/government/quinn-chapel>, along with the original flyer and webinar agenda. The request for bids is open:*

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Expand resident programs at economic empowerment, community building and crime prevention (cont'd)

<https://louisvilleky.bonfirehub.com/opportunities/32480>  
LMG is scheduling a pre-bid walk through for potential contractors for Monday, November 9th at 2pm.

#### 18th Street Corridor CCI Project:

- CCI funds in the amount of \$1,236,250 will be used to implement block-by-block improvements along the 18<sup>th</sup> Street Corridor and nearby blocks. This CCI activity includes owner-occupied rehab, rental rehab, vacant lot acquisition and rehab for commercial use. LMG is leading implementation of these initiatives.

Louisville Metro Government's Louisville Forward team is working with OneWest and Chef Space, two community partners in West Louisville, to revitalize the 18th Street commercial corridor. OneWest has received general contractor RFP submissions for the rehab of the shotgun houses at 516, 518, and 520 S. 18th Street, and will be meeting with an architect during the next quarter. OneWest finalized the purchase of 518 S. 18th Street earlier this year. The shotgun houses will be transformed into "white box" retail space, serving as incubators for Chef Space's food entrepreneur graduates. An adjoining vacant lot will serve as outdoor seating/patio space.

LMHA and LMG staff met with OneWest on September 5, 2019 regarding a potential mixed-use property to be included in the 18<sup>th</sup> Street Corridor CCI project. OneWest recently purchased a commercial building at the corner of 18<sup>th</sup> and Broadway and is interested in using some of the 18<sup>th</sup> Street Corridor CCI funds to stabilize the structure. Staff has drafted a proposal for the project and anticipates submitting it to HUD for review in Fall 2020, once confirmation of leverage contributions to the project are received from LMG and OneWest.

Regarding homeowner and rental rehab, the Office of Housing started taking new applications for the Russell Homeowner Repair Program (RHRP) on July 1, 2019. The program will leverage approximately \$600,000 in CCI funds for façade improvements to properties located along the 18th Street Corridor and in the project area. Over 253 applications have been received, many of which qualified for the Emergency Repair Program. There are currently 27 qualified RHRP projects in the inspections / construction phase. LMG is reassessing all applications received from Russell residents to determine if there are eligibility rules

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**Expand resident programs at economic empowerment, community building and crime prevention (cont'd)**

that can be relaxed or removed to qualify more homeowners. The staff is also working on strategies to allow the purchase of vacant units/homes in Russell with the repairs/rehab being done post-closing. LMG is tracking the impact of Down Payment assistance in various neighborhoods.

LMG has increased their leverage commitment to Owner-Occupied Rehab on the 18<sup>th</sup> Street Corridor CCI Project by \$390,000, allowing LMHA to reallocate CNI funds towards Commercial Rehab, which will work to bring new services and amenities to the neighborhood. LMHA submitted a proposal to HUD requesting approval for this budget revision, and HUD has requested some additional details from LMG. LMHA staff anticipate having this information to submit to HUD in November.

**The Village at West Jefferson:**

- CCI funds in the amount of \$331,000 are being used for buildout of retail and office spaces in a new 30,000 square foot office and retail building at 12<sup>th</sup> and West Jefferson, led by MOLO Village. Urban Initiatives, CDC – a division of McCormick Baron Salazar - has committed to contribute funds as a New Market Tax Credit investor in The Village at West Jefferson CCI project as of October 31, 2019. Other funding sources committed to this project include the United Church of Christ (UCC) Church Building and Loan Fund, LMG & LMHA funding, and philanthropic support. The Part 58 Environmental Review has been completed by LMG staff, and Request for Release of Funds was granted by HUD on October 16, 2019. A resolution to enter into a MOA with MOLO for this project was approved by LMHA's Board on December 3, 2019. MOLO closed on their project financing on December 20, 2019 and held a groundbreaking ceremony on January 28, 2020.

Construction is ongoing for The Village @ West Jefferson project. Despite best efforts to keep the project on schedule, the cumulative impact of COVID related delays (that include delays in the production and delivery of materials and in obtaining required utility connections), and temporary street closures (due to protests), have delayed the completion of the project. The GC (Koetter Construction) has presented, and the development team has approved, a revised schedule that anticipates a Temporary Certificate of Occupancy in early January and a permanent Certificate of Occupancy in the first week of

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February. Notification to individual tenants and adjustments to the overall budget are in process. The focus of Koetter Construction's work in October was on completing the 2nd floor rough-in of MEP (plumbing and electrical, fire sprinkler system) and 2nd floor interior wall framing (complete and pending final inspection), completing the exterior masonry placement on the 12th Street side, and setting the first floor storefronts. Over the next two weeks, the exterior brick installation at the rear of the building will be completed, site work for the east parking lot, including sidewalks will begin, and 1st floor MEP rough-ins will continue. The project is at approximately 75% leased. Marketing for the balance of the space is slow due to COVID, but there are ongoing discussions with several potential tenants for the units that are still available.

- Tenants who have signed their final leases are working with Kovert Hawkins Architects to finalize floor plans for their individual spaces. The LMHA Choice Team will be moving to MOLO once construction is complete. The lease was fully executed on May 18, 2020.

#### **LCCC Business Center:**

CCI funds in the amount of \$228,500 are being used for build out of retail and office space at the Louisville Central Community Center's (LCCC) Old Walnut Street campus. Tenants must be neighborhood-serving small businesses and non-profit service providers. Release of funds was granted by HUD on July 30, 2019 and the drawdown agreement was executed on August 8, 2019. Vanilla box modifications to all suites are substantially complete. A Ribbon Cutting for the Business Plaza took place on October 22, 2020 during LCCC's Economic Impact Week. Construction is now complete, and the project is 70% leased. Current tenants are: Louisville Xtreme Football, Rhinox Research, IM Construction Cleaning, Diamond Key Realtors, and 2 Hearts Media.

#### **Smart City Framework:**

- CCI funds in the amount of \$400,000 are being used to install infrastructure to provide free neighborhood Wi-Fi for residents of the Russell neighborhood. This project is led by LMG Department of Information Technology. The Part 58 Environmental Review has been completed by LMG staff for this project, and HUD has granted permission for grant funds to be used, therefore the project may proceed. CCI funds originally budgeted for public safety cameras

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have been reallocated to provide approximately 30 Wi-Fi hotspots in the neighborhood. LMG issued an RFP for the Public Wi-Fi network which closed in April. A vendor has been chosen and the contract has been awarded and executed. Installation is currently underway and is expected to be completed in Fall 2020.

**CNI ACTION GRANT:**

- \$1M was awarded to LMHA on June 28, 2016. LMG is contributing an additional \$375,000 in leverage to four Action Activities including new TARC bus shelters called “SmART Stops”, improvements to Sheppard Park, repurposed vacant lots, and large-scale gateway murals on select railway overpasses along 14<sup>th</sup> Street in Russell. Because of extensive delays related to several of the projects, LMHA requested HUD approval to extend the Action Activity grant deadline to September 30, 2020 to complete Opportunity Corner, the final Action Activity. The project is complete now, and LMHA has paid the final invoice. LMHA has begun the reporting to close out the grant by the end of the calendar year.

**SmART Stops:**

- Contracts were originally awarded to three design groups for five SmART Stops. All stops are now complete and in use.

**Sheppard Park Improvements:**

- Pace Contracting completed the Sheppard Park improvements in June 2018, and residents have enjoyed a third season of the park’s new amenities during the summer of 2020. Staff continues to seek additional funds to complete other planned park improvements in one or more subsequent phases.

**Vacant Lots Improvements:**

- The Opportunity Corner vacant lot project at 634/636 S. 18th Street is substantially complete and awaiting final building inspections. The Black CDC, (formally called the Canaan Community Development Corporation), has substantially completed the shipping container structures that house administrative and community space. Louisville Grows has completed, the orchard tree planting, and raised garden bed installation. An open house event was held on August 29,2020 and covered by local media outlets. Black CDC is examining ways to safely program the space, in light of the COVID pandemic. A farmers’

<p><b>GOAL 4</b>  <b>Expand resident programs at economic empowerment, community building and crime prevention (cont'd)</b></p>	<p>market continues to be held on the site on Saturdays, and are planned through early November.</p> <p>“The Lily Pad” vacant lot transformation at 510 S. 18th Street continues to be a popular Russell gathering spot.</p> <p>The lot at 533 S.18th Street remains cleared of overgrowth and the City has now purchased both of the adjacent lots. LMG has land banked the three lots and is in ongoing discussions with neighborhood residents, stakeholders and other interested parties about their future use.</p> <p><b>Gateway Murals:</b></p> <ul style="list-style-type: none"> <li>▪ The four gateway murals projects, which were completed on December 4<sup>th</sup>, 2019, continue to receive positive feedback from the community. Additional information on the murals is available on the Vision Russell’s website.</li> </ul>
<p><b>GOAL 5</b>  <b>Identify area for possible expansion</b></p>	<p><b>Additional Prospects</b></p> <ul style="list-style-type: none"> <li>▪ We continue to find new purchase opportunities. These would be off-site replacement units. The Newbridge Place Property with 27 PBV units closed in June 2019.</li> </ul>
<p><b>GOAL 6</b>  <b>Housing for the elderly</b></p>	<ul style="list-style-type: none"> <li>▪ The Property Mgmt. Dept. makes every effort to maintain a high occupancy rate at all of the developments. The overall occupancy rate for all LMHA units is at <u>90%</u>.</li> </ul> <p>The special leasing incentives continue at Dosker Manor. There has been a vast improvement with the quality and level of security at the high-rises. Incident reports and crime appear to be reduced. The occupancy rate at the elderly high-rise developments is at 96%.</p>
<p><b>GOAL 7</b>  <b>Adopting “green” concepts and initiatives – alternative fuel sources</b></p>	<ul style="list-style-type: none"> <li>▪ Recycling stations are being planned at the United Building as part of the relocation of the Vine Street Office.</li> <li>▪ The Beecher Terrace Redevelopment Team continues to work on completing the forms and obtaining the necessary supporting documents needed for submitting the LEED ND application to USGBC.</li> </ul>