

Louisville Metro Housing Authority

Moving to Work Annual Plan

Fiscal Year 2017

July 1, 2016 – June 30, 2017

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I. Introduction

The Louisville Metro Housing Authority, 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 (LMHA). A nine-member Board of Commissioners, appointed by the Metro Mayor, serves as the policy making body of the agency. LMHA has over 4,000 public housing units, and administers rental assistance to nearly 9,000 families through its Section 8 / Housing Choice Voucher (HCV) Program.

Moving To Work (MTW) Demonstration Program Overview

LMHA, 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 agencies (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 (Section 9) and Housing Choice Voucher (Section 8) rules, and it permits LMHA to combine public housing operating and capital funds, along with Housing Choice Voucher rental assistance funds, into a single agency-wide funding source.

Under the MTW Program, LMHA creates and adopts an MTW Annual Plan that describes new and ongoing activities that utilize authority granted to LMHA under its MTW Agreement with HUD. This Plan focuses primarily on the Public Housing, Housing Choice Voucher (HCV), and Capital Fund programs, as these are the LMHA programs that fall under MTW. The Annual Plan also focuses on newly proposed MTW activities and MTW activities that are ongoing. In addition, it contains information about some of LMHA's non-MTW initiatives, such as public housing site improvements, resident self-sufficiency programs, and new or upcoming grant opportunities. The MTW Annual Report - prepared at the end of each Fiscal Year (FY) - is an update on the status and outcomes of those activities included in the MTW Annual Plan.

MTW Objectives

MTW is a demonstration program that allows PHAs to design and test ways to achieve three statutory goals. Each one of LMHA's MTW activities must achieve at least one of these statutory objectives:

- 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 an MTW agency, LMHA carefully evaluated its own goals and objectives against those of the demonstration. The outcome was six long-term goals for LMHA's participation in the MTW program.

Locally Defined LMHA MTW Goals

These goals, as outlined in the FY 1999 Annual MTW 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 its goals to reflect changes in the local community and the evolution of the HUD MTW demonstration into a performance-driven program. In addition to the goals above, LMHA has set the goal to:

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

MTW Activity Overview

An MTW activity is defined as any activity LMHA engages in that requires MTW flexibility to waive statutory or regulatory requirements.

For FY 2017, LMHA is proposing two new MTW activities:

- Activity #46-2017: MTW Special Referral Program – Riverport Scholar House
- Activity #47-2017: MTW Special Referral Program – ChooseWell Communities

The Housing Authority is also proposing the implementation of a Local Asset Management Plan (see Appendix I) and the execution of a Second Amendment to its MTW Agreement with HUD (see Appendix II).

As HUD has not yet approved the agency's FY 2016 Annual Plan, LMHA is re-proposing one new activity and two significant changes to existing activities that were first included in the FY 2016 Annual Plan:

- *New Activity.* Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless "Move Up" Initiative
- *Significant Change to Existing Activity.* Activity #13-2009: Exception Payment Standards for HCV Homeownership

- *Significant Change to Existing Activity.* Activity #9-2007: Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses

A complete list of LMHA's MTW activities (along with their current status) follows:

Moving to Work (MTW) Activity Matrix

#	Fiscal Year	MTW Activity	Status
47	2017	MTW Special Referral Program – ChooseWell Communities	Proposed
46	2017	MTW Special Referral Program – Riverport Scholar House	Proposed
45	2016	MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative	Proposed in 2016, Will Be Implemented upon HUD Approval of 2016 Annual Plan
44	2015	MTW Special Referral Programs	Implemented
43	2015	HCV Program - HUD/MDRC Rent Reform Demonstration	Implemented
42	2015	MTW Special Referral Program - Seven Counties Services, Inc.	Implemented
41	2014	Public Housing - Special Occupancy Requirements for Floors 1-9 of Building C at Dosker Manor	Proposed, Not Approved
40	2014	HCV Program - Financial Aid Disregard in Calculation of TTP	Not Yet Implemented
39	2014	HCV Program - Rent Increase Limit	Implemented
38	2013	MTW Special Referral Program – Parkland Scholar House	Implemented
37	2013, 2014	Public Housing - Sublease Agreement with Frazier Spinal Cord Rehab Institute	Not Approved in 2013, Approved in 2014, Implemented
36	2013	MTW Special Referral Program – Wellspring at Bashford Manor/Newburg	Implemented
35	2012	MTW Special Referral Programs – Allocation of MTW Housing Choice Vouchers	Implemented
34	2012	MTW Special Referral Program – Wellspring at Youngland Avenue	Implemented
33	2012	Public Housing - Rents Set at 30% of Adjusted Income	Closed Out
32	2012	HCV Program & Public Housing - Elimination of the Earned Income Disregard	Implemented
31	2012	MTW Special Referral Program - Stoddard Johnston Scholar House	Implemented
30	2012	MTW Special Referral Program – 100,000 Homes Initiative	Implemented
29	2011, 2015	Public Housing - Sublease Agreement with YouthBuild Louisville	Not Approved in 2011, Approved in 2015, Implemented
28	2011	Public Housing - Locally Defined Guidelines for Development, Maintenance, & Modernization	Not Yet Implemented
27	2011	HCV Program & Public Housing - Amend Admissions Policy to Allow for Deduction of Child-Care Expenses in Determination of Eligibility	Implemented
26	2011	Public Housing - Acquisition of Mixed-Income Sites	Implemented
25	2010	Public Housing - Sublease Agreement with Catholic Charities	On Hold
24	2010	Public Housing - Increased Flat Rents for New Scattered Sites	Closed Out
23	2010	Public Housing - Lease-up Incentives for New Residents at Dosker Manor	Implemented
22	2010	Public Housing - CFL Trade-in Pilot Program for Avenue Plaza Residents	Single Budget Authority Only, Closed Out
21	2010	Public Housing - Occupancy Criteria Changes for New Scattered Sites - Mandatory Case Management	Closed Out

Moving to Work (MTW) Activity Matrix Cont.

#	Fiscal Year	MTW Activity	Status
20	2010	MTW Special Referral Program - Downtown Family Scholar House	Implemented
19	2010	HCV Homeownership Program - Weatherization and Energy Efficiency Pilot	Single Budget Authority Only, Closed Out
18	2009	Public Housing - Simplification of the Public Housing Development Submittal	Implemented
17	2009	HCV Program & Public Housing - Multicultural Family Assistance Program	Single Budget Authority Only, Implemented
16	2009	Public Housing - Streamlined Demolition and Disposition Application Process for MTW Agencies	Closed Out
15	2009	MTW Special Referral Program - Louisville Scholar House	Implemented
14	2009	Center for Women and Families at the Villager - Determinations for Program Eligibility	Non-MTW
13	2009	HCV Homeownership Program – Exception Payment Standards	Implemented, Significant Change Proposed in 2016, Significant Change Will Be Implemented upon HUD Approval of 2016 Plan
12	2009	HCV Program - Maintenance Specialist	Single Budget Authority Only, Not Yet Implemented
11	2009	HCV Homeownership Program - Flexibility in Third-Party Verifications	Implemented
10	2008	Locally Defined Definition of Elderly	Implemented
9	2007	Public Housing - Term Limits and Employment/Educational Work Requirements for New Scattered Sites (Revised 2014, 2016)	Implemented
8	2008	HCV Program & Public Housing - Standard Medical Deduction	Implemented
7	2008	MTW Special Referral Program - Day Spring (Renewed 2012)	Implemented
6	2008	HCV Program - Earned Income Disregard for Elderly Families	Implemented
5	2007	HCV Program - Spatial Deconstruction of HCV Assisted Units	Closed Out
4	2007	HCV Program & Public Housing - Alternate Year Reexaminations of Elderly and Disabled Families (Revised 2012, 2014)	Implemented
3	2006	HCV Homeownership Program - Amount and Distribution of Homeownership Assistance	Implemented
2	1999	MTW Inspections Protocol	Implemented
1	2005	MTW Special Referral Program - Center for Women and Families	Implemented

Short and Long Term MTW Plan

The mission of the Louisville Metro Housing Authority (LMHA) is to provide quality, affordable housing for those in need, to assist residents in their efforts to achieve financial independence, and to work with the community to strengthen neighborhoods. In implementing these goals, LMHA will, in the **short term**, focus on implementing its MTW Annual Plan. In the **long term**, 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. Key initiatives include:

- **Russell Choice Neighborhoods Initiative (Vision Russell)**
Begun in 2010, the Choice Neighborhoods Initiative (CNI) is a HUD-funded grant program that replaces the HOPE VI Program. There are three types of CNI funding available: **Planning, Action, and Implementation.**

LMHA was awarded a \$425,000 **Planning** grant in January 2015. By January 2017, Louisville will complete a Transformation Plan for the Russell neighborhood (including the Beecher Terrace public housing development), which will concentrate on the following goals: transform Russell into a neighborhood of opportunity and choice; revitalize Beecher Terrace as part of an overall plan for improving the Russell neighborhood; and attract investments to Russell to improve quality of life for residents. CNI Planning grant funds CANNOT be used for Beecher Terrace demolition, relocation, or replacement housing; rather, the planning process is examining options for the redevelopment of the Beecher Terrace site. Any future redevelopment would require one-for-one replacement of any units demolished. Displaced residents would be allowed to return either on-site or to off-site replacement housing as long as they were lease-compliant at the time of departure from the original site and remained lease-compliant during the relocation period (No work / income requirements are permitted.). In addition, LMHA would be required to offer an admissions preference for returning residents for both on- and off-site replacement units.

In February 2016, LMHA submitted an application for \$1.5 million in CNI **Action** funds, which would be used to complete physical, community, and/or economic development projects to enhance and accelerate the transformation of the Russell neighborhood. Russell residents would be given the opportunity to select Action projects through a voting process. HUD has indicated grant recipients will be announced during Summer 2016.

During FY 2017, LMHA plans to apply for a CNI **Implementation** Grant for the transformation of Beecher Terrace (the target public housing project) and the surrounding Russell neighborhood.

- **Sheppard Square HOPE VI Revitalization**
LMHA received a \$22 million HOPE VI grant to revitalize the Sheppard Square public housing development in FY 2010. The decades old development, which was built in 1942, suffered from inherent design deficiencies, as well as numerous operations failures. On-site, the new Sheppard Square will consist of public housing, low-income housing 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. Off-site, the public housing replacement units will include 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 Liberty Green and all subsequent revitalization plans that require demolition of existing public housing units, LMHA has committed to one-for-one replacement of the 326 public housing units formerly on the Sheppard Square site.

Demolition work has been completed at the site, and 255 new rental units have been constructed. During FY 2017, on-site construction will continue with the adaptive rehabilitation of the historic Presbyterian Community Center, which will contain 32 units when complete. Also this year, LMHA plans to issue a Request for Proposals (RFP) for the development of 23 on-site homeownership units. Finally, off-site acquisition of replacement public housing units will continue, with priority placed on purchasing units in areas of low poverty.

- **Liberty Green (Clarksdale) HOPE VI Revitalization**

In redeveloping the Clarksdale public housing development, LMHA has to date received a total of \$40 million in Federal HUD HOPE VI Revitalization grant funds, obtained over \$200 million in physical development leverage, and partnered with several for-profit and non-profit developers to create more than 1,900 public housing, low-income tax credit, market rate rental, and homeownership units. All the rental units included in the original Revitalization Plan are complete. Following the economic downturn, the site plan was revamped to respond to evolving market conditions, and the unit mix was shifted toward market rate rental. A local developer has since constructed 173 market rate rental units in three buildings, with a portion of the units designated for students, and has plans to build a HOME 2 Suites by Hilton hotel containing approximately 100 rooms during FY 2017.

- **Redevelopment of the Friary**

During FY 2015, LMHA continued holding 24 units off-line at the Friary, a historic structure that LMHA purchased several years ago and had used as public housing. More recently, the site was emptied because the structure is in need of comprehensive rehabilitation. As of May 30, 2015, LMHA had procured a private developer to redevelop the site. The agency submitted a disposition application to HUD for the Friary in FY 2016, and plans to dispose of the property in FY 2016. Once renovation work has been completed, LMHA will utilize 18 of the renovated units for public housing. An additional six replacement public housing units will be acquired in non-impacted areas.

- **Possible Park DuValle Rental Assistance Demonstration (RAD) Conversion**

In 1996, LMHA received a HOPE VI grant to redevelop Cotter and Lang Homes as the mixed-income Park DuValle community. During FY 2017, LMHA will examine the feasibility of converting the 59 public housing units located in Park DuValle Phase I (The Oaks) to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) through HUD's Rental Assistance Demonstration (RAD) program. Should the Housing Authority decide to proceed with a RAD conversion, LMHA will hold at least two meetings with residents of The Oaks to discuss conversion plans and provide opportunity for comment.

Increase Housing Choice through Stronger Rental Communities and Options, and Expanded Homeownership Opportunities

Affirmatively furthering fair housing by offering and promoting increased housing options for residents is a primary goal for the Housing Authority. This is done through a variety of means, including the pursuit of strategies recommended in the jurisdiction's *Analysis of Impediments to Fair Housing Choice*. In light

of our commitment to fair housing choice, LMHA welcomes HUD's new regulations regarding Affirmatively Furthering Fair Housing as an opportunity to undertake further comprehensive planning regarding this critical topic.

Key initiatives include:

- **Housing Choice Voucher (HCV) Homeownership Program**

Homeownership is an important housing option for many low-income families, and it is an affordable and secure way for qualified LMHA families to achieve self-sufficiency. LMHA had the first Section 8 closing in the nation in November of 1997 and has experienced exponential growth over the years. The award winning program offers a comprehensive route to self-sufficiency for low-income families through mortgage assistance, counseling, and maintenance support. The HCV Homeownership option has helped LMHA families make the transition from renting to owning by allowing them to utilize the voucher to pay a portion of their mortgage for up to 15 years.

Participants challenge their over-representation in poverty statistics and under-representation in indicators of success. In addition to financial assistance, the program provides intensive pre and post purchase counseling and requires homebuyer participation in Individual Development Accounts with a two to one match for repairs and maintenance to help families navigate the home-buying/home-owning process and increase their chances of success.

Through a significant change to MTW Activity #13-2009, originally proposed in the Housing Authority's FY 2016 Annual Plan, LMHA plans to expand the number of HCV Homeownership Program exception payment standard areas. Setting the payment standard to 120% of Fair Market Rent (as opposed to the standard 110%) in additional non-impacted census tracts will encourage program participants to purchase homes in areas of opportunity. As HUD has not yet approved LMHA's FY 2016 Annual Plan, we are re-proposing this significant change within the FY 2017 Annual Plan.

- **Resident Councils**

LMHA has formed Resident Councils at many of its housing developments to assist and serve as a resource for the Housing Authority and the residents of the respective communities. Resident Councils are charged with the responsibility of promoting programs and activities that improve educational, recreational, cultural, and social opportunities at their developments. The Resident Council Board members are also responsible for managing the affairs and conducting the business of the organization, as well as consulting with and keeping residents informed.

- **Green Initiatives**

LMHA's strategy for improving the living environment of public housing families includes efforts to "be green" in regards to energy costs. Rising energy costs have made utility expenses a growing concern in overall housing affordability, and a significant portion of LMHA's operating budget. The Authority also incurs utility costs for units that are privately managed, such as Park DuValle and Liberty Green, and for those under lease in our HCV Program. Beyond the monetary impacts to LMHA's budget, there are environmental and health benefits to be reaped from our greening efforts, including cleaner air and water.

During FY 2017 and beyond, LMHA will continue to explore ways to further enhance energy efficiency and site recycling initiatives. The recycling programs at Lourdes Hall and Avenue Plaza are fully operational; other sites are being considered. Also, Sheppard Square has its own set of extensive green initiatives, including mandatory recycling and composting; rain water retention, bio swales, and pervious pavers in the parking lots; photovoltaics; electric vehicle charging stations; a

green roof; and four energy efficient / storm resistant houses. In addition to the Enterprise Green Community certification, the LMHA is pursuing LEED Neighborhood certification for Sheppard Square, funded in part by a U.S. Green Building Council grant.

Another way LMHA is addressing the needs of low-income families is through its smoke-free initiative. While LMHA, the Louisville Metro Department of Health and Public Wellness, and their partners officially closed out the CDC-funded Community Transformation Grant (CTG) in September, 2014, LMHA continues to work towards making its housing stock smoke-free. In January 2016, LMHA amended its public housing Admissions and Continued Occupancy Policy to require that all newly admitted public housing families, as well as families transferring between public housing units, sign a no-smoking lease addendum indicating neither they nor their guests will smoke in their dwelling unit or in the common areas of their building. An exception will be made for those families transferred involuntarily by LMHA for reasons beyond the family's control or cause.

Over the course of the CTG grant period, LMHA also distributed grant funds to HCV Program landlords and management companies as financial incentives to create smoke-free units in the private market. LMHA has finalized another agreement with the Health Department that will provide up to \$10,000 in additional incentives to other property owners and managers who are interested in making their properties smoke-free. The Health Department is also making some incentives available to LMHA residents who complete the Cooper Clayton smoking cessation classes.

Also, through a 2014 Carol Mount Peterson Grant, the LMHA will expand the St. Peter Claver Community Garden (located behind the Sheppard Square Management Office), and also create a "fitness garden" on the property for the use and enjoyment of Sheppard Square residents and the surrounding Smoketown community. These improvements will allow residents and neighbors alike to cultivate two of the components of healthy living: physical activity and access to fresh fruits and vegetables. The project will include the addition of 10 raised beds for a total of 33 garden plots; and it will contain 10 fitness stations positioned along a walking path that connects to a newly designated "Mayor's Mile" within the footprint of Sheppard Square. The fitness garden will also have a large, multi-purpose lawn area for activities such as yoga, tai-chi, and other group fitness classes, and upcycled playground equipment for children.

- **Community and Resident Safety**

Promoting the safety and security of public housing residents is of the utmost concern to the LMHA. During FY 2015, LMHA received \$250,000 through HUD's Capital Fund Emergency Safety and Security Program to fund safety improvements at Dosker Manor Building A, a high-rise tower, which serves elderly and/or disabled households. These funds are being used to purchase and install lighting and to relocate the lobby security station.

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" in order 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 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 received Broader Use of MTW Funds Authority by executing an Amendment to Attachment D of the Agency’s MTW Standard Agreement with HUD. The “Broader Use of MTW Funds” amendment gives LMHA the authority to use MTW funds for purposes other than those 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 the Agency’s MTW Annual Plan and approved by HUD.

Encourage Program Participant Self-Sufficiency

The MTW Demonstration allows LMHA to rethink its policies – like the rent policy for Clarksdale HOPE VI replacement scattered sites – to encourage families to work towards housing self-sufficiency. LMHA will continue to promote self-sufficiency initiatives including the HCV Homeownership Program, the Family Self-Sufficiency (FSS) Program, and the agency’s MTW Special Referral Programs, which tie supportive services to a housing voucher, to encourage resident self-sufficiency, education, and job training.

- **Credit Building Program for Public Housing Residents**

In 2014, the Credit Builders Alliance, a national non-profit that helps low- and moderate-income households and businesses build credit and financial access, completed the two-year *Power of Rent Reporting Pilot*, funded by the Citi Foundation. The pilot tested a new method of building positive credit histories for renter households through the regular, on-time payment of rent. Historically, homeowners have been able to build positive credit through on-time mortgage payments, but there has been no similar mechanism available to renter households. Through the pilot, eight affordable housing providers became credentialed with Experian RentBureau and began rental payment reporting on behalf of 1,255 low-income residents. The results were promising. A large majority (79%) of participants experienced an increase in credit score, with an average increase of 23 points.

Here in Louisville – Louisville Metro Government, the Metropolitan Housing Coalition, and LMHA have begun a conversation with the Credit Builders Alliance staff members who led the pilot program to determine whether it would be feasible to pilot such a program with LMHA public housing residents. During FY 2017, LMHA will continue to work with these partners on program design.

HUD/MDRC Housing Choice Voucher Rent Reform Demonstration

HUD is conducting an HCV Program rent reform demonstration program designed to test and evaluate an alternate rent policy, in conjunction with several MTW public housing agencies, including LMHA. The Housing Authority has modified its policies and rent calculation methodology for a group of program participants (the Alternate Rent Group), and will compare the results to a group of program participants who are assisted under the rent policies used for all other LMHA-assisted households (the Control Group).

The study will test an alternative rent policy that includes:

- A revised formula to calculate tenant share of rent and utilities at 28% of gross annual income
- A minimum rent payment from tenants to owners of \$50
- A revised method for determining gross annual income
- Elimination of deductions and allowances
- A disregard of income from assets valued below \$25,000
- A triennial recertification procedure
- A limited number of interim re-certifications per household per year
- A revised methodology for determining tenant rent to owner
- A simplified utility allowance schedule

- A hardship policy to protect tenants from excessive rent burden

II. General Housing Authority Operating Information

(II) General Housing Authority Operating Information											
Annual MTW Plan											
II.1.Plan.HousingStock											
A. MTW Plan: Housing Stock Information											
Planned New Public Housing Units to be Added During the Fiscal Year											
AMP Name and Number	Bedroom Size							Total Units	Population Type *	# of UFAS Units	
	0	1	2	3	4	5	6+			Fully Accessible	Adaptable
KY001000034 The Friary	0	18	0	0	0	0	0	18	General	1	1
KY001000061 Sheppard Square Off-Site Replacement Units	0	TBD	TBD	TBD	TBD	TBD	TBD	46	General	TBD	TBD
KY001000062 Sheppard Square On-Site: Old PCC	0	26	6	0	0	0	0	32	General	6	0
Total Public Housing Units to be Added								96			
* Select Population Type from: Elderly, Disabled, General, Elderly/Disabled, Other											
If Other, please describe: <input style="width: 500px;" type="text"/>											
Planned Public Housing Units to be Removed During the Fiscal Year											
PIC Dev. # / AMP and PIC Dev. Name	Number of Units to be Removed		Explanation for Removal								
KY001000034 Bayberry Place	10		Recurring water damage								
Total Number of Units to be Removed	10										

New Housing Choice Vouchers to be Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Description of Project	
N/A	0	N/A	
N/A	0	N/A	
N/A	0	N/A	
N/A	0	N/A	
Anticipated Total New Vouchers to be Project-Based	0	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	0
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	0
*New refers to tenant-based vouchers that are being project-based for the first time. The count should only include agreements in which a HAP agreement will be in place by the end of the year.			

Other Changes to the Housing Stock Anticipated During the Fiscal Year
In 2013, LMHA acquired full ownership of the 100 units built through Phase I of the Park DuValle HOPE VI project (59 public housing units, 21 tax credit, and 20 market rate). During FY 2017, LMHA plans to acquire full ownership of all 213 units built through Park DuValle Phase II (95 public housing, 54 tax credit, and 64 market rate) and all 108 units built through Park DuValle Phase III (79 public housing, 18 tax credit, and 11 market rate). The acquisition of Park DuValle Phase IV units will follow in a future year.
During FY 2017, LMHA will examine the feasibility of converting the 59 public housing units in Park DuValle Phase I (The Oaks) to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) through HUD's Rental Assistance Demonstration (RAD) program. Should the Housing Authority decide to proceed with a RAD conversion, LMHA will hold a meeting with residents of The Oaks to discuss conversion plans and provide opportunity for comment.
Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of All Planned Capital Fund Expenditures During the Plan Year

<p align="center">BEECHER TERRACE</p> <p>Paint Apartments, \$100,000; Parking Lot / Street Pavement / Speed Bumps / Curbs, \$50,000; Sidewalk Replacement, \$50,000; Sump Pumps Boiler Rooms, \$50,000; Roof Repairs, \$100,000; Sprinkler System, \$9,379; Clean Siding, \$50,000; Replacement File Server, \$6,000; Watermain Replacement, \$500,000; Automotive Equipment, \$30,000; Replace Hot Water Systems, \$490,000; Annual A/E Contract, \$29,310; Tree Trimming, \$30,006; Dwelling Equipment, \$47,873; HALO Officers, \$47,500; Eviction Prevention Program, \$19,885; Resident Stipends, \$3,000</p>
<p align="center">PARKWAY PLACE</p> <p>Exterior Lighting, \$290,000; Replace Gutters, Soffits, Downspouts, Gables, \$870,000; Roof Repairs, \$150,000; Window Replacement, \$100,000; Sprinkler Systems, \$387,337; Gator Carts, \$12,000; Copier, \$8,000; Air Handlers, \$5,000; Foundation Crack Sealing, \$20,000; Replacement File Server, \$6,000; Office Desks & Chairs, \$5,000; Carpet Replacement, \$10,000; Annual A/E Contract, \$30,561; Tree Trimming, \$29,997; Dwelling Equipment, \$49,917; HALO, \$47,500; Eviction Prevention Program, \$14,400</p>
<p align="center">DOSKER MANOR</p> <p>Automatic Doors in Elevator Vestibules, \$144,000; Building Lobby B & C, \$150,000; Replace Stairwell Doors, \$25,000; Replace Ceiling Tiles, \$20,000; Replace A/C Units \$10,800; Trash Chute Doors, \$39,280; Sump Pumps, \$25,000; PTAC, \$350,000; Repair Sidewalks, \$25,000; Paint Interior Lobbies & Hallways, \$25,000; Floor Cleaner & Industrial Polisher, \$6,500; Replacement File Server, \$6,000; Security Car, \$35,000; Annual A/E Contract, \$40,341; Dwelling Equipment, \$65,890; High Rise Security, \$533,200; Eviction Prevention Program, \$1,371; Resident Stipends, \$31,000</p>
<p align="center">ST CATHERINE COURT</p> <p>Replace Trash Compactor, \$50,000; PTAC, \$9,800; Hi-Rise Security, \$103,200; Eviction Prevention Program, \$686; Resident Stipends, \$8,400</p>
<p align="center">AVENUE PLAZA/550 APARTMENTS</p> <p>Repave Parking Lots, \$100,000; Annual A/E Contract, \$14,988; Re-Install Heat & Chill Pipe Insulation, \$44,300; Concrete/Curbs/Sidewalks, \$15,000; New Windows, \$40,000; Dwelling Equipment, \$24,480; Hi-Rise Security, \$103,200; Eviction Prevention Program, \$2,743; Resident Stipends, \$9,000</p>
<p align="center">SCATTERED SITES</p> <p>Replace Awning & Handrail, \$5,000; Repair Fire Damage, \$121,000; Snow Blowers, Vacuums, Salt Spreaders, \$5,000; Siding / Trim / Gutters / Downspouts, \$123,099; Sprinkler System, \$750,000; Carpet, \$108,400; Brick & Mortar Repair / Tuckpointing, \$110,000; Repair Ramps, \$10,000; Replace Tools, Snow Blowers, etc., \$5,000; Repair, Seal & Stripe Parking Lots, \$15,000; Roofs, \$25,000; Gut & Make Old LHS Office into Apartment, \$85,000; Force Account Truck, \$30,000; Annual A/E Contract, \$21,723; Tree Trimming, \$29,997; Dwelling Equipment, \$35,482; Eviction Prevention Program, \$3,429</p>
<p align="center">LOURDES HALL</p> <p>Replacement File Server, \$6,000; Emergency Call System, \$100,000; Carpet, \$100,000; Washing Machines for Laundromat, \$5,400; Replace Domestic Hot Water, \$36,000; Dwelling Equipment, \$21,358; Hi-Rise Security, \$120,400; Eviction Prevention Program, \$5,486; Resident Stipends, \$9,000</p>
<p align="center">WILL E. SEAY PLAZA</p> <p>Replacement File Server, \$6,000; Kitchen Renovations, \$142,914; Emergency Call System, \$150,000; Reinsulate Heat & Chill Piping, \$54,800; Relocate Medical Alert System to Guard Station, \$27,000; Repave Parking Lots, \$25,000; Annual A/E Contract, \$13,077; Environmental Consultant - Remediation Monitoring, \$300,000; Annual Asbestos & Lead Removal Contract, \$300,000</p>

II.2.Plan.Leasing

B. MTW Plan: Leasing Information

Planned Number of Households Served at the End of the Fiscal Year

MTW Households to be Served Through:	Planned Number of Households to be Served*	Planned Number of Unit Months Occupied/Leased***
Federal MTW Public Housing Units to be Leased	4216	50592
Federal MTW Voucher (HCV) Units to be Utilized	8860	106320
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs **	3	36
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Tenant-Based Assistance Programs **	0	0
Total Households Projected to be Served	13079	156948

* Calculated by dividing the planned number of unit months occupied/leased by 12.

** In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the PHA should estimate the number of households to be served.

***Unit Months Occupied/Leased is the total number of months the PHA has leased/occupied units, according to unit category during the fiscal year.

Reporting Compliance with Statutory MTW Requirements

If the PHA has been out of compliance with any of the required statutory MTW requirements listed in Section II(C) of the Standard MTW Agreement, the PHA will provide a narrative discussion and a plan as to how it will return to compliance. If the PHA is currently in compliance, no discussion or reporting is necessary.

LMHA is in compliance with all MTW statutory requirements.

Description of any Anticipated Issues Related to Leasing of Public Housing, Housing Choice Vouchers and/or Local, Non-Traditional Units and Possible Solutions

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
<p align="center">Public Housing (Scattered Sites)</p>	<p>LMHA anticipates vacancies in its Public Housing Scattered Sites, in particular in AMP KY001000034, which includes units at the Friary. LMHA had used the historic structure as public housing. However, the site was vacated several years ago because the structure is in need of a comprehensive rehabilitation. In FY 2015 a private developer was selected to complete the rehabilitation work. The LMHA submitted a disposition application to the SAC for this site in FY 2016, and plans to dispose of the site during FY 2016. Once rehabilitation work has been completed, LMHA will use 18 of the renovated units for public housing.</p> <p>LMHA has also had difficulty fully leasing term-limited scattered site units. Through significant changes proposed to activity #9-2007 (see Section III), in FY 2016 LMHA proposed to eliminate both the 5-year term limit and mandatory case management requirement imposed at these sites. LMHA has not yet received approval of its FY 2016 Annual Plan.</p>
<p align="center">Public Housing (Mixed-Population Developments, including: Dosker Manor, St. Catherine Court, Will E. Seay Plaza, Avenue Plaza</p>	<p>LMHA had been experiencing lower than normal occupancy rates at many of its mixed population high-rises; therefore, LMHA used its MTW authority to locally reduce the age of elderly to 55. Subsequently, occupancy rates significantly improved at all sites, although occupancy rates at Dosker Manor did not reach levels deemed acceptable by LMHA. As a result, LMHA began offering lease-up incentives at this site. During FY 2015, the agency was awarded Emergency Safety and Security Grants annual funding, and security upgrades will be underway at the Dosker Manor site during FY 2017.</p>
<p align="center">MTW Housing Choice Voucher (HCV) Program</p>	<p>LMHA has been experiencing lower than normal leasing rates in its HCV Program. Strategies to increase leasing include: absorbing incoming ports; accepting new families off the waiting list; accepting homeless veteran and Special Referral Program referrals; and hiring new staff for vacant positions, including Housing Specialists and Housing Clerk Typists. In addition, Metro Government has hired two additional housing inspectors, who are dedicated to HCV units. This will reduce the average number of days it takes to complete an initial inspection, allowing units to be added to the HCV Program more quickly.</p>

II.3.Plan.WaitList

C. MTW Plan: Wait List Information

Wait List Information Projected for the Beginning of the Fiscal Year

Housing Program(s) *	Wait List Type**	Number of Households on Wait List	Wait List Open, Partially Open or Closed***	Are There Plans to Open the Wait List During the Fiscal Year
Federal MTW Housing Choice Voucher Program	Community-Wide	17,847	Open	No
Federal MTW Public Housing Units	Community-Wide	3,722	Open	No
Federal MTW Public Housing Units	Site-Based	4,485	Open	No
Federal MTW Public Housing Units	Program Specific	145	Open	No
Federal MTW Public Housing Units / Federal MTW Housing Choice Voucher Program	Merged / Program Specific	927	Open	No
Project-Based Local, Non-Traditional MTW Housing Assistance Program	Program Specific	0	Open	No

Rows for additional waiting lists may be added, if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types* : Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

N/A
N/A
N/A

If Local, Non-Traditional Housing Program, please describe:

<p align="center">LMHA provides temporary housing in units located at the Liberty Green Community Center to Spinal Cord Injury out-patients of the Frazier Rehab Institute. Housing is also provided to homeless YouthBuild participants in units located at Beecher Terrace. Households must be low-income to qualify.</p>
N/A
N/A

If Other Wait List Type, please describe:

N/A
N/A
N/A

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

N/A

III. Proposed MTW Activities: HUD approval requested

As of the date this FY 2017 MTW Annual Plan was posted for public comment (3/11/2016), LMHA had not yet received approval of its FY 2016 MTW Annual Plan. For this reason, the Housing Authority has decided to use this section both to:

1. Propose two new FY 2017 MTW activities:
 - Activity #46: MTW Special Referral Program – Riverport Scholar House
 - Activity #47: MTW Special Referral Program – ChooseWell Communities; and
2. Re-propose MTW activity changes first proposed through its not yet approved FY 2016 MTW Annual Plan:
 - Re-propose one new activity -
 - Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative
 - Re-propose significant changes to two activities –
 - Activity #13-2009: Exception Payment Standards for HCV Homeownership
 - Activity #9-2007: Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses

Propose New FY 2017 Activities

Activity #46-2017: MTW Special Referral Program – Riverport Scholar House

A. Description

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families.

Family Scholar House is a non-profit organization that offers assistance to solo parents who are pursuing a college degree by helping them obtain financial assistance to pay for classes and books, so they may attend school on a full-time basis. All participants meet regularly with an Academic Advisor to review educational progress, and receive the following services:

- Advocacy at their respective schools, as necessary
- Regular meetings with a Support Manager, who helps the household:
 - Apply for any welfare benefits they may be entitled to;
 - Secure high quality, affordable childcare;
 - Develop new skills in the areas of parenting, time-management, household management, and independent living; and
 - Provides assistance with goal setting, support counseling, and referral to community resources; and
- Regular group activities to provide opportunities for peer support and interaction with Family Scholar House mentors.

The Housing Authority's MTW Special Referral partnership with Family Scholar House (then Project Women) began in 2008, with the allocation of up to 56 vouchers to participants who initially agreed to live in a unit located on the Scholar House's original campus; once the participant graduated from the Scholar House program, their voucher became fully portable.

Over the past eight years, demand for Scholar House's highly successful program has grown, and the organization has added additional campuses. LMHA has allocated vouchers to several of these new locations: Downtown Scholar House (Activity #20-2010), Stoddard Johnston (#31-2012) and Parkland (#38-2013).

LMHA now intends to allocate up to 64 additional vouchers to the Family Scholar House's new Riverport campus. Participants will receive an admissions preference for the Housing Authority's HCV Program, and must meet HCV eligibility criteria. The amount of housing assistance each family receives will be determined according to traditional HCV Program rules as modified through the Housing Authority's HUD-approved MTW activities. Although participants will initially be required to live on-site at the Riverport campus, their voucher will become fully portable once they successfully graduate from the Scholar House program. As each participant leaves the Scholar House's program, LMHA will issue a voucher to the next eligible applicant on the Scholar House waiting list.

B. Relation to Statutory Objectives

The provision of social services will help families make strides towards self-sufficiency. The program will also increase housing choices for low-income families.

C. Anticipated Impact on the Stated Objectives

Approximately 64 low-income families will receive services that support self-sufficiency, and be given the option to choose service-enriched housing.

D. Anticipated Schedule for Achieving the Stated Objectives

Upon HUD approval of the activity, the Family Scholar House will begin referring eligible families to LMHA for its Riverport campus.

E-I. Activity Metrics Information

Per HUD's request, LMHA has combined its reporting for Special Referral MTW HCV Programs. Metrics for the proposed activity will be tracked in conjunction with the following Special Referral Programs, referred to collectively as Activity #44-2015, "MTW Special Referral Program":

1. The Villager / Center for Women and Families (Activity #1-2005)
2. Day Spring (Activity #7-2008)
3. Louisville / Family Scholar House (Activity #15-2009)
4. Downtown / Family Scholar House with Spalding University (Activity #20-2010)
5. 100,000 Homes Initiative (Activity #30-2012)
6. Stoddard Johnston / Family Scholar House (Activity #31-2012)
7. Wellspring - Youngland Avenue Facility (Activity #34-2012)
8. Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)
9. Wellspring – Bashford Manor Facility (Activity #36-2013)
10. Parkland / Family Scholar House (Activity #38-2013)
11. Seven Counties Services, Inc. (Activity #42-2015)
12. Coalition for the Homeless / Move Up Program (Activity #45-2016) – Pending HUD approval

13. ChooseWell Communities (#47-2017) – Pending HUD approval

The LMHA will continue to track the following combined HUD Standard Metrics for these activities, to include vouchers allocated to the Family Scholar House’s Riverport campus:

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Cost of task prior to implementation of the activity.	Expected cost of task during FY 2017.	Actual cost of task during FY 2017.	Explanation to be provided

Data Source(s): Staff logs; PHA financial records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Total amount of staff time dedicated to the task prior to implementation of the activity.	Expected amount of total staff time dedicated to the task during FY 2017.	Actual amount of total staff time dedicated to the task during FY 2017.	Explanation to be provided

Data Source(s): Staff logs; PHA financial records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Amount leveraged prior to implementation of the activity.	Expected amount during FY 2017.	Actual amount leveraged during FY 2017.	Explanation to be provided

Data Source(s): Special referral program partner records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #1: Increase in Household Income</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average earned income of households affected by this policy prior to implementation of the activity.	Expected average earned income of households affected by this policy as of 6/30/2017.	Actual average earned income of households affected by this policy as of 6/30/2017.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status</i>				
<i>Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(2) Employed Part-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(3) Enrolled in an Educational Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(4) Enrolled in Job Training Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(5) Unemployed	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(6) Other	N/A	N/A	N/A	N/A

	Percentage of total work-able households in <<category name>> prior to implementation of activity.	Expected percentage of total work-able households in <<category name>> as of 6/30/2017.	Actual percentage of total work-able households in <<category name>> as of 6/30/2017.	Explanation to be provided.
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Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving TANF prior to implementation of the activity.	Expected number of households receiving TANF as of 6/30/2017.	Actual households receiving TANF as of 6/30/2017.	Explanation to be provided

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving self sufficiency services prior to implementation of the activity.	Expected number of households receiving self sufficiency services as of 6/30/2017.	Actual number of households receiving self sufficiency services as of 6/30/2017.	Explanation to be provided

Data Source(s): Special referral program partners

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has	TBD	TBD

policy in dollars (decrease).		been determined		
	Average subsidy per household affected by this policy prior to implementation of the activity.	Expected average subsidy per household affected by this policy as of 6/30/2017.	Actual average subsidy per household affected by this policy as of 6/30/2017.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #7: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	PHA rental revenue prior to implementation of the activity.	Expected PHA rental revenue during FY 2017.	Actual PHA rental revenue during FY 2017.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #8: Households Transitioned to Self Sufficiency</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. ¹ Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2017.	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2017.	Explanation to be provided

Data Source(s): Various

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

² LMHA defines **self sufficiency** as follows: "the ability of a non-elderly / non-disabled family to obtain and maintain suitable employment."

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity.	Expected average applicant time on wait list during FY 2017.	Actual average applicant time on wait list during FY 2017.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

J-K. Authorizations Cited and Explanation

Attachment C, Section B.2 regarding Partnerships with For-Profit and Non-Profit Entities, which authorizes the Housing Authority to partner with non-profit entities to “implement and develop all or some of the initiatives that may comprise the Agency’s MTW Demonstration Program.” This authorization waives certain provisions of Sections 13 and 35 of the 1937 Act and 24 CFR 941 Subpart F as necessary to implement this MTW Annual Plan.

Attachment C, Section D.4 regarding Waiting List Policies, which authorizes the Housing Authority to determine tenant selection procedures and criteria and preferences. This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act as necessary to implement this MTW Annual Plan.

L. 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.

Activity #47-2017: MTW Special Referral Program – ChooseWell Communities

A. Description

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

Project Thrive, a program of ChooseWell Communities, Inc. (a Louisville-based 501(c)3 charitable organization), assists families that include a pregnant or post-partum mother who has successfully completed residential and/or intensive outpatient treatment for addiction, combining housing support with wraparound social services assistance, including:

- Recovery support and accountability;
- Health and wellness programming;
- Individualized vocational and educational mentoring and connection to “recovery friendly” employers;
- Life skills coaching;
- Home visits from a Family Support Worker who can provide hands-on support to the families as they build healthy, safe environments for the optimal growth and development of their child(ren); and
- Assistance from a Community Connector, who can refer individuals to additional resources.

During FY 2016, LMHA provided an initial allocation of up to 10 vouchers to ChooseWell, using the MTW flexibilities provided through HUD-approved Activity #35-2012, “MTW Special Referral Programs – Allocation of MTW Housing Choice Vouchers.” During FY 2017, the Housing Authority plans to allocate up to 60 additional vouchers to Choose Well Community’s Project Thrive.

As with the Housing Authority’s existing Special Referral Programs, families will be referred to LMHA by ChooseWell Communities, and program applicants will receive an admissions preference for the Authority’s HCV Program. Households will be required to meet basic HCV eligibility criteria, and the amount of housing assistance each family receives will be determined according to traditional HCV Program rules as modified through LMHA’s HUD-approved MTW initiatives.

B. Relation to Statutory Objectives

The provision of social services will help families make strides towards self-sufficiency. This program also increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

C. Anticipated Impact on the Stated Objectives

Approximately 60 low-income families will receive services that support self-sufficiency and be given the option to choose service-enriched housing.

D. Anticipated Schedule for Achieving the Stated Objectives

Upon HUD approval of the activity, ChooseWell Communities, Inc. will begin referring eligible families to LMHA.

E-I. Activity Metrics Information

Per HUD’s request, LMHA has combined its reporting for Special Referral MTW HCV Programs. Metrics for the proposed activity will be tracked in conjunction with the following Special Referral Programs, referred to collectively as Activity #44-2015, “MTW Special Referral Programs”:

1. The Villager / Center for Women and Families (Activity #1-2005)
2. Day Spring (Activity #7-2008)
3. Louisville / Family Scholar House (Activity #15-2009)
4. Downtown / Family Scholar House with Spalding University (Activity #20-2010)
5. 100,000 Homes Initiative (Activity #30-2012)
6. Stoddard Johnston / Family Scholar House (Activity #31-2012)
7. Wellspring - Youngland Avenue Facility (Activity #34-2012)
8. Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)
9. Wellspring – Bashford Manor Facility (Activity #36-2013)
10. Parkland / Family Scholar House (Activity #38-2013)
11. Seven Counties Services, Inc. (Activity #42-2015)
12. Coalition for the Homeless / Move Up Program (Activity #45-2016) – Pending HUD approval
13. Riverport / Family Scholar House (#46-2017) – Pending HUD approval

The LMHA will continue to track the following combined HUD Standard Metrics for these activities, to include vouchers allocated to ChooseWell Communities:

<i>Cost Effectiveness #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Cost of task prior to implementation of the activity.	Expected cost of task during FY 2017.	Actual cost of task during FY 2017.	Explanation to be provided
Data Source(s): Staff logs; PHA financial records				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Cost Effectiveness #2: Staff Time Savings</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has	TBD	TBD

		been determined		
	Total amount of staff time dedicated to the task prior to implementation of the activity.	Expected amount of total staff time dedicated to the task during FY 2017.	Actual amount of total staff time dedicated to the task during FY 2017.	Explanation to be provided

Data Source(s): Staff logs; PHA financial records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Cost Effectiveness #4: Increase in Resources Leveraged				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Amount leveraged prior to implementation of the activity.	Expected amount during FY 2017.	Actual amount leveraged during FY 2017.	Explanation to be provided

Data Source(s): Special referral program partner records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #1: Increase in Household Income				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average earned income of households affected by this policy prior to implementation of the activity.	Expected average earned income of households affected by this policy as of 6/30/2017.	Actual average earned income of households affected by this policy as of 6/30/2017.	Explanation to be provided

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status				
<i>Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?

Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(2) Employed Part-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(3) Enrolled in an Educational Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(4) Enrolled in Job Training Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(5) Unemployed	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(6) Other	N/A	N/A	N/A	N/A
	Percentage of total work-able households in <<category name>> prior to implementation of activity.	Expected percentage of total work-able households in <<category name>> as of 6/30/2017.	Actual percentage of total work-able households in <<category name>> as of 6/30/2017.	Explanation to be provided.

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving TANF prior to implementation of the activity.	Expected number of households receiving TANF as of 6/30/2017.	Actual households receiving TANF as of 6/30/2017.	Explanation to be provided

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving self sufficiency services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving self sufficiency services prior to implementation of the activity.	Expected number of households receiving self sufficiency services as of 6/30/2017.	Actual number of households receiving self sufficiency services as of 6/30/2017.	Explanation to be provided

Data Source(s): Special referral program partners

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average subsidy per household affected by this policy prior to implementation of the activity.	Expected average subsidy per household affected by this policy as of 6/30/2017.	Actual average subsidy per household affected by this policy as of 6/30/2017.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #7: Increase in Agency Rental Revenue

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	PHA rental revenue prior to implementation of the activity.	Expected PHA rental revenue during FY 2017.	Actual PHA rental revenue during FY 2017.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

Self-Sufficiency #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. ¹ Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2017.	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2017.	Explanation to be provided
Data Source(s): Various				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

² LMHA defines **self sufficiency** as follows: “the ability of a non-elderly / non-disabled family to obtain and maintain suitable employment.”

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity.	Expected average applicant time on wait list during FY 2017.	Actual average applicant time on wait list during FY 2017.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2017.

J-K. Authorizations Cited and Explanation

Attachment C, Section B.2 regarding Partnerships with For-Profit and Non-Profit Entities, which authorizes the Housing Authority to partner with non-profit entities to “implement and develop all or some of the initiatives that may comprise the Agency’s MTW Demonstration Program.” This authorization waives certain provisions of Sections 13 and 35 of the 1937 Act and 24 CFR 941 Subpart F as necessary to implement this Annual MTW Plan.

Attachment C, Section D.4 regarding Waiting List Policies, which authorizes the Housing Authority to determine tenant selection procedures and criteria and preferences. This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act as necessary to implement this Annual MTW Plan.

L. 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.

Re-Propose New FY 2016 Activity *(First Proposed in FY 2016 Annual Plan)*

Activity #45-2016: MTW Special Referral Program – Coalition for the Homeless “Move Up” Initiative

A. Description

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

In FY 2012, LMHA established a Special Referral Program with the Coalition for the Homeless to provide rapid re-housing for 10 homeless families with children, with an additional 10 vouchers allocated to the program in FY 2013. The Housing Authority now proposes to build on this successful partnership by establishing a second Special Referral Program with the Coalition, to be known as the "Move Up" program. LMHA would allocate 100 vouchers to the new program, allowing chronically homeless families (including individuals) that no longer need intensive case management services to transition from temporary homeless services vouchers to permanent housing in the private rental market. Families using these vouchers would continue to receive less intensive, optional social services including on-call case management services. This will have the added benefit of freeing up homeless services vouchers for the use of additional families.

As with the Housing Authority’s existing Special Referral Programs, families (including individuals) will be referred to LMHA by the Coalition, and program applicants will receive an admissions preference for the Authority’s HCV Program. Households will be required to meet basic HCV eligibility criteria, and the amount of housing assistance each family receives will be determined according to traditional HCV Program rules as modified through LMHA’s HUD-approved MTW initiatives.

B. Relation to Statutory Objectives

The provision of social services will help families make strides towards self-sufficiency. These programs also increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

C. Anticipated Impact on the Stated Objectives

Approximately 100 low-income, formerly homeless families will be offered optional services that support self-sufficiency.

D. Anticipated Schedule for Achieving the Stated Objectives

Upon HUD approval of the activity, the Coalition for the Homeless will begin referring eligible families to LMHA.

E-I. Activity Metrics Information

Per HUD’s request, LMHA has combined its reporting for Special Referral MTW HCV Programs. Metrics for the proposed activity will be tracked in conjunction with the following Special Referral Programs as Activity #44-2015, “Special Referral MTW HCV Programs”:

:

1. The Villager / Center for Women and Families (Activity #1-2005)
2. Day Spring (Activity #7-2008)
3. Louisville / Family Scholar House (Activity #15-2009)
4. Downtown / Family Scholar House with Spalding University (Activity #20-2010)
5. 100,000 Homes Initiative (Activity #30-2012)
6. Stoddard Johnston / Family Scholar House (Activity #31-2012)
7. Wellspring - Youngland Avenue Facility (Activity #34-2012)
8. Allocate MTW Housing Choice Vouchers to Special Referral Programs (Activity #35-2012)
9. Wellspring – Bashford Manor Facility (Activity #36-2013)
10. Parkland / Family Scholar House (Activity #38-2013)
11. Seven Counties Services, Inc. (Activity #42-2015)

The LMHA will continue to track the following combined HUD Standard Metrics for these activities, to include the “Move Up” Program:

Cost Effectiveness #1: Agency Cost Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Cost of task prior to implementation of the activity.	Expected cost of task during FY 2016.	Actual cost of task during FY 2016.	Explanation to be provided

Data Source(s): Staff logs; PHA financial records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Cost Effectiveness #2: Staff Time Savings				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Total amount of staff time dedicated to the task prior to implementation of the activity.	Expected amount of total staff time dedicated to the task during FY 2016.	Actual amount of total staff time dedicated to the task during FY 2016.	Explanation to be provided

Data Source(s): Staff logs; PHA financial records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Cost Effectiveness #4: Increase in Resources Leveraged

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Amount of funds leveraged in dollars (increase).	Amount leveraged prior to implementation of the activity (in dollars). This number may be zero.	Expected amount leveraged after implementation of the activity (in dollars).	Actual amount leveraged after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Amount leveraged prior to implementation of the activity.	Expected amount during FY 2016.	Actual amount leveraged during FY 2016.	Explanation to be provided

Data Source(s): Special referral program partner records

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Self-Sufficiency #1: Increase in Household Income

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Actual average earned income of households affected by this policy prior to implementation (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average earned income of households affected by this policy prior to implementation of the activity.	Expected average earned income of households affected by this policy as of 6/30/2016.	Actual average earned income of households affected by this policy as of 6/30/2016.	Explanation to be provided

Data Source(s): Emphasys

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status

Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(2) Employed Part-Time	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(3) Enrolled in an	N/A	To be established	TBD	TBD

Educational Program		once tracking mechanism has been determined		
(4) Enrolled in Job Training Program	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(5) Unemployed	N/A	To be established once tracking mechanism has been determined	TBD	TBD
(6) Other	N/A	N/A	N/A	N/A
	Percentage of total work-able households in <<category name>> prior to implementation of activity.	Expected percentage of total work-able households in <<category name>> as of 6/30/2016.	Actual percentage of total work-able households in <<category name>> as of 6/30/2016.	Explanation to be provided.
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving TANF prior to implementation of the activity.	Expected number of households receiving TANF as of 6/30/2016.	Actual households receiving TANF as of 6/30/2016.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

<i>Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Households receiving self sufficiency services prior to implementation of the activity.	Expected number of households receiving self sufficiency services as of 6/30/2016.	Actual number of households receiving self sufficiency services as of 6/30/2016.	Explanation to be provided
Data Source(s): Special referral program partners				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average subsidy per household affected by this policy prior to implementation of the activity.	Expected average subsidy per household affected by this policy as of 6/30/2016.	Actual average subsidy per household affected by this policy as of 6/30/2016.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Self-Sufficiency #7: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	PHA rental revenue prior to implementation of the activity.	Expected PHA rental revenue during FY 2016.	Actual PHA rental revenue during FY 2016.	Explanation to be provided

Data Source(s): Emphasys; PHA financial records.

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

Self-Sufficiency #8: Households Transitioned to Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. ¹ Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II)	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD

Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2016.	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) during FY 2016.	Explanation to be provided
Data Source(s): Various				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

² LMHA defines **self sufficiency** as follows: “the ability of a non-elderly / non-disabled family to obtain and maintain suitable employment.”

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	N/A	To be established once tracking mechanism has been determined	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity.	Expected average applicant time on wait list during FY 2016.	Actual average applicant time on wait list during FY 2016.	Explanation to be provided
Data Source(s): Emphasys				

¹ No baselines have been set as the implementation dates of LMHA special referral programs range from FY 2005 – FY 2016.

J-K. Authorizations Cited and Explanation

Attachment C, Section B.2 regarding Partnerships with For-Profit and Non-Profit Entities, which authorizes the Housing Authority to partner with non-profit entities to “implement and develop all or some of the initiatives that may comprise the Agency’s MTW Demonstration Program.” This authorization waives certain provisions of Sections 13 and 35 of the 1937 Act and 24 CFR 941 Subpart F as necessary to implement this Annual MTW Plan.

Attachment C, Section D.4 regarding Waiting List Policies, which authorizes the Housing Authority to determine tenant selection procedures and criteria and preferences. This authorization waives certain provisions of Sections 8(o)(6), 8(o)(13)(J) and 8(o)(16) of the 1937 Act as necessary to implement this Annual MTW Plan.

L. 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.

Re-Propose Significant Changes to Existing Activities (First Proposed in FY 2016 Annual Plan)

Exception Payment Standards for HCV Homeownership (Activity #13-2009)

A. Description

Proposed in the FY 2009 Plan and implemented that year, this activity establishes exception payment standard areas that are specific to the Housing Authority's HCV Homeownership Program (i.e., not applicable to its tenant-based HCV Program). In these areas, the payment standard is set to 120% of Fair Market Rent (FMR). In all other areas, the payment standard is set to 110% of FMR.

Exception payment standard areas are currently identified as those census tracts where, according to the 2000 U.S. Census, *Owner Occupied Median Value* for the census tract is greater than 100% of the *Owner Occupied Median Value* for the Louisville Metropolitan Statistical Area (MSA). In the Housing Authority's tenant-based HCV Program, *Renter Occupied Median Gross Rent* is used to identify exception payment standard areas.

Current rental and homeownership payment standards are as follows:

HCV Payment Standards (Effective October 1, 2014)

Bedroom Size	Fair Market Rent	Rental		Homeownership	
		Payment Standard (100%)	Exception Payment Standard (110%)	Payment Standard (110%)	Exception Payment Standard (120%)
0	\$507	\$507	\$558	\$558	\$608
1	\$592	\$592	\$651	\$651	\$710
2	\$737	\$737	\$811	\$811	\$884
3	\$1,020	\$1,020	\$1,122	\$1,122	\$1,224
4	\$1,154	\$1,154	\$1,269	\$1,269	\$1,385
5	\$1,327	\$1,327	\$1,460	\$1,460	\$1,593
6	\$1,500	\$1,500	\$1,650	\$1,650	\$1,800
7	\$1,673	\$1,673	\$1,841	\$1,841	\$2,008
8	\$1,846	\$1,846	\$2,031	\$2,031	\$2,216

Since FY 2009 this activity has allowed a total of 10 families (an average of nearly 2 per year) to buy homes in areas of opportunity. However, the vast majority of Homeownership Program participants still purchase houses in non-exception payment standard areas. Over the past seven years, only 10% (10 of 98) Homeownership Program participants have purchased homes in exception payment standard census tracts.

In order to boost participants' buying power in areas of opportunity and to affirmatively further fair housing, LMHA proposes that exception payment standard areas be identified as those census tracts where, according to the most recently available 5-year American Community Survey estimates, *Owner Occupied Median Value* for the census tract is greater than 80% of the *Owner Occupied Median Value* for the Louisville Metropolitan Statistical Area (MSA). The payment standard would be set to 120% of FMR in these exception areas, and remain 110% of FMR in all other census tracts. The methodology for identifying exception areas in the tenant-based program would remain unchanged.

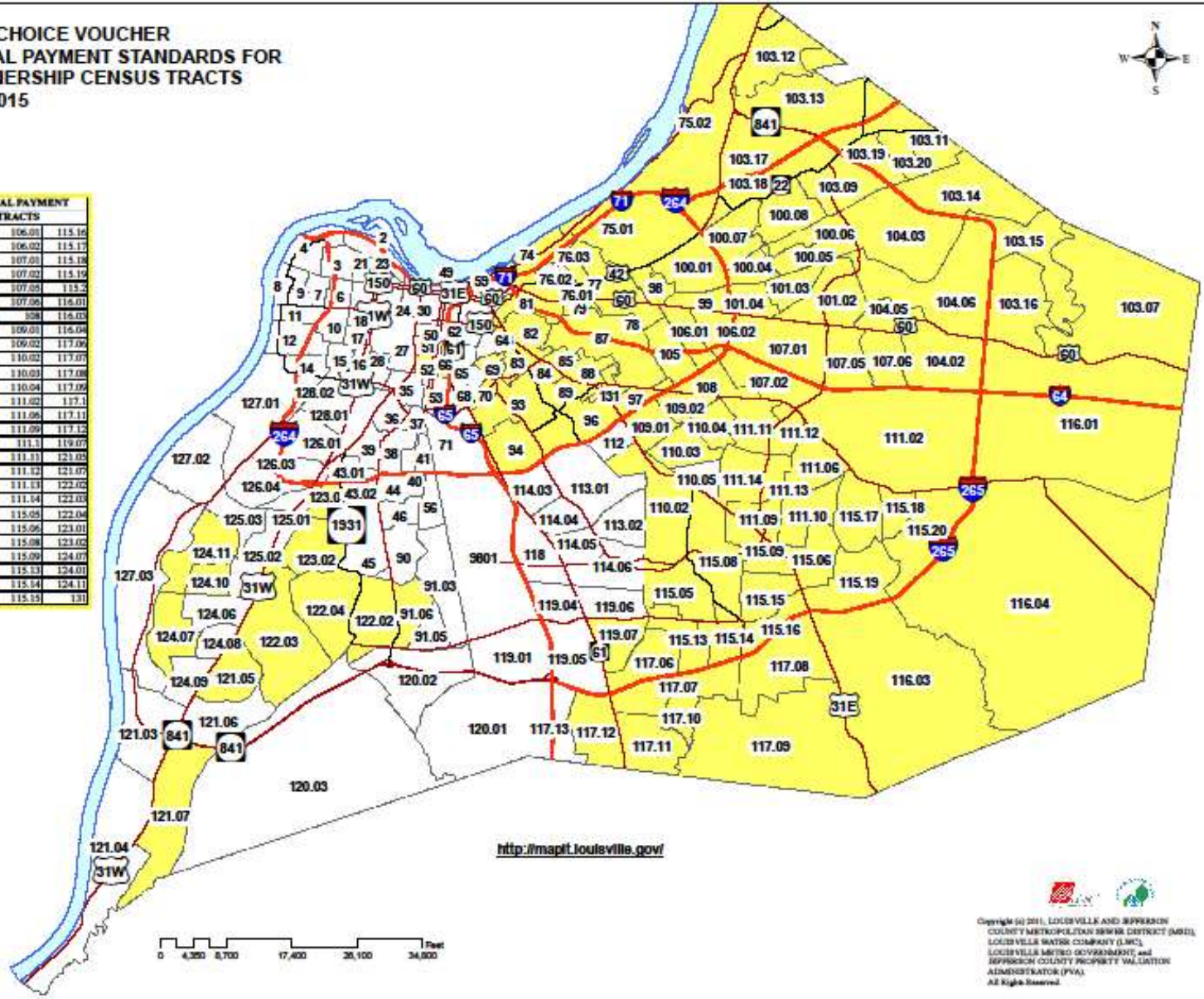
Finally, to ensure that exception payment standard census tracts truly represent areas of opportunity, impacted census tracts¹ will not be eligible to become exception areas.

A map showing HCV Homeownership exception payment standard areas (current and proposed) follows:

¹ An impacted census tract is one in which at least 40% of households live in poverty and/or minority concentration is 29.4% or higher (at least 20% higher than the minority concentration of the Metropolitan Statistical Area).

**HOUSING CHOICE VOUCHER
MTW LOCAL PAYMENT STANDARDS FOR
HOMEOWNERSHIP CENSUS TRACTS
AUGUST 2015**

H.O. MTW LOCAL PAYMENT CENSUS TRACTS			
52	99	106.01	115.16
64	100.01	106.02	115.17
66	100.04	107.01	115.18
69	100.05	107.02	115.19
70	100.06	107.03	115.2
74	100.07	107.04	116.01
75.01	100.08	108	116.03
75.02	101.02	109.01	116.04
76.01	101.03	109.02	117.06
76.03	101.04	110.02	117.07
77	103.07	110.03	117.08
78	103.09	110.04	117.09
79	103.11	111.02	117.1
81	103.12	111.06	117.11
82	103.13	111.09	117.12
83	103.14	111.1	119.07
84	103.15	111.11	121.05
85	103.16	111.12	121.07
87	103.17	111.13	122.02
88	103.18	111.14	122.03
89	103.19	115.05	122.04
91.06	103.2	115.06	123.01
93	104.02	115.08	123.02
94	104.03	115.09	124.07
96	104.05	115.13	124.01
97	104.06	115.14	124.11
98	105	115.15	131



B. Relation to Statutory Objectives

This activity will increase housing choices for HCV Homeownership Program participants by increasing the affordability of housing units in areas of opportunity.

C. Anticipated Impact on the Stated Objectives

LMHA anticipates that this activity will permit one extra family per year to purchase a home in an exception payment standard area, increasing housing choices in areas of opportunity.

D. Anticipated Schedule for Achieving the Stated Objectives

HCV Homeownership Program applicants and participants who begin their housing search on or after January 1, 2016 will be eligible for the increased exception area payment standards.

E-I. Activity Metrics Information

The LMHA will continue to track the following HUD Standard Metrics for this activity:

<i>Cost Effectiveness #1: Agency Cost Savings¹</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: N/A	N/A	N/A	N/A
	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Explanation to be provided

Data Source(s): N/A

¹This activity does not modify the cost of any task performed by LMHA staff. Staff simply substitutes one payment standard value for another when carrying out the same tasks performed prior to implementation.

<i>Cost Effectiveness #2: Staff Time Savings¹</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: N/A	N/A	N/A	N/A
	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Explanation to be provided

Data Source(s): N/A

¹This activity does not modify the amount of time spent on any task performed by LMHA staff. Staff simply substitutes one payment standard value for another when carrying out the same tasks they performed prior to implementation.

<i>Housing Choice #5: Increase in Resident Mobility</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?

Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Actual increase in households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: 0	1	TBD	TBD
	Households able to move to an exception payment standard area prior to implementation of the activity (number). This number may be zero.	Expected households able to move to an exception payment standard area after implementation of the activity (number).	Actual increase in households able to move an exception payment standard area after implementation of the activity (number).	Explanation to be provided
Data Source(s): Emphasys				

<i>Housing Choice #6: Increase in Homeownership Opportunities</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity (increase).	Number of households that purchased a home prior to implementation of the activity (number). This number may be zero.	Expected number of households that purchased a home after implementation of the activity (number).	Actual number of households that purchased a home after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2008: 0	2	TBD	TBD
	Number of households that purchased a home in an exception payment standard area prior to implementation of the activity.	Expected number of households that purchased a home in an exception payment standard area after implementation of the activity.	Actual number of households that purchased a home in an exception payment standard area after implementation of the activity.	Explanation to be provided
Data Source(s): Emphasys; Staff logs				

J-K. Authorizations Cited and Explanation

Attachment C, Section D.2.a, “Rent Policies and Term Limits,” which 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 C.F.R. 982.508, 982.503, and 982.518, as necessary to implement the Agency’s Annual MTW Plan.

This authorization permits the LMHA to establish payment standards that differ from the currently mandated program requirements of the 1937 Act and its implementing regulations.

L. Information for Rent Reform

1) Impact Analysis

As the calculation used to determine Total Tenant Payment will not change, and no family will have their payment standard decreased as a result of this activity, LMHA does not anticipate that this rent reform initiative will increase the rent burden of any household or have a disparate impact on protected classes of households. Even so, the Housing Authority will conduct an impact analysis annually to ensure that this rent reform initiative does not unintentionally increase the rent burden of households purchasing homes in exception areas. In addition, this analysis will verify that there is no disparate impact on the rent burden faced by protected classes of households by race,

ethnicity, disability, age, or gender. FY 2015 baseline data and FY 2016 benchmarks for this analysis are shown in the following table:

HCV Homeownership Program Exception Payment Standard Areas Activity: Impact Analysis

HCV Homeownership Program Households That Purchased a Home During FY 2015	FY 2015 Baseline								FY 2016 Benchmark	
	Number of Households		Average Total Tenant Payment		Average Monthly Adjusted Income		Average Rent Burden ¹		Average Rent Burden ¹	
	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard	Traditional Payment Standard	Exception Payment Standard
All Households	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Gender of Head of Household										
Female	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Male	0	0	---	---	---	---	---	---	---	---
Race of Head of Household										
Black	12	1	\$548	\$605	\$1,826	\$2,016	30%	30%	30%	30%
White	3	---	\$306	---	\$1,019	---	30%	---	30%	---
American Indian / Native Alaskan	---	---	---	---	---	---	---	---	---	---
Asian/Pacific Islander	---	---	---	---	---	---	---	---	---	---
Native Hawaiian / Other Pacific Islander	---	---	---	---	---	---	---	---	---	---
Ethnicity of Head of Household										
Non-Hispanic	15	1	\$499	\$605	\$1,665	\$2,016	30%	30%	30%	30%
Hispanic	0	0	---	---	---	---	---	---	---	---
Age of Head of Household										
Non-Elderly (18-61)	14	1	\$523	\$605	\$1,742	\$2,016	30%	30%	30%	30%
Elderly (62+)	1	0	\$176	---	\$588	---	30%	---	30%	---
Disabled Status of Head of Household and Spouse										
Neither Head nor Spouse Is Disabled	10	---	\$596	---	\$1,986	---	30%	---	30%	---
Head and/or Spouse Is Disabled	5	1	\$307	\$605	\$1,023	\$2,016	30%	30%	30%	30%

¹ Average Total Tenant Payment / Average Monthly Adjusted Income

2) Hardship Case Criteria

No hardship case criteria have been provided for this activity. Payment standards will be increased for families purchasing a home in an exception rent area. No family will have their payment standard decreased. The calculation used to determine Total Tenant Payment will not change.

3) Description of Annual Reevaluation of Rent Reform Activity

This rent reform initiative will be reevaluated annually by LMHA using the benchmarks and metrics discussed above and the results of the annual impact analysis. The Housing Authority will also consider community input received during the MTW Annual Plan public comment period and public hearing.

4) Transition Period

HCV Homeownership Program applicants and participants who begin their housing search on or after January 1, 2016 will be eligible to receive an exception payment standard in the newly-identified census tracts.

Employment / Educational Requirements for Detached, Single-Family Scattered Site Houses (Activity #9-2007)

A. Description of the Activity

This activity was proposed in the Agency's 2007 Annual Plan and implemented during 2007. LMHA is proposing significant changes to this activity in FY2016.

As currently implemented, this activity imposes a five-year term limit and employment / educational requirements at detached, single-family scattered site houses. It has functioned in conjunction with Activity #21-2010, which mandated residents of these units participate in case management services.

These requirements have been effective at increasing the self-sufficiency of families residing in these units; the employment rate for these households is more than three times the rate across all of the agency's public housing (63% versus 21%), and average earned income is almost 6 times as high (\$20,766 for affected households versus \$3,636 across all public housing). However, LMHA has continuously struggled to maintain a high level of occupancy at these units, with a current occupancy rate of just 85%.

Over the past few years, LMHA staff has engaged in an ongoing discussion about ways to increase the occupancy rate across these units without undermining the gains seen in self-sufficiency levels. As three-bedroom units have been hardest to fill, in March 2014 the Housing Authority decided to open these units to families on the agency's external waiting list (previously, these units were only open to existing public housing households), and furthermore, created an admissions preference for qualified applicant families. Unfortunately, occupancy levels did not substantially improve.

As employment levels for these families has been consistently high, LMHA staff does not believe the employment / educational requirements are the determining factor dissuading families from occupying these units. Instead, LMHA staff reached a consensus decision that term limits and mandatory case management requirements are the primary causes.

For this reason, LMHA now proposes removing the 5-year term limit and mandatory case management requirement for scattered site, single-family, detached houses. Families currently using case management services will be able to continue receiving services if they so choose; however, no new families will be enrolled in case management. The Family Self-Sufficiency (FSS) Program will remain open to families currently residing in these units and to any families who move into these units going forward. Twenty-seven of these families currently take advantage of the FSS Program.

The activity requiring mandatory case management (#21-2010) will be closed out in FY 2016. See Section IV.D for additional information.

The employment / educational requirements for detached, single-family scattered site houses will not change. LMHA will continue to use its MTW authority to locally define "work" as a condition of both eligibility and continued occupancy: Adult household members must be full-time students or be employed and working at least 20 hours per week for at least the minimum wage, unless elderly and/or disabled. As of July 1, 2015, the minimum wage in Louisville Metro is \$7.75 per hour.

B. Relation to Statutory Objectives

As the affected units are some of the most desirable in the LMHA's public housing stock, this activity incentivizes residents to obtain employment and become economically self-sufficient.

C. Impact on Stated Objectives

This activity has been highly effective at increasing the self sufficiency of affected families; the employment rate for these households is more than three times the rate across all of the agency’s public housing (63% versus 21%), and average earned income is almost 6 times as high (\$20,766 for affected households versus \$3,636 across all public housing). By increasing the occupancy rate across these units, the proposed significant changes to this activity will increase the number of families moving toward self-sufficiency.

D. Anticipated Schedule for Achieving the Stated Objectives

The significant changes proposed for this activity will be implemented immediately upon HUD approval of the FY 2016 MTW Annual Plan. All affected families will receive written notification that the five-year term limit and mandatory case management requirement have been removed.

E-I. Activity Metrics Information

LMHA will continue to track the following HUD Standard Metrics for this activity:

<i>Self-Sufficiency #1: Increase in Household Income</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average earned income of households affected by this policy in dollars (increase).	Average earned income of households affected by this policy prior to implementation of the activity (in dollars).	Expected average earned income of households affected by this policy after implementation of the activity (in dollars).	Actual average earned income of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked.	\$20,766	TBD	TBD
	Average gross annual earned income of work-able households living in affected units before implementation	Expected average gross annual earned income of work-able ² households living in affected units as of 6/30/16	Actual average gross annual earned income of work-able households living in affected units as of 6/30/16	Explanation to be provided

Data Source(s): Emphasys; PIC

¹ FY 2010 is the earliest year for which data for this activity is available.

² A “work-able” household is one in which at least one adult household member is neither elderly nor disabled.

<i>Self-Sufficiency #2: Increase in Household Savings</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of savings/escrow of households affected by this policy in dollars (increase).	Average savings/escrow amount of households affected by this policy prior to implementation of the activity (in dollars). This number may be zero.	Expected average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Actual average savings/escrow amount of households affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked.	\$3,310	TBD	TBD
	Average escrow amount of work-able households participating in FSS Program prior to implementation	Expected average escrow amount of work-able households participating in FSS Program as of 6/30/16	Actual average escrow amount of work-able households participating in FSS Program as of 6/30/16	Explanation to be provided

Data Source(s): Tracking-at-a-Glance

¹ FY 2010 is the earliest year for which data for this activity is available.

Self-Sufficiency #3: Increase in Positive Outcomes in Employment Status

<i>Report the Baseline, Benchmark and Outcome data for each type of employment status for those head(s) of households affected by the self-sufficiency activity.</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome²	Benchmark Achieved?
Report the following information separately for each category:	Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero.	Expected head(s) of households in <<category name>> after implementation of the activity (number).	Actual head(s) of households in <<category name>> after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
(1) Employed Full-Time	As of FY 2010: Not tracked ²	45%	TBD	TBD
(2) Employed Part-Time	As of FY 2010: Not tracked ²	18%	TBD	TBD
(3) Enrolled in an Educational Program	As of FY 2010: Not tracked	8%	TBD	TBD
(4) Enrolled in Job Training Program	As of FY 2010: Not tracked	2%	TBD	TBD
(5) Unemployed	As of FY 2010: 22% (17 of approximately 78 households) ³	37%	TBD	TBD
(6) Other	As of FY 2010: Not tracked	Not tracked	Not tracked	Not tracked
	Percentage of total work-able households in <<category name>> prior to implementation of activity (percent). This number may be zero.	Expected percentage of total work-able households in <<category name>> as of 6/30/2016 (percent).	Actual percentage of total work-able households in <<category name>> as of 6/30/2016 (percent).	Explanation to be provided.
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

² Although LMHA did not track part-time vs. full-time employment in FY 2010, the agency did track employment status more generally. That year 61 (78%) of approximately 78 non-elderly / non-disabled heads of household were employed.

³ Although 100 households lived in term-limited scattered site units in FY 2010, this baseline only includes 78 non-elderly / non-disabled families. Twenty-two elderly / disabled families are excluded as these households were not subject to the employment / education requirement.

<i>Self-Sufficiency #4: Households Removed from Temporary Assistance for Needy Families (TANF)</i>				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving TANF assistance (decrease).	Households receiving TANF prior to implementation of the activity (number).	Expected number of households receiving TANF after implementation of the activity (number).	Actual households receiving TANF after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	18 of 112 households (16%)	TBD	TBD
	Number of work-able households in affected units receiving TANF prior to implementation	Expected number of work-able households in affected units receiving TANF as of 6/30/2016	Actual number of work-able households receiving TANF as of 6/30/2016	Explanation to be provided
Data Source(s): Emphasys				

¹ FY 2010 is the earliest year for which data for this activity is available.

Self-Sufficiency #5: Households Assisted by Services that Increase Self Sufficiency				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase self sufficiency (increase).	Households receiving self sufficiency services prior to implementation of the activity (number).	Expected number of households receiving self sufficiency services after implementation of the activity (number).	Actual number of households receiving self sufficiency services after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: 27 of 112 households (23%) ¹	23 of 112 households (21%)	TBD	TBD
	Work-able households in the FSS Program prior to implementation of the activity (number).	Expected number of work-able households in the FSS Program as of 6/30/2016 (number). ²	Actual number of work-able households in the FSS Program as of 6/30/2016 (number).	Explanation to be provided
Data Source(s): Tracking-at-a-Glance; Emphasys				

¹ Beginning in FY 2016, households moving into affected units will no longer have the option to enroll in case management services. They will have the option to participate in the FSS Program. As such, benchmark data has been updated to reflect actuals as of the year prior to the implementation of this significant change (FY 2015).

Self-Sufficiency #6: Reducing Per Unit Subsidy Costs for Participating Households				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
Average amount of Section 8 and/or 9 subsidies per household affected by this policy in dollars (decrease).	Average subsidy per household affected by this policy prior to implementation of the activity (in dollars).	Expected average subsidy per household affected by this policy after implementation of the activity (in dollars).	Actual average subsidy per household affected by this policy after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	\$6,108	TBD	TBD
	Average subsidy per work-able household prior to implementation of the activity (in dollars).	Expected average subsidy per work-able household as of 6/30/2016 (in dollars).	Actual average subsidy per work-able household as of 6/30/2016 (in dollars).	Explanation to be provided
Data Source(s): Emphasys; PIC; PHA financial records				

¹ FY 2010 is the earliest year for which data for this activity is available.

Self-Sufficiency #7: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline¹	Benchmark	Outcome	Benchmark Achieved?
PHA rental revenue in dollars (increase).	PHA rental revenue prior to implementation of the activity (in dollars).	Expected PHA rental revenue after implementation of the activity (in dollars).	Actual PHA rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	\$247,188	TBD	TBD
	PHA rental revenue from work-able households prior to implementation of the activity (in dollars).	Expected PHA rental revenue from work-able households during FY 2016 (in dollars).	Actual PHA rental revenue from work-able households during FY 2016 (in dollars).	Explanation to be provided
Data Source(s): Emphasys; PHA financial records				

¹ FY 2010 is the earliest year for which data for this activity is available.

Self-Sufficiency #8: Households Transitioned to Self Sufficiency

Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Number of households transitioned to self sufficiency (increase). The PHA may create one or more definitions for "self sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Actual households transitioned to self sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	49 of 112 (44%)	TBD	TBD
	Households that met LMHA's definition of self-sufficiency prior to implementation of the activity (number).	Expected households that meet LMHA's definition of self-sufficiency as of 6/30/2016 (number).	Actual households that meet LMHA's definition of self-sufficiency as of 6/30/2016 (number).	Explanation to be provided

Data Source(s): Emphasys

¹ FY 2010 is the earliest year for which data for this activity is available.

<i>Housing Choice #3: Decrease in Wait List Time</i>				
Unit of Measurement	Baseline ¹	Benchmark	Outcome	Benchmark Achieved?
Average applicant time on wait list in months (decrease).	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list after implementation of the activity (in months).	Actual average applicant time on wait list after implementation of the activity (in months).	Whether the outcome meets or exceeds the benchmark.
	As of FY 2010: Not tracked	28 months	TBD	TBD
	Average applicant time on wait list prior to implementation of the activity (in months).	Expected average applicant time on wait list during FY 2016 (in months).	Actual average applicant time on wait list during FY 2016 (in months).	Explanation to be provided

Data Source(s): Emphasys

¹ FY 2010 is the earliest year for which data for this activity is available.

J-K. Authorizations Cited and Explanation

Attachment C, Section C.5 regarding Use of Public Housing as an Incentive for Economic Progress. This authorization allows the housing authority to modify its public housing occupancy policies to encourage families to make "economic progress." This authorization waives certain provisions of Section 6(c) of the 1937 Act and 24 CFR 960.201, as necessary to implement this Annual MTW Plan. This authorization allows the Housing Authority to define PHA-specific eligibility and continued occupancy requirements that promote self-sufficiency.

L. 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.

IV. Approved MTW Activities: HUD Approval Previously Granted

A. Implemented MTW Activities

For each previously approved and implemented activity, LMHA has provided:

- 1) The Plan Year in which the activity was first approved and implemented;
- 2) A description of the activity and an update on its status;
- 3) An indication of whether or not the Housing Authority anticipates any non-significant changes or modifications to the activity during the Plan Year; and
- 4) An indication of whether or not the Housing Authority anticipates changes or modifications to the metrics, baselines or benchmarks during the Plan year.

Within this Plan, implemented MTW activities have been grouped by topic area as follows:

- A.1 Occupancy at Elderly/Disabled High Rise Developments
- A.2 MTW Rent Policies (Non HCV Rent Reform Demonstration)
- A.3 HCV Rent Reform Demonstration
- A.4 Occupancy Criteria for New Scattered Sites
- A.5 Public Housing Development
- A.6 Expanded Homeownership Opportunities
- A.7 Local Leased Housing Program
- A.8 Local, Non-Traditional Housing Programs

A.1 Occupancy at Elderly/Disabled High Rise Developments

By FY 2008, when LMHA implemented a local definition of “elderly” (Activity #10-2008), the agency had been experiencing decreased occupancy rates at several of its elderly/disabled-only sites for a number of years (Occupancy rates at these developments averaged 90% at FYE 2007.). Through a combination of MTW initiatives, LMHA has significantly increased occupancy rates across these sites to 95%. 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.

Local Definition of Elderly (Activity #10-2008)

This activity, proposed and implemented in FY 2008, has permitted LMHA to use the following local definition of “elderly”: any family whose head of household, cohead, or spouse is age 55 or above. This definition is only used to determine eligibility for occupancy at the Housing Authority’s elderly and/or disabled high-rise towers. In all other contexts, “elderly” begins at age 62.

LMHA had been experiencing decreased occupancy rates at its elderly and/or disabled 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, Will E. Seay Plaza (formerly Bishop Lane Plaza), Lourdes Hall, 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 one-bedroom and efficiency units available to these applicants.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Lease-Up Incentives for New Residents at Dosker Manor (Activity #23-2010)

LMHA proposed and implemented this activity in FY 2010; it gives lease-up incentives to new residents at Dosker Manor, an elderly/disabled high-rise located in downtown Louisville. New residents receive a waiver of the initial deposit and the first month’s rent free. The incentives have successfully increased occupancy rates and defrayed fixed operating expenses at the site. Dosker Manor’s occupancy rate has increased from below 90% at the time the activity was implemented to 93% as of FYE 2016.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.2 MTW Rent Policies (Non HCV Rent Reform Demonstration)

The MTW Demonstration also allows LMHA to rethink other policies – like the rent policy for its Public Housing and HCV programs – to encourage families to work towards housing self-sufficiency. Alternate rent structures also ease the administrative 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.

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 payment for families who are in the Public Housing and HCV programs. This activity increases rent revenues and simplifies the rent payment calculation.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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, 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 the Public Housing and the HCV program. Taken together, the Public Housing and HCV programs reduced the cost to process applicants and conduct rent calculations by approximately \$45,343 in FY 2015. The activity has achieved greater cost effectiveness in federal expenditures.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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 near-elderly and disabled families age 55+ residing in Public Housing receive a full reexamination of eligibility on the anniversary of their lease-up date. In the HCV Program, near-elderly and disabled families age 55+ are required to appear for a full reexamination every odd numbered calendar year (referred to as “ON” years). In even numbered years (referred to as “OFF” years), HCV families are required to complete a mini-recertification packet and mail it to the Agency.

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

In FY 2014, LMHA requested and received HUD approval to create a "local version" of HUD-Form 9886 that is 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.

In FY 2015, the activity helped LMHA obtain approximately \$101,989 of savings across both programs due to a substantial reduction in staff time spent conducting income verifications and client interviews.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Earned Income Disregard for Elderly HCV Families (Activity #6-2008)

This activity was proposed in the FY 2009 Plan and implemented that year. It gives a \$7,500 earned income disregard to elderly families in the HCV Program whose only other source of income is their Social Security entitlement. While the disregard affects only a small number of families, it gives elderly families who do choose to work the ability to retain all of the earned income that falls below the threshold.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.3 HCV Rent Reform Demonstration

HCV Program - HUD/MDRC Rent Reform Demonstration (Activity #43-2015)

LMHA was selected to participate in a HUD-commissioned study to evaluate an alternative HCV rent reform policy (the “Study”). MDRC, a nonprofit and nonpartisan education and social policy research organization, is conducting the Study on behalf of HUD. The Study sets forth alternative rent calculation and recertification strategies that have been implemented at several public housing authorities across the country in order to fully test the policies nationally.

The goals of this alternative rent policy are to:

- Create a stronger financial incentive for tenants to work and advance toward self-sufficiency;
- Simplify the administration of the HCV Program;
- Reduce housing agency administrative burden and costs;
- Improve accuracy and compliance of program administration;
- Remain cost neutral or generate savings in HAP expenditures relative to expenditures under current rules; and
- Improve transparency of the program requirements.

Only vouchers administered under the MTW Program are eligible for the Study. Non-MTW vouchers (i.e., Veterans Assisted Special Housing, Moderate Rehabilitation, and Shelter Plus Care), Enhanced Vouchers, and HUD Project-Based Vouchers are excluded from the Study. In addition, households receiving a biennial certification are not eligible for Study selection.

The Study is focused on work-able populations, and does not include Elderly Households, Disabled Households, or households headed by people older than 56 years of age (who will become seniors during the course of this long-term study). Households utilizing the childcare expense deduction for purposes of determining adjusted annual income, as well as households participating in Family Self Sufficiency and Homeownership programs, are not eligible for Study selection.

In addition, households that contain a mix of members: 1) with an immigration status that is eligible for housing assistance, and 2) with an immigration status that is non-eligible for housing assistance, are not included in the Study.

Finally, households receiving case management or supportive services through one of the Housing Authority’s MTW Special Referral Programs are not eligible to participate in the Study.

Study participants for both the Alternate Rent Group and the Control Group have been randomly selected from the eligible voucher programs by a computer generated program. The Alternate Rent Group vouchers are being managed using the proposed policies. The Control Group vouchers are being managed using the LMHA’s standard policies.

Households selected for the Alternate Rent Group met with an LMHA Housing Specialist to review the Study and their specific calculation of Total Tenant Payments under both the traditional and Study policies. They then had a period of 30 days to consider whether to select to be excluded from the Study. Study enrollment was completed in December 2015, at which time 775 participants had been enrolled in the Alternate Rent Group and 1,037 in the Control Group. 221 clients opted to be excluded from the Study.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.4 Occupancy Criteria for New Scattered Sites

Many of LMHA's Scattered Sites are highly desirable properties, especially the newly acquired or constructed off-site Clarksdale and Sheppard Square HOPE VI replacement units. The amenities and existing low rent structure may in some instances discourage residents from moving out of the unit towards self-sufficiency. LMHA has piloted term limits, work requirements, and mandatory case management for residents at these sites, evaluating the potential of these alternate policies to incentivize residents to move up and out of the Public Housing Program. Due to continued low occupancy rates across these sites, the LMHA proposed significant changes to these activities during FY 2016, including the elimination of five-year residency term limits and the requirement that families engage in case management.

Term Limits and Employment / Educational Requirements for New Scattered Sites (Activity #9-2007)

Significant changes were proposed for this activity in FY 2016; LMHA is still awaiting HUD approval. See Section III, "Proposed MTW Activities: HUD Approval Requested."

Occupancy Criteria Changes for New Scattered Sites – Mandatory Case Management (Activity #21-2010)

This activity was closed out in FY 2016. See Section IV.D, "Closed Out Activities."

A.5 Public Housing Development

LMHA's goal is to transform the aging portions of its physical housing stock in the coming years, replacing these developments with mixed income communities, while at the same time providing replacement units so that the overall number of public housing families served will not decrease. LMHA has implemented several initiatives (both MTW and non-MTW) designed to expedite the redevelopment process and to ensure 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 this activity in FY 2009. It simplifies the proposal process 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 spends preparing development submittals and reduced the average length of time to close on a property.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Acquisition of Mixed-Income Sites for Public Housing (Activity #26-2011)

This activity was proposed and implemented in the FY 2011 Plan; however, the policy has not yet been used to acquire property at mixed-income sites. The activity authorizes LMHA to 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 will 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.

LMHA will utilize the regulatory flexibility provided by this activity in the event that HUD has not responded to LMHA's request for authorization within 10 days of the submittal date.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.6 Expanded Homeownership Opportunities

The agency continues to focus on expanding homeownership opportunities for low-income families in its Public Housing and HCV programs. LMHA has implemented several MTW policy changes to its HCV Homeownership Program.

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. The activity maintains the 110% of Fair Market Rent (FMR) local payment standard for census tracts that are not considered to be exception payment standard areas. In exception areas, 120% of FMR is used.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

HCV Homeownership Program – Exception Payment Standards (Activity #13-2009)

Significant changes to this activity were proposed in FY 2016; LMHA is still awaiting HUD approval. See Section III, “Proposed Activities: HUD Approval Requested.”

A.7 Local Leased Housing Program

LMHA continues to 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 this area will continue to require regulatory relief.

LMHA has recently discussed its Special Referral Programs with HUD, specifically the issues related to resident choice, portability, term-limits, and voucher replacement, and will be in discussions with its Special Referral partners during FY 2017 to determine the feasibility of converting these programs into a single local, non-traditional housing program using its MTW Broader Uses of Funds Authority.

Special Referral MTW HCV Programs (Activity #44-2015)

Through its MTW Special Referral Programs, LMHA partners with local, non-profit social services organizations to provide housing support to vulnerable populations whose needs are not adequately met elsewhere in the community. LMHA provides housing subsidy to HCV-eligible households, while the partnering agency provides social services support. The provision of services helps families make strides towards self-sufficiency, and the programs increase housing choices for low-income families who might otherwise have difficulty succeeding in the privately-managed real estate market.

Families are referred to LMHA by the partner agencies, and program applicants receive an admissions preference for the authority's HCV Program. Households are required to meet basic HCV eligibility criteria, and the amount of housing assistance each family receives is determined according to traditional HCV Program rules as modified through LMHA's HUD-approved MTW initiatives.

The voucher recipients participating in some of the agency's MTW Special Referral Programs are initially required to reside on-site and to meet the partner's program requirements. However, 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. For other Special Referral Programs, the voucher is fully portable from the time of admission.

Many of the residential facilities operated by these Special Referral partners 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 HUD Housing Quality Standards (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) (Sub-Activity #1-2005)**
Proposed and implemented in the FY 2005 Plan, LMHA allocates up to 22 vouchers to an MTW 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%. This activity has increased housing choices and the cost effectiveness of federal funds.
- **Day Spring (Sub-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 up to four households with members who have a severe mental illness, as long as they initially reside at a Day Spring constructed unit, while they are participating 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. Under this initiative, not all of the residential units are subject to typical HUD HQS and rent reasonableness requirements.

- **Louisville Scholar House - Family Scholar House (formerly Project Women) (Sub-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. These 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.
- **Downtown Scholar House - Family Scholar House with Spalding University (Sub-Activity #20-2010)**
This activity was proposed in the FY 2010 Plan and implemented in FY 2011. The activity allocates up to 43 Housing Choice Vouchers annually to a Special Referral Program with the Family Scholar House and Spalding University at the Downtown Scholar House.
- **100,000 Homes Initiative (Sub-Activity #30-2012)**
Proposed and approved in FY 2012, LMHA has set aside up to 50 vouchers for a Special Referral 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 up to 50 of the 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.
- **Stoddard Johnston Scholar House - Family Scholar House (Sub-Activity #31-2012)**
This activity was proposed and approved in the FY 2012 Plan. The activity sets aside up to 57 vouchers for a Special Referral Program with Family Scholar House for their new Stoddard Johnston Scholar House location.
- **Wellspring - Youngland Avenue Facility (Sub-Activity #34-2012)**
This activity was proposed and approved in the FY 2012 Plan and implemented in FY 2012. The activity establishes a Special Referral Program to provide housing assistance to up to five households with members with severe mental illness, as long as they initially 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 to be Mainstream Program participants.
- **Wellspring – Bashford Manor Facility (Sub-Activity #36-2013)**
This activity was proposed in the Amended FY 2012 Plan and implemented in FY 2012. The activity establishes a Special Referral Program that provides housing assistance to up to eight households with members with severe mental illness, as long as they initially reside at Wellspring's Youngland Avenue facility, while they are participating in the program. Referrals accepted for this initiative are considered to be Mainstream Program participants.
- **Parkland Scholar House - Family Scholar House (Sub-Activity #38-2013)**
This activity was proposed and approved in the FY 2013 Plan Amendment. The activity sets aside up to 53 vouchers, including five vouchers for participants who reside off-campus, for a Special

Referral Program with Family Scholar House at their new Parkland Scholar House facility. Vouchers become portable upon graduation.

- **Seven Counties Services, Inc. Initiative (Sub-Activity #42-2015)**

Proposed and approved in FY 2015, LMHA set aside 50 vouchers to a Special Referral HCV program with Seven Counties Services, Inc. This activity increases housing choices and access to services for 50 families referred through Seven Counties' Assertive Community Treatment (ACT) team. Assertive Community Treatment is an Evidenced Based Practice approved by the Substance Abuse and Mental Health Services Administration (SAMHSA) and designed to engage persons with a Severe Mental Illness (SMI) whose needs are not met by traditional outpatient services. Services are delivered in the context and environment where they are needed (i.e. the team goes to the person). The priority population is adults with a severe mental illness who are currently institutionalized at a personal care home or at risk of being institutionalized because of a lack of adequate community support. Lack of on-site support is one of the primary reasons this priority population has been unsuccessful in achieving sustained psychiatric stability in the past. Assertive Community Treatment fills this gap, and assists the program participants in achieving and maintaining community integration. Those persons originally from Jefferson County but placed in a personal care home in another region of the State will be considered for return to the Louisville area.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017. However, the Housing Authority proposed adding a new "sub-activity" during FY 2016, the "Move Up" MTW Special Referral Program in partnership with the Coalition for the Homeless (Activity #45-2016). LMHA is still awaiting HUD approval of this sub-activity; it has been re-proposed in Section III of this Plan, "Proposed MTW Activities: HUD Approval Requested."

During FY 2017, LMHA proposes the addition of two new sub-activities, an expanded partnership with the Family Scholar House for their Riverport campus (Activity #46-2017) and a new partnership with ChooseWell Communities, Inc. (Activity #47-2017).

LMHA tracks metrics for all MTW Special Referral Programs jointly. As shown in Section III, the metrics, baselines, and benchmarks used to measure these activities will be updated to account for the impact of the new "Move Up," Riverport Scholar House, and ChooseWell Communities programs.

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 10 MTW Housing Choice Vouchers to an MTW Special Referral 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 Special Referral Program, as well as 10 vouchers to Family Scholar House participants who may choose to live at York Towers. However, no vouchers have yet been issued for this program, nor does LMHA expect any vouchers to be issued during FY 2017.

In FY 2014, the Housing Authority allocated up to 4 vouchers to Choices, Inc. to provide permanent supportive housing for homeless families, including case management. LMHA allocated one additional voucher to this program in FY 2016.

In FY 2016, LMHA allocated up to 10 vouchers to Wellspring for families with members with severe mental illness who are exiting Wellspring's Ardery House facility for permanent housing. These vouchers are only issued to households that are not eligible for an Olmstead voucher. Wellspring will continue to provide case management / peer specialist services to all clients utilizing these vouchers.

Also in FY 2016, LMHA allocated up to 10 vouchers to the Kentucky Housing Corporation. These vouchers are available to low-income households where a family member meets one of the following criteria:

1. Persons with serious mental illnesses exiting licensed personal care homes and state psychiatric hospitals
2. Persons with severe mental illness who are at risk of institutionalization
3. Persons with disabilities exiting nursing homes and intermediate care facilities for individuals with intellectual or other developmental disabilities

Referrals are made through Kentucky Housing Corporation after receipt of information from the Cabinet for Health and Family Services.

Finally, in FY 2016, LMHA allocated up to 10 vouchers to ChooseWell Communities' Thrive Program to assist families that include a pregnant or post-partum mother who has successfully completed residential and/or intensive outpatient treatment for addiction, combining housing support with wraparound social services assistance. During FY 2017, LMHA proposes allocating up to 60 additional vouchers to this program (Activity #47-2017).

**LMHA Special Referral MTW Voucher Programs
Fiscal Year 2017**

Organization	Site	Voucher Allocation	FY Proposed (FY Activity Approved, if different)	FY First Voucher Issued	Portable? <i>Term Limited?</i>	Streamlined Admission?	MTW Inspections?
100K Homes Initiative	N/A	50	2012	2012	Full portability.	No	No: Traditional inspection protocol.
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.
Choices, Inc.	Choices owned units	5	2014	2014	Full portability.	No.	No: Traditional inspection protocol.
ChooseWell Communities	N/A	10 in 2016; 60 proposed in 2017	2016, 2017	2016	Full portability.	No.	No: Traditional inspection protocol.
Coalition for the Homeless	N/A (Rapid Re-housing)	20	2012	2013	Full portability.	No	No: Traditional inspection protocol.
	N/A (Move Up)	100	2016	---			
Day Spring	Day Spring constructed units	4	2009	2009, 2012*	Full portability.	Yes	No: Traditional inspection protocol.
Family Scholar House	Louisville	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.
	Downtown	54	2010	2011			
	Stoddard Johnston	57	2012	2012			
	Parkland + 5 off-site	53	2012 Amended	2012			
	Riverport	64	2017	---			
Kentucky Housing Corporation	N/A	10	2016	2016	Full portability.	No	No: Traditional inspection protocol.
Seven Counties Services, Inc.	N/A	50	2015	2015	Full portability.	No	No: Traditional inspection protocol.
Wellspring	Youngland Avenue	5	2012	2012	Full portability.	Yes	No: Traditional inspection protocol.
	Bashford Manor/Newburg	8	2012	2013		No	
	Ardery House	10	2016	2016		No	

*Referral program suspended during FY2010 and FY2011.

MTW Unit Inspection Protocol (Activity #2-1999)

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 Louisville Metro inspectors.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

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 HCV Administrative Plan 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, co-head, and/or spouse with a demonstrated work history for a period of 12 months or longer. While this activity was designed to increase housing choice for working families with children who may be struggling to make ends meet, LMHA has determined that it also achieves the HUD Standard metrics of "Reducing the per Unit Subsidy Costs" for participating households and "Increases Agency Rental Revenue."

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

A.8 Broader Use of Funds Initiatives

Accessible Units Sublease Agreement with Frazier Rehab Institute (Activity #37-2014)

This activity was proposed and implemented in FY 2014, and allows LMHA to sublease fully accessible units as temporary housing for Spinal Cord Injury (SCI) out-patients of Frazier Rehab Institute. The units are transitional housing provided for up to six months per family. Frazier Rehab Institute is 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 are dedicated to this activity. The Community Center is ideally located one-half mile from the Frazier Rehab Institute. Frazier Rehab leases the apartments from LMHA and pays the cost of all utilities. Rent to Frazier Rehab is 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 sub lessee). Frazier Rehab uses a modified version of LMHA's public housing lease as its tenant sublease and has established a hardship policy to define circumstances under which households may be exempted or temporarily waived from the rent Frazier Rehab may charge to the sub lessee. Examples could include involuntary loss of income or unexpected medical expenses. Frazier Rehab also refers sub lessees to area service providers, including the Center for Accessible Living (Kentucky's first Independent Living Center), who can assist households with leaving the program.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

Public Housing Sublease Agreement YouthBuild Louisville (Activity #29-2015)

This activity was proposed and implemented in FY 2015; it allows YouthBuild Louisville (YBL) to sublease public housing units to provide temporary housing for low-income YBL participants who are experiencing homelessness. LMHA subleases up to three 2-bedroom apartments for the use of YBL participants (and their families) and facility space for the YBL program. Units are provided to YBL on an as needed basis.

For unemployed young people who left high school without a diploma, YBL is an opportunity to reclaim their educations, gain the skills they need for employment, and become leaders in their communities. YBL serves low or very-low income youth, ages 16-24, who have dropped out of high school or are basic skills deficient, and, are a foster care recipient or have aged out of care, and/or a youthful or adult offender, a youth possessing a disability and/or a child of an incarcerated parent or a migrant youth. They are trained in small cohorts of 35 youth each year with one additional year of job placement, higher education assistance, community mentoring, and social service support. Youth receive individual and group education to complete their GED and/or high school diploma and pre-college curriculum, while all gain construction skills through the Homebuilders Institute Pre Apprenticeship Certificate Training (PACT) with additional elective certification in green construction, weatherization and facilities maintenance, and pre-nursing certification through the American Red Cross and Norton Healthcare.

Participant housing is not a traditional component of the YBL program. For many students, maintaining stable housing is not a struggle; however some participants are homeless or may become homeless. The sublease agreement between YBL and LMHA ensures that these young people have a place to call home so they are able to make the most of this unique learning opportunity.

For each month a unit is occupied by an YBL program participant, YBL pays LMHA \$60. YBL certifies that students are income eligible upon entry to the YBL program through the application process and

follow-up verification through local and state subsidy programs. The participant and their household may continue to live in the unit as long as they are active in the YBL program. Upon graduation, the household may elect to receive preference for either a public housing unit.

All participants residing in the subleased public housing units must meet basic Public Housing Program eligibility criteria (no outstanding rent balance with LMHA or other public housing authority, criminal background check, age 18 or older). LMHA staff verifies that the YBL program participant is eligible for this MTW initiative.

This activity increases housing choices for families enrolled in self-sufficiency programs. It uses public housing as an incentive for young people to enroll in the YBL job training program, which increases their chances of becoming self-reliant.

LMHA does not anticipate that any non-significant changes or modifications will be made to this activity during FY 2017, nor does the agency expect that any changes or modifications will be made to the metrics, baselines, or benchmarks used to measure its effectiveness.

B. MTW Activities Not Yet Implemented

Develop Locally Defined Guidelines for Development, Maintenance and Modernization of Public Housing (Activity #28-2011)

This activity was proposed in FY 2011. The activity is to explore using MTW authority to create locally defined guidelines for the re/development, maintenance, and modernization of public housing. LMHA plans to develop reasonable and modest design guidelines, unit size guidelines, and unit amenity guidelines for new and ongoing public housing development activities. The criteria will 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 that increase the supply of accessible housing in the community.

There have been no non-significant changes or modifications to this activity since its approval. Planning for this activity will be ongoing during FY 2017 in conjunction with the Housing Authority's Choice Neighborhoods Initiative planning efforts for the Russell neighborhood and the Beecher Terrace public housing development. As part of this process, LMHA is examining innovative ways to provide one-for-one replacement of the 758 Beecher Terrace public housing units, including the potential use of locally defined guidelines for the development, maintenance, and modernization of public housing. The agency plans to submit a Transformation Plan for the Russell neighborhood and Beecher Terrace to HUD in January 2017. Any locally defined guidelines resulting from the Choice planning process would be officially proposed to HUD as a significant change to this activity through the Housing Authority's FY 2018 MTW Annual Plan, and implemented during FY 2018.

C. MTW Activities On Hold

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. During FY 2017, LMHA will continue to investigate both MTW and non-MTW methods for serving this extremely vulnerable population.

D. Closed-Out MTW Activities

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.

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 eight months. Cost savings through the elimination of staff time spent obtaining verifications and conducting reviews has been achieved.

LMHA has determined that due to a recent change in HUD regulations MTW authority is no longer necessary to achieve a portion of this activity. This portion of the activity was ended in FY 2014. LMHA will continue to seek regulatory relief for making income verifications valid for eight months.

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 was never implemented. 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.

Occupancy Criteria Changes for New Scattered Sites – Mandatory Case Management (Activity #21-2010)

Proposed and implemented in FY 2010, this activity revised the occupancy criteria for detached, single-family scattered site units to include mandatory participation in a case management program and movement toward self-sufficiency. Residents moving into one of these units could choose between General Case Management and the Family Self-Sufficiency (FSS) Program.

Due to low occupancy rates at these sites, this activity was closed out in early FY 2016. Employment / educational requirements at these units continue to promote resident self-sufficiency.

Final outcomes for this activity, as well as lessons learned, will be reported in the FY 2016 Annual Report.

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 and marked the “close out” of the Flat Rent Activity.

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.

In 2014, LMHA decided not to pursue this activity. Instead, the Agency revised its flat rent structure. LMHA anticipates that higher flat rents will achieve the goals of the proposed activity within HUD’s existing regulatory framework.

V. Sources and Uses of Funds

(V) Sources and Uses of Funds		
Annual MTW Plan		
V.1.Plan.Sources and Uses of MTW Funds		
A. MTW Plan: Sources and Uses of MTW Funds		
Estimated Sources of MTW Funding for the Fiscal Year		
PHAs shall provide the estimated sources and amounts of MTW funding by FDS line item.		
Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	6,601,000
70600	HUD PHA Operating Grants	96,475,983
70610	Capital Grants	-
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	-
71100+72000	Interest Income	59,962
71600	Gain or Loss on Sale of Capital Assets	-
71200+71300+71310+71400+71500	Other Income	312,000
70000	Total Revenue	103,448,945

Estimated Uses of MTW Funding for the Fiscal Year

PHAs shall provide the estimated uses and amounts of MTW spending by FDS line item.

Uses

FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	6,945,022
91300+91310+92000	Management Fee Expense	5,841,330
91810	Allocated Overhead	-
92500 (92100+92200+92300+92400)	Total Tenant Services	578,001
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	6,967,956
93500+93700	Labor	-
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	10,722,849
95000 (95100+95200+95300+95500)	Total Protective Services	1,092,177
96100 (96110+96120+96130+96140)	Total Insurance Premiums	676,211
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	253,462
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	-
97100+97200	Total Extraordinary Maintenance	7,737,981
97300+97350	Housing Assistance Payments + HAP Portability-In	62,092,497
97400	Depreciation Expense	4,189,205
97500+97600+97700+97800	All Other Expenses	-
90000	Total Expenses	107,096,691

Describe the Activities that Will Use Only MTW Single Fund Flexibility

Homeownership Maintenance Specialist (Activity #12-2009)

Though LMHA proposed this initiative in FY 2009, and it was approved by HUD, the Housing Authority has not yet implemented this activity. 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 of these tasks through a Home Maintenance Specialist (HMS). Annually, LMHA evaluates staff capacity to perform these duties. The Housing Authority may hire an HMS during FY 2017, should the agency determine this would be beneficial.

MultiCultural Family Assistance Program (Activity #17-2009)

LMHA proposed this activity in FY 2008, and implemented it in FY 2012. Louisville continues to experience a growing demand from Somali and other African immigrant families living within its jurisdiction for housing and supportive services. LMHA has hired a staff person who is knowledgeable about this community and who can interpret and translate for families that speak several dialects commonly used in Somalia. This staff person is able to address the unique needs of African immigrant families, with the added benefit of helping the agency with property management, operations, and lease enforcement. No significant changes or modifications are expected to be made to this activity during FY 2017.

HCV Homeownership Weatherization and Energy Efficiency Pilot (Activity #19-2010)

This activity has been closed out.

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

This activity has been closed out.

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

Yes or

Is the PHA implementing a local asset management plan (LAMP)?

or No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

Yes or

The LMHA does not currently have a LAMP in place. However, it is proposing the implementation of a LAMP during FY 2017 (see Appendix I).

Uses of MTW Single Fund Flexibility:

- Approximately \$4,088,000 in surplus funds is budgeted for transfer from the HCV Program to the Public Housing Program. This will occur to fund the anticipated operating fund subsidy shortfall of \$2,337,000 in the Public Housing Program for calendar years 2016 and 2017, and to provide LMHA the continued ability to operate its Asset Management Projects (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.
- Although LMHA has traditionally made transfers to the Public Housing Program from both the Capital Fund Program (CFP) and the HCV Program in past years, the proposed budget year's transfer is made entirely from the HCV Program. However, LMHA wishes to retain the authority and flexibility to transfer CFP funds as necessary under current MTW regulations.
- 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 sites only for the services they receive.
- LMHA has also proposed the creation of a Local Asset Management Program (LAMP) in FY 2017 (see Appendix I). The Housing Authority intends to implement the proposed LAMP upon HUD approval.

Uses of Reserve Funds:

LMHA is currently utilizing and planning to use HUD held project reserve funds in the HCV Program to assist with the following projects:

- Acquisition of new off-site public housing units in non-impacted census tracts related to the Sheppard Square HOPE VI effort (approximately \$4,600,000)
- Acquisition of new public housing units in non-impacted census tracts to offset the loss of demolished units at Iroquois Homes (approximately \$4,000,000)
- Provision of a construction bridge loan to a Sheppard Square HOPE VI partnership (approximately \$1,550,000) for the adaptive rehab of the historic Presbyterian Community Center (PCC)
- Replacement of boilers and chillers at LMHA's Vine Street Section 8 office (approximately \$2,000,000)
- Acquisition of 213 units and retirement of related debt on a tax-credit project that will soon reach the end of its tax-credit compliance period (approximately \$2,100,000 [Park Duvalle Phase II])
- As a funding source for the Choice Neighborhoods Implementation grant, should LMHA be an award recipient

Additionally, reserves are generally 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 (Housing Choice Vouchers)
- To provide gap financing in mixed-finance projects

VI. Administrative

A. Board Resolution Adopting the Annual Plan

RESOLUTION NO. 31-2016 (4/12/16)

APPROVAL OF FY 2017 MOVING TO WORK ANNUAL PLAN

Item No. 5i

WHEREAS, the Louisville Metro Housing Authority (LMHA), as the Housing Authority of Louisville, executed a Moving to Work (MTW) Agreement on August 2, 1999 and an Amended and Restated Agreement on April 15, 2008, which provides LMHA with the authority to investigate and adopt new policies and to flexibly use HUD funding; and

WHEREAS, as part of the Amended and Restated MTW Agreement, an MTW Annual Plan for Fiscal Year 2017 must be developed and submitted to HUD to formally enable the Housing Authority to fully use the policy and budget flexibility provided to public housing agencies participating in the MTW Program; and

WHEREAS, a Board Resolution approving the proposed FY 2017 MTW Annual Plan and required Certifications must be included in the submission provided to HUD; and

WHEREAS, the proposed FY 2017 MTW Annual Plan was made available for public comment from March 11, 2016 through April 11, 2016, and a public hearing was held on March 22, 2016, to discuss the proposed FY 2017 MTW Annual Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the FY 2017 MTW Annual Plan is approved, and that the Executive Director and Contracting Officer, Tim Barry, is hereby authorized to execute and submit the Plan to the U.S. Department of Housing and Urban Development; and

BE IT FURTHER RESOLVED that Board Chair Manfred Reid is hereby authorized to sign the required FY 2017 MTW Annual Plan Certifications.

cc: Tim Barry
Wavid Wray
Sarah Galloway ✓

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF FY 2017 MOVING TO WORK ANNUAL PLAN

Item No. 5i

I. STATEMENT OF FACTS

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

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

On December 20, 2007, HUD notified LMHA of its intent to amend and restate MTW agreements with participating PHAs. This new agreement was adopted by the Board on April 15, 2008, and will extend participation in the MTW Program until June 30, 2018.

MTW agencies are required to prepare and submit MTW Annual Plans in lieu of PHA Annual Plans, which are required of all other agencies. The FY 2017 MTW Annual Plan is for the fiscal year that begins July 1, 2016 and ends June 30, 2017.

The proposed FY 2017 MTW Annual Plan was made available for public comment from March 11, 2016 through April 11, 2016. A public hearing to discuss the proposed Plan was held on March 22, 2016.

The FY 2017 MTW Annual Plan requests HUD approval of the following significant initiatives:

1. An expansion of the MTW Special Referral Program with Family Scholar House, which would allocate up to 64 vouchers to participants living at the Scholar House's new Riverport campus.

RESOLUTION BACKGROUND STATEMENT

APPROVAL OF FY 2017 MOVING TO WORK ANNUAL PLAN

Item No. 5i

2. An expansion of the MTW Special Referral Program with ChooseWell Communities, Inc., which would allocate up to 60 vouchers to families that include a pregnant or post-partum mother who has successfully completed a residential or intensive outpatient treatment for addiction, by combining housing support with wraparound social services assistance.
3. The creation of a Local Asset Management Program, which will allow the agency to implement a broader fee for service approach towards asset management than is permissible for non-MTW public housing agencies.

A full copy of the FY 2017 MTW Annual Plan and the required certifications of compliance are provided as attachments to this resolution.

II. ALTERNATIVES

- A. Approve the submission of the proposed FY 2017 Moving to Work Annual Plan.
- B. Do not approve the submission of the proposed FY 2017 Moving to Work Annual Plan.

III. RECOMMENDATION

Staff recommends Alternative "A."

IV. JUSTIFICATION

LMHA, in consultation with residents and the community, has developed the proposed FY 2017 MTW Annual Plan.

Approval of an MTW Annual Plan by Board resolution is a contractual requirement under the MTW Program, and will permit LMHA to take advantage of the flexibilities afforded to MTW agencies during FY 2017.

Submitted by: Tim Barry, Executive Director
Sarah Galloway, Moving to Work Coordinator
April 12, 2016

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan
Certifications of Compliance

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

**Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2016, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Louisville Metro Housing Authority
PHA Name

KY001
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Manfred Reid
Name of Authorized Official

Chairman of the Board
Title


Signature

4/12/2016
Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

B. Public Review Process

The Louisville Metro Housing Authority's (LMHA's) FY 2017 Moving to Work (MTW) Annual Plan was made available for public comment from March 11, 2016 thru April 11, 2016. Copies of the draft Plan were made available for public review on the Housing Authority's website (www.lmha1.org), at the Authority's central offices (420 S. 8th St., Louisville, KY 40203), and by mail as requested. In addition, members of the public who had previously requested to be notified of changes to LMHA policies were emailed an electronic copy of the Annual Plan.

A public hearing was held on March 22, 2016 at 6:00 PM at Avenue Plaza (400 S. 8th St., Louisville, KY 40203). A notice advertising the hearing and the public comment period appeared in the *Courier-Journal* on March 11, 2016. Approximately 28 people attended the hearing, including LMHA staff, Housing Authority residents, and local housing advocates.

Documentation of the public process is included in the following order:

- Newspaper notice advertising the Annual Plan public hearing and public comment period
- Resident flyer advertising the Annual Plan public hearing and public comment period
- Annual Plan public hearing sign-in sheet
- Annual Plan public hearing transcript
- Comments received from the public regarding the Annual Plan
- LMHA's responses to comments received from the public

<p>NOTICE OF BOND SALE</p> <p>The McCreary County School District Finance Corporation, will until 1:00 P.M., E.D.S.T., on March 25, 2016, receive in the office of the Kentucky School Facilities Construction Commission, Suite 102, 229 W. Main Street, Frankfort, Kentucky 0601, competitive bids for its \$8,405,000 School Building refunding Revenue Bonds, Series of 2016, dated March 1, 2016, maturing May 1, 2017 through 2028. Specific information and required Official Bid form available in PDF at www.rs.muni.com from Ross, Sinclair & Associates, LLC. BO.</p>	<p>REQUEST FOR BIDS</p> <p>LOUISVILLE AND JEFFERSON COUNTY RIVERPORT AUTHORITY LOUISVILLE, KENTUCKY REQUEST FOR BIDS</p> <p>FOR</p> <p>LEASE OF THE PORT FACILITY AT THE JEFFERSON RIVERPORT INTERNATIONAL</p> <p>THE KEY TERMS OF THE LEASE ARE AS FOLLOWS:</p> <ul style="list-style-type: none"> • LEASE OF PORT AND RELATED FACILITIES COMPRISING APPROXIMATELY 300 ACRES • RENT AMOUNT \$25 PER TON LOADED THROUGH THE PORT • MINIMUM RENT \$130,000 IN FIRST YEAR, AND \$200,000 THEREAFTER • LEASE TERM OF APPROXIMATELY 2 YEARS WITH 3 ADDITIONAL 5-YEAR OPTIONS <p>A COPY OF THE FULL PROPOSED LEASE IS AVAILABLE FOR INSPECTION AT THE RIVERPORT FACILITY. THE RIVERPORT AUTHORITY WILL CONSIDER ALTERING TERMS AS PROPOSED BY BIDDER.</p> <p>Applicant's Proposal/Bid is due at the offices of the Louisville and Jefferson County Riverport Authority, 5900 Riverport Drive, P.O. Box 58010, Louisville, Kentucky 40258 on March 21, 2016, by not later than 4:00 p.m., E.S.T. Bids received thereafter will NOT be considered.</p> <p>**NOTICES**</p>	<p>LEGAL</p> <p>PUBLIC NOTICES</p> <p>Louisville Metro Housing Authority (LMHA) - Public Hearing and Comment Period</p> <p>There will be a public hearing to discuss LMHA's draft FY2017 Moving to Work (MTW) Annual Plan, Capital Fund Program 5-Year Action Plan, and amendments to its MTW Agreement and public housing flat rents on March 22, 2016 at 6:00 PM at Avenue Plaza (400 S. 8th St.) in the Community Room on the 2nd floor. The draft documents will be available for review and public comment from March 11, 2016 thru April 11, 2016 on LMHA's website (www.lmha1.org) and at LMHA's Central Office (420 S. 8th St.), or by mail as requested. Accommodations for disabled or non-English speaking persons will be made available upon advance request. For additional information, call (502)569-3420. TDD: (502)587-0831.</p> <p>NOTICE OF BOND SALE</p> <p>The Grant County School District Finance Corporation, will until 1:00 P.M., E.D.S.T., on March 22, 2016, receive in the office of the Executive Director of the Kentucky School Facilities Construction Commission, Suite 102, 229 W. Main Street, Frankfort, Kentucky 0601, competitive bids for its \$3,160,000 School Building Revenue Bonds, Series of 2016, dated April 1, 2016, maturing as to principal April 1, 2017 through April 1, 2036. Spe-</p>	<p>Public Hearing Louisville Metro Board of Zoning Adjustment Monday, March 21, 2016 at 8:30 am, Old Jail Building, 514 W. Liberty St., Appeal for Case # 16APPEAL1000 at 4011 Southern Parkway Cases may be inspected in the office of Metro Planning and Design, 444 South 5th Street Suite 300 Louisville, Ky. For special accommodations or additional information contact Planning at 574-6230 or www.louisvilleky.gov/planningdesign. TDD: 1-800-546-6056.</p> <p>PRIVATE/DOMESTIC CARE</p> <p>IN HOME CAREGIVER NEEDED Seeking mature, dependable caregiver for an adult female, Eastern Jefferson Co. Mon-Fri. & every other weekend. Morning & evening shifts available. For more information or to schedule an interview, call 502-882-1767</p>	<p>GENERAL</p> <p>INDEPENDENT CONTRACTOR WANTED</p> <p>To deliver the Courier-Journal in Metro Louisville and Southern Indiana Call all and leave message 502-982-4070</p> <p>INDEPENDENT CONTRACTOR WANTED</p> <p>To deliver the Courier-Journal in Southern Indiana Call all and leave message 502-562-2565</p> <p>www.courierjournal.com metrojournal.com</p>
<p>RUPTCY COURT OF KENTUCKY 1 DIVISION</p> <p>CHAPTER 9 CASE NO. 13-10939</p> <p>CHAPTER 9 CASE NO. 13-10940</p> <p>DATE AND UNDER PLAN</p> <p>January 26, 2016, the Bankruptcy Conclusions of Law and Order and Confirming Plan of Adjustment (the "Plan"), in connection with the Adjustment of Debts Dated and Modified on January 25, 2016</p>				<p>WE ARE HIRING SALES PEOPLE!</p> <p>DO YOU HAVE A PROFESSIONAL AND DYNAMIC PERSONALITY?</p> <p>WERE YOU BORN TO SELL?</p> <p>DO YOU LOVE A CHALLENGE AND COMPETITION?</p> <p>DO YOU LIKE TO EARN WHAT YOU ARE WORTH? WANT MORE THAN MINIMUM WAGE?</p> <p>NEED MONEY NOW? ARE YOU READY AND</p>

LOUISVILLE METRO HOUSING AUTHORITY

Public Hearing

- Why?** To discuss the Housing Authority's:
1. FY 2017 Moving to Work (MTW) Annual Plan & Proposed MTW Agreement Amendment
 2. Capital Fund Program 5-Year Action Plan
 3. Public Housing Flat Rents

When? Tuesday, March 22, 2016
6:00 P.M.

Where? Avenue Plaza
400 S. 8th St., Louisville, KY 40203
2nd Floor Community Room

Drafts of these documents will be available for review from March 11, 2016 thru April 11, 2016 on the agency's website (www.lmha1.org) and at the Housing Authority's Central Offices (420 S. 8th St). Or you can call (502) 569-3420 to request that a copy be mailed to you.

Accommodations for disabled or non-English speaking persons will be made available upon advance request. For additional information, please call (502) 569-3420. TDD: (502) 587-0831.



Louisville Metro Housing Authority
Public Hearing
March 22, 2016

Would you like to receive emails regarding Housing Authority updates, policy changes, and public meetings?

Name (Magac)	Organization / Development	Address / Phone Number	Email Address	Yes / No
Example: Jane Doe	Avenue Plaza	400 S. 8th St., Unit 1, 40203 (502) 555-1234	jdoe@gmail.com	Yes
1 Juan Hunk	LMHA			
2 Stephanie Barnett	Choosewell Communities	323 W. Broadway #504 #2020	stephanie@choosewell.org	Yes
3 Lisa Osanka	LMHA			Y
4 Mary L. Taylor	Beecher Garrison	305. South 10th Blvd		Yes
5 Gloria D. Blanton	LMHA	1707 So 2569-9293		NO
6 Patricia Wilson	MTA	582	Patricia Wilson	NO
7 Cathy Hinko	MTA	P.O. Box 4533 40204	cathy@metrohousing.org	Yes
8 Uresia Sistrunk	LMHA			
9 Annie Guley	Beecher	South 10th St. 431 10th St #34	589 1298	yes
10 Sherrica Martin	Beecher	110 Cedar St #22 (502) 416-7816	Sherricamartin2@gmail.com	yes
11 Ucu Nolar	Beecher	416 Wilberford		
12 Ms. Marviline Baker	Beecher West	434 Wilberford St #24		NO
13 Tijuana Johnson	Avenue Plaza	4005 8th St.		NO
14				
15				

**Louisville Metro Housing Authority
Public Hearing
March 22, 2016**

Would you like to receive emails regarding Housing Authority updates, policy changes, and public meetings?

Name (Magac)	Organization / Development	Address / Phone Number	Email Address	Yes / No
Example: Jane Doe	Avenue Plaza	400 S. 8th St., Unit 1, 40203 (502) 555-1234	jdoe@gmail.com	Yes
1 <i>Delores Kinzer</i>	<i>707</i>			<i>No</i>
2 Timothy Maddox Sr	LMHA	938 W Jefferson St 502-440-3764 P.O. Box 1621 SHELVILLE, KY 40060		
3 Ray Brewer	LMHA	(502) 569-6314		
4 <i>Baura Lee Tl</i>		502-589 5103		
5 Donita Mitchell	Avenue Plaza	400 SOUTH 8th ST #409 KNOX IN 40203	Donita.bowman@lma.net	Yes
6 Portia J. Middleton	Avenue Plaza	400 S. 8th 40203		Yes
7 Mohamel Ambure	LMHA	LMHA	Ambure@lma2.org	
8 <i>Christopher Jones</i>	<i>1708 Aven Plaza</i>			
9				
10				
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Louisville Metro Housing Authority
 Public Hearing
 March 22, 2016

Would you like to receive emails regarding Housing Authority updates, policy changes, and public meetings?

Name (Magac)	Organization / Development	Address / Phone Number	Email Address	Yes / No
Example: Jane Doe	Avenue Plaza	400 S. 8th St., Unit 1, 40203 (502) 555-1234	jdoe@gmail.com	Yes
1 Nilia Dockery	1112 Cedar Ct	502-656-9054		
2 V. Jewell	Avenue Plaza	502-277-2001		
3 T. Vanlier	Beech Terrace	480 Roy W. King Blvd 502-389-3648	Bldg 57 ← copy of capital plan	
4 Nadifa Hassan		433 S 13 ST BUILD R		
5 Indho Neg Muhammad		437 West court #45		
6 HAREDD NOOR		1007 W. Muhammad ^{ASO} FLI		
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Louisville Metro Housing Authority
 Public Hearing
 March 22, 2016

Would you like to receive emails regarding Housing Authority updates, policy changes, and public meetings?

Name (Magac)	Organization / Development	Address / Phone Number	Email Address	Yes / No
Example: Jane Doe	Avenue Plaza	400 S. 8th St., Unit 1, 40203 (502) 555-1234	jdoe@gmail.com	Yes
1 Marshall Galloway	Boeckler <i>Boeckler</i> <i>res</i> LMHA <i>res</i>	<i>425 CLARE ST</i> <i>LOUISVILLE KY 40203-1973</i>	<i>Seabee30305a@att.net</i>	✓
2 Sarah Galloway	<i>LMHA</i>	<i>420 S. 8th St.</i>	<i>galloway@lmha1.org</i>	✓
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FY 2017 MTW Annual Plan Public Hearing
Avenue Plaza Community Room
March 22, 2016
6:00 p.m.

Tim Barry, Executive Director, Louisville Metro Housing Authority, welcomed everyone to the meeting. This meeting is to discuss/comment on our Moving to Work FY 2017 Annual Plan.

Barry said he would be going over the talking points which would then be followed by comments or opinions that you might have. There are others who will talk about the Capital Plan (Ray Brewer), Juan Hunter and Uclesia Sistrunk will talk about flat rents and then we will be open for questions and comments.

LMHA is proposing two new MTW activities this year:

1. An expansion of our partnership with Family Scholar House. Family Scholar House is a non-profit organization that helps solo parents go to college fulltime by helping them get financial aid to pay for classes and books and by providing services that help the families overcome barriers that might prevent them from finishing college. LMHA will provide up to 64 vouchers for Scholar House families who will live at their new Riverport campus. Once the family graduates from the Scholar House program, their voucher will become fully portable.
2. An expansion of our partnership with Choose Well Communities "Project Thrive". LMHA will allocate up to 60 vouchers to Project Thrive, a program that assists families that include a pregnant or post-partum mother who has successfully completed a residential or intensive outpatient treatment for addiction, by combining housing support with wraparound social services assistance.

LMHA has not yet received HUD approval of its Annual Plan from last year. For this reason, we have decided to repeat the following proposals we made in last year's Plan in this year's Plan:

1. A new Special Referral Program in partnership with the Coalition for the Homeless. The program will provide up to 100 Housing Choice Vouchers for the Coalition's "Move Up" initiative, allowing chronically homeless families that no longer need intensive case management services to transition from temporary homeless services vouchers to permanent housing. "Move Up" families will continue to receive less intensive supportive services, including on-call case management.
2. In the Section 8 Homeownership Program, the designation of additional census tracts as exception payment standard areas. Larger voucher subsidies in these higher cost census tracts will encourage families to purchase homes in areas of opportunity.

Choice Implementation Grant – Should HUD make funding available during FY 2017, LMHA plans to apply for a Choice Neighborhoods Implementation Grant for Beecher Terrace and the Russell Neighborhood.

Units to be added to public housing stock – LMHA plans to add 96 public housing units during FY 2017: 32 units on-site at Sheppard Square at the historic Presbyterian Community Center; 46 off-site Sheppard Square HOPE VI replacement units; 18 units at the Friary. LMHA originally acquired the Friary as part of

the Liberty Green HOPE VI project and turned it into public housing, but the site was emptied several years ago because it needed extensive renovation. LMHA now plans to sell the property to a private developer who will complete the needed renovations. Then, the Housing Authority will re-acquire 18 units at the site for public housing.

Units to be removed from public housing stock – Due to recurring issues with water damage, LMHA plans to remove 10 public housing units at Bayberry Place from its housing stock during FY 2017.

Other changes to housing stock – Over the next few years, LMHA plans to acquire full ownership of all rental units built through the Park DuValle HOPE VI project. In 2013, the Housing Authority acquired the 100 units built through Phase I of the project. During FY 2017, LMHA plans to acquire the 213 units built during Park DuValle Phase II and the 108 units built during Phase III.

Uses of Moving to Work Single Fund Flexibility – Approximately \$4,088,000 in surplus funds is budgeted for transfer from the Housing Choice Voucher Program to the Public Housing Program. This will occur to fund the anticipated operating fund subsidy shortfall of \$2,337,000 in the Public Housing Program for calendar years 2016 and 2017, and to provide LMHA the continued ability to operate its public housing sites at a high level and maintain a balanced operating budget. The HUD approved project expense levels at some sites do not adequately provide for management services at the level deemed necessary by LMHA.

Uses of Reserve Funds – LMHA is currently planning to use HUD-held project reserve funds in the Housing Choice Voucher Program to assist with the following projects:

- Approximately \$4.6 million to acquire new off-site public housing units in non-impacted census tracts as part of the Sheppard Square HOPE VI effort
- Approximately \$4 million to acquire new public housing units in non-impacted census tracts to offset the loss of demolished units at Iroquois Homes
- Approximately \$1.6 million to provide a construction bridge loan to a Sheppard Square HOPE VI partnership for the adaptive rehab of the historic Presbyterian Community Center
- Approximately \$2 million to replace boilers and chillers at LMHA's Vine Street Section 8 office
- Approximately \$2.1 million to acquire full ownership and retire related debt on 213 units constructed through Park DuValle Phase II.

Local Asset Management Plan – LMHA is proposing the creation of a Local Asset Management Program, known as LAMP, during FY 2017. Under the proposed LAMP, the Housing Authority will continue to use cost accounting and financial reporting methods that comply with federal regulations and generally accepted accounting principles. The Housing Authority will also continue to create project based budgets and financial statements for all asset management projects; to monitor the performance of all projects both operationally and financially; and to submit financial information to HUD through its reporting systems. LMHA will continue to charge direct costs, when identifiable, against either the Public Housing or Housing Choice Voucher Program, as appropriate. Remaining indirect costs would be calculated on a per unit/per voucher basis and billed to the Public Housing and Housing Choice Voucher programs as an indirect service fee, regardless of the occupancy status of the unit. This differs from the HUD asset management model that tends to base fees on occupied units. LMHA wishes to deviate from the model on this point because we believe that charging an indirect service fee to a project for an unoccupied unit will serve as an incentive to the site staff to get the unit leased, as the project is paying

a fee on a unit that is not receiving any rental revenue, and because LMHA's net indirect costs will be covered whether a unit is leased or not.

MTW Amendment Agreement – During the upcoming fiscal year, LMHA plans to execute a second amendment to its MTW Agreement with HUD, which would provide the following benefits to the Housing Authority:

- Additional protections against termination from the MTW Program
- The ability to provide comment on any evaluation HUD may decide to conduct of the MTW Program
- HUD will consider extending successful MTW activities beyond the term of the MTW Demonstration where legally permissible
- The ability to create a Local Asset Management Plan
- Clarification of the relationship between federal statute and the MTW Agreement, should the two conflict
- Finally, LMHA agrees that if HUD creates an MTW compliance guide, our auditors will use the guide when auditing the agency

Ray Brewer, Planner/Coordinator-Finance Department, talked about the Capital Budget saying we usually start the process around October which involves multiple meetings with the department heads of Property Management and Capital Improvements; maintenance supervisors will submit work items. We review them and prioritize the items and then through a cooperative and detailed process we come up with LMHA's proprietary model. We are here to talk about the current fiscal year 2016 and going forward to 2020 for what we call the capital fund five-year action plan. Once we get this approved by senior management it then goes before the Board of Commissioners for Board approval. On February 11, HUD announced the award of \$8.3 million to LMHA; we had actually budgeted or estimated \$7.8 million so we came out about \$500,000 ahead. To actually receive the funds then we have to complete a couple of forms and, if you've gone out to LMHA's website there are two forms, a 50075.1 is actually all the numbers involved in the work items for FY 2016 and the form 50075.2 that goes out 2017 to 2020 future four years, together we call this the capital fund five-year action plan. By the way, when you go out to the website and they are difficult to read, the paper forms would be available for printout here at Central Office or Vine Street Section 8 Office. But, of course, the Housing Authority, by HUD requirements, require a public hearing and that's why I am up here talking. The five-year action plan is incorporated along with the MTW annual plan. We are also required to keep on file the Board resolution, which is forthcoming, to approve the capital five-year action plan.

Ucresia Sistrunk, Assistant Regional Director at LMHA, talked about flat rents. Back in 2014 HUD mandated that Housing Authorities set their flat rents to no less than 80% of their fair market rent, which we have done. In addition, whenever HUD increases their fair market rent the Housing Authority must also increase the flat rent. So, effective June 1 of this year, we will be increasing our flat rents. The efficiency will be increased to \$441; the one-bedroom units will be increased to \$515; the two-bedrooms will be increased to \$654; three-bedrooms to \$898; four-bedrooms to \$1,020, effective June 30. She said she would also like to emphasize that the flat rents affect a small minority of our residents. The reason why those small minorities pay the flat rent is because they have documented income that supports paying the flat rents. Most of our families pay the income-based rent where you take off 30% of their income. It is mandated by HUD so we have to be in compliance but the majority of our residents pay the income-based rent which is based off 30% of their income.

Question – couldn't understand. Answer - this is based off 30% of the household adjusted gross income so it will not affect the majority of the residents, their rent will be calculated as it has always been calculated; it's just a small percentage and, again, we have documented income to support them paying the increased amount.

Valerie Jewel posed the question that she thought the Housing Authority had received a grant Sistrunk said we believe the grant she is referring to is the Choice Planning Grant, and we did receive a planning grant but that's for Choice for the Russell neighborhood/Beecher Terrace and has nothing to do with the flat rents. Ms. Jewel said my question is, I am looking at the chart and asking if I actually have to pay that amount. Sistrunk said if your income does not support you paying the flat rent, then no. If you are income-based then your rent will be calculated just it has always been calculated based on 30% of your income so that would not affect you.

Barry said for clarification, and the only reason I know this is that I had to look it up today, of all the public housing households we have, which is about 3400, there's only 274 that are on flat rent and it probably doesn't apply, as I am assuming, to anybody here. So, it's a small percentage that is on the flat rent program so these increases affect them and only them. If you are income-based, it doesn't affect you at all.

Cathy Hinko, Executive Director-Metropolitan Housing Coalition, said I think it is because their income is so high that 30% of their income is that amount or even more so, if 30% of your income isn't that amount you pay, these are the people with really high income so that 30% of your income actually is at that mark or even higher, does that make sense to you? Response was yes. Barry said very good point, Cathy, thank you very much.

Woman talking said you mentioned before in a conversation something about HUD taking over some properties up here at the Friary and would you talk about that, asking how long do you estimate getting the money to upgrade those apartments – 18 units – do you estimate a year's time. Barry said next year. Woman said she had been having a transfer from Beecher Terrace for four years and she just wanted to know, asking if it will be for people with disabilities and handicapped accessible. Barry said some units will be, saying about a year or a little more as the developer has not started work yet and is still trying to put together all the financing. Woman said it is a very nice piece of property. Barry said for the record the lady asked about the Friary.

Woman asked about the future of Beecher Terrace. Barry said for now we are not doing anything. We got a planning grant from HUD and it is only planning money which is not nearly enough to undertake any kind of redevelopment at Beecher Terrace to do a plan for Beecher and all of Russell. Barry said we are now going to be applying for an implementation grant and that could be as much as \$25-\$30 million. If we are fortunate to get one of those, then we would be looking at redoing not only the Beecher site but also making substantial improvements in all of Russell. The Choice program is much bigger than the programs we have used in the past to redevelop old public housing sites, which was a program called HOPE VI. This takes in account the fact that Beecher needs to be redeveloped but also devotes a lot of attention and resources to all of Russell which is very, very important because the neighborhood needs some help too and we won't apply until later this year.

Woman asked about the Russell neighborhood, are some of those old houses like HUD/Section 8, those nice big old houses? Barry said in Russell, on Cedar Street maybe? She said yes sir. Barry said they may

have some Section 8 in there, that's not ones that we have done. He said he thinks New Directions did some of those, the Urban League has done a few and they plan to do more. He said to the best of his knowledge those are single-family, owner-occupied homes. Woman asked if we had any scattered sites houses in the Russell area. Barry said we do and if we get Choice then we will be doing much more of that. Hinko said on Cedar Street they are doing single-family for homeownership and so the prices are very reasonable because there is government money in there, so if some of you are not in the Section 8 for homeownership program, trying to get all that finances so that you can be able to purchase a home, this would be a great time to sign up and participate.

Mohamed Ambure, translator, asked Barry to repeat that. Barry said the woman in the back was asking about what might happen to Beecher Terrace and he was explaining that there were no plans to redo Beecher Terrace at the moment although we are in the process of putting together a plan that we need to submit to the federal government for funding and there is no guarantee we are going to get it to redo Beecher and also make a major investment in all of Russell.

Woman asked about how long it will take for a plan to come about. Barry said for Beecher Terrace? She said yes because she knew following the third week she's been to so she thought they might have already had a plan already. Barry said we have been working with the neighborhood and had a lot of participation, close to 600 people who have been involved. He said we think the application for the funding will be due around July 25. HUD will issue what is called a Notice for Funding Availability, which means that we are issuing this notice and the clock is starting and you can go ahead and apply for the grant but you have to get it in by July 25, and then in terms of when they will decide who gets them, he said he thinks it will be certainly no later than the end of the year but thinks sooner because obviously the President's leaving office so, he said, he thinks they will be inclined to want to award those grants.

Woman asked about how come LMHA has scattered sites out at Dixie Highway. Barry said we have some. Woman said when she was trying to get out Dixie, Mr. Calloway told her that they didn't have no scattered sites out Dixie. Barry said we do have some units that we've had for a long time on East Pages, saying he doesn't know if we have any other additional scattered sites in that general area but we are always looking for opportunities to buy and create scattered sites in areas that aren't concentrated where you have large complexes and Dixie Highway is always a _____. Woman said her kids are in that area and she was trying to get close to them where if something happened to her they would be there. Barry said we are pretty picky about what we buy, it has to be in good condition, it has to be on a bus line, near services like a grocery store.

Woman said if some people you are going to move to different areas, what about the people that maybe weren't abiding by the lease and are troublemakers, are you going to move those also? Barry said are you referring to Beecher Terrace? She said yes. Barry said I will tell you that we do provide housing for everyone; if we move people, regardless of what the situation may be, we have to offer them replacement housing saying there will be re-occupancy criteria and at that point we can address some of the issues that may have arisen with a certain tenant. Barry said he didn't think we had a huge problem with that but obviously you live there and know better than I. She said yes I was making sure in case I would get relocated I didn't get relocated next to the same people and my thing is if you were already a nuisance they shouldn't shuffle you on to the new area and I didn't know what they were going to do. Barry said initially when we do relocation we have to offer, and we should, everybody an opportunity to relocate somewhere else in another unit and in terms of people coming back there will be a re-occupancy criteria and quite honestly a lot of people that have lived at Beecher Terrace, who live in Beecher Terrace now or Clarksdale years ago or Sheppard Square, at least for the moment, do not opt

to come back and have asked us can we be tagged on the waiting list to come back to Sheppard Square or Liberty Green, but we have a lot of people who prefer to have scattered site or Section 8 and they do not come back. Gentleman said a life-time preference? Barry said yes, people who lived at Sheppard Square will have a life-time preference to the new Sheppard Square and same holds true for Clarksdale/Liberty Green and same will hold true for Beecher Terrace.

Gentleman asked if there was a waiting list for scattered sites. Barry said there is a waiting list for scattered site units saying it might be helpful to talk to your manager and talk to Juan and Uclesia after the meeting to see where you are on the list and what the possibilities are.

Woman said so there is no longer a freeze on scattered site or Section 8. Barry said no. She said so you are just moving the ones that's been on the main Housing Authority wait list first before you move the others that has applied for for the past few years? Hunter said there is not a freeze on them. Hinko said so part of the question is who decides who gets to move people from the waiting list. Woman said no, no, what I am asking is that I have been told that I can't transfer back to my scattered sites for a one-bedroom due to the fact that there's a freeze on moving people to scattered site and Section 8, they must fulfill these apartments that are empty at Beecher Terrace and the people that have been on the waiting list to move in housing first before they move anyone from that location to the Section 8 or a scattered site, so is there still a freeze on moving people from like people that have applied for housing authority, you all have to move them in now and there's a freeze off Section 8 and scattered sites so people be moved now? Juan Hunter said there is an extensive waiting list, so, of course, Ms. Osanka can speak to the waiting list maybe as many as 16,000-17,000 or so on Section 8. Hunter said he didn't know the number for scattered site but, of course, you can be moved in scattered site a lot sooner than you would in applying for Section 8. Hunter said over a period of years we have done some things where, not in terms of people coming into housing, but we have had some not necessarily a freeze on units, we may have held them for a month or so in trying to lease up certain units but no real freeze for a length of time but, to answer your question, there is no freeze on any units going into Section 8 or scattered sites.

Hinko said I have a question – if you are already in public housing and you have requested a transfer, is your request higher up to be honored over someone who is on the waiting list? Hinko said, so if you are in a one-bedroom here and you've requested to go to this one-bedroom here, do you get first dibs on it over the people on the waiting list? Hunter said the first person to get the dibs is the, and we are talking about scattered sites of course, person that's on the waiting list, they will get first dibs on that apartment because they are on the waiting list. Barry said for scattered sites? Hunter said scattered sites, not Section 8. Hinko said no, I am saying if you are already in public housing and you're at Beecher Terrace in a one-bedroom and you want to move to a one-bedroom at Sheppard Square, for instance, will you get the higher priority over someone who's just on the waiting list and wants a one-bedroom? Hunter said now if you were a former resident of Sheppard Square, you would have priority over. Hinko said you would have the highest? Hunter said correct, next to that would be an individual at Beecher Terrace because they are public housing resident and they would be second. Hinko said and then third is what's waiting? Hunter said correct. Woman said she just answered the question that I was getting ready to ask you the question about the situation she is in. Hunter said but you said scattered. Woman said yes, I said scattered. Hunter said but Cathy was referring to (comment interrupted). Hinko said she includes scattered site in public housing, to me there is no difference in all your public housing. The woman said a transfer to be removed from a first place is what she said she is saying, she said the same thing, you've been on the transfer list for two years and you can't go to scattered sites, you can't go to Section 8, you can't go nowhere, you have to wait until the people that has applied for housing authority to get into an apartment, oh yeah, yeah, yeah you can say oh yeah, yeah, yeah. Barry said if you are

already in public housing? Woman said any public housing. Barry said and you applied for scattered sites? Woman said she applied for scattered sites, Section 8, transfer to the curb. Barry said he doesn't know where you are at on the scattered site list but you get a priority over people who are coming in from the outside. Hunter said correct. Woman said she was talking about those folks that have been on the waiting list before they moved out of their section. Hunter said no, that's not accurate. Woman said that's not true, I'm so glad you told me that.

Woman asked how do you get Section 8, saying I got up here, and how can I apply for Section 8? Lisa Osanka, Director of Leased Housing, said to apply for Section 8 you can get a pre-application on our website, you can also go downstairs to the lobby and there are applications there, you can pick up an application at 801 Vine Street; now that being said, there are over 17,000 people on that waiting list and that waiting list is about 10 years so the sooner you get on it the better. Woman said so what if you were on Section 8 years ago, like 8 years ago, do you get preference if you were on Section 8 and for disabled do they still get _____. Osanka said so you were on Section 8, you're no longer in Section 8, so if you are no longer on Section 8 then you have to apply for it again. Woman said she was told if you apply for Section 8 and you are living in housing projects, you can't get Section 8. Osanka said no, you can apply for Section 8.

Woman asked then what is scattered sites, you keep saying scattered sites. Hunter said scattered sites are units that are actually public housing units that are throughout the city in various locations in different communities that we have purchased through HOPE VI grants. Barry said they may be individual units, individual houses that we own. Woman said you said scattered sites like houses? Hunter said we do have houses as well but there's some criteria that you have to meet to get the houses. Woman said but you obviously live in them for five years. Hunter said we changed that. Woman said but where do you apply for that? Hunter said see your manager.

Woman said she wanted to know about getting a transfer, saying she lives here and put in for a transfer twice and twice it has been denied and she doesn't understand why it keeps being denied and that she has been here a year. Hunter said I will see you after the meeting, noting that all the transfers come through me.

Woman said she said the Section 8 list was so long, if they relocate from Beecher Terrace what are your options, is it just for scattered sites then or what do you have available after that. Barry said you go to the top of the waiting list for Section 8. Barry said the young lady asked about the availability of Section 8 for those who live at Beecher who may be relocated like we've done in Clarksdale and Sheppard Square and you go to the top of our waiting list for not only Section 8 but also public housing which includes scattered sites. So, she said, if I apply for Section 8 I go to the top and asked if there is anywhere that we can get like a list of all the things we can apply for or do we just talk to the management about that or what? Hunter said you talk to the manager, they are well aware. She said talking to the management, it don't work, it doesn't. Barry said see us after the meeting and we will get you every application.

Woman asked about St. Catherine Court and why you have to be 55 to move in there. She said she feels that's just not fair, why do you have to be 55 to move to St. Catherine Court and trying to ask for a transfer? Barry said it's an elderly designation, that's what St. Catherine has been for as long he can remember, it's an elderly-only facility. Woman said well somebody told her here that this place right here, Avenue Plaza, was senior citizen elderly. Barry said no, it's a mixed site so you have elderly and you have disabled.

I'm Cathy Hinko with Metropolitan Housing Coalition and I'm commenting on the proposed Plan and I do want to say several things that I really admire about the Plan and the work of this staff and I'm going to start with that and I don't have anything really bad to say but I have some questions. One is, the continuing and successful commitment by the staff to lower their cost so that as little money as is possible gets transferred from Section 8 to overall operating costs. A few years ago it looked like a lot of money was going to happen and it looked like the rules allowed to be even transfer more from Section 8 to operations but you never did use as much as you had said and over the year it has been whittled down and even the part that allowed you to transfer more without a public hearing has been eliminated, so I really want to commend all the staff on that because I'm sure all of you are working harder in this cost reduction, so thank you. I also want to make sure everybody knows that the business plan, the Housing Authority is working with Credit Builders Alliance and for any of you who are in public housing, so for public housing residents there will be a new program and it has to be worked out, it may not be for several months but they have committed to when you pay your rent on time it has never done anything for your credit rating, right? Well, the Housing Authority has entered into a new program that, and they are like the fifth in the nation, really ahead of everybody, where you're paying rent on time will build your credit score so all of you, it will happen and will come into being if you are in public housing. If you miss a payment, you do not get, you do not get anything negative entered. If you miss a payment there's just a blank space. You won't get taken out immediately and I think it's going to be you opt in, it won't be forced on you, you will have the choice of whether to opt in. Let that be translated, you will have the option to participate and if you miss a payment instead of getting a check there will be nothing, you won't have like a minus.

A question was asked and Hinko said the question was will I have to pay my rent on time all the time if when this program exists and I choose to opt in will I get any credit for my past good performance. Hinko said the answer is yes, they will go back three years so you could go pretty quickly to having a good credit score. A woman responded I've been in 19 years and I have never been late. Hinko said it can't go past three years.

A man said with that credit report I knew that if you didn't pay it would be wiped out but was there something also that space would not show negative but did it also say that too many times in a row you may be called on it to see if you wanted even to continue to stay in it or get out or something to that nature. Hinko said I am sure there will be an opt out even if you opt in if you want to opt out, I'm sure, as long as it's an opt program you will be able to opt in and probably will be able to opt out. At some point maybe it won't be optional, maybe it will be what everybody has but at this point it's totally, when it comes into being, optional.

Hinko said, and, that leads me to commending, once again, the changes that will be made to the Section 8 homeownership program. Remember the plan they put in for 2015 hasn't been approved or disapproved or commented on so they are resubmitting and they made good changes to the Section 8, using Section 8 to help pay a mortgage. So, if you are in public housing, is there a way to get into the Section 8 homeownership program? A woman responded yes, and without waiting 10 years. Osanka said yes, if you are in public housing now and you would like to participate in the Section 8 to homeownership program, you call 569-3776, that's Michele who is our Homeownership Specialist, and the first step is going to be up to you and that is going to be to take and complete homeownership counseling training; right now the Urban League offers that training. Someone asked, for free? Osanka said probably a sliding scale, a sliding scale based on your income but close to free. So, Osanka said, that's the first step, you have to take and complete homeownership counseling training and honestly

that might take you three months, it might take you three years, because if you haven't had the benefit of this positive credit reporting your credit could be really struggling but that is a way to avoid the Section 8 waiting list for ten years is by going directly into homeownership.

Man asked so from what the program would say, does that also coincide with the Louisville Affordable Housing Trust Fund program? Hinko said no, not at this time, there is another program, not part of the Housing Authority and it does not coordinate with that yet because that other program does not have funding, but this is a vision that the Louisville Metro Housing Authority has where through family self-sufficiency, through Section 8 for homeownership, through this new and really fifth in the nation to do this program where you can build your credit for you to be able to become a homeowner and become a homeowner even if you need assistance in paying your mortgage. So, I hope lots of you take advantage of that and I just wanted to make sure it went on the record. Barry said I'm glad you brought that up because I completely forgot and it's so important, so thank you. What she just talked about, this Credit Builders Alliance is an opportunity just through your on-time rental payments to build a credit history that the Credit Bureau will accept and that is so important and that gets you started towards getting loans, cars, houses, credit cards, all the stuff that you may need.

Hinko said my one suggestion and, it's just because you are in negotiation, is that anyone who opts in gets credit counseling because once you have a good credit score, you will never have been as popular and they will all be shocked wanting your money so I would suggest a really good program that teaches you how to protect your credit score.

Woman asked the question, you all got Beecher Terrace and Parkhill housing, is Parkhill's bedroom sizes just one-bedroom or are there other sizes? Response was other sizes.

Hinko said we already talked about that five years and then you are out of that nice housing and that's gone away and, again, it was done away with last year but it is being put in the Plan again and I agree with that. The one thing I do suggest, and staff knows, I would suggest an earned income deduction for at least an experiment or pilot program for those who participate in family self-sufficiency, leading to someday everyone who has earned income getting part of it deducted because none of us take home our full salary, there are always deductions, right, so you don't want rent figured on this theoretical salary but more on what your salary is after normal gross, FICA deductions and so a suggestion may be started out with just family self-sufficiency and see if that works. One more suggestion I have is waiting list applications are confusing and the Housing Authority is taking back control of some of the public housing they let others control for them. I suggest one application for all programs, including Section 8, but maybe you check off I want Section 8, I want public housing, I want scattered sites, I want this, I want that, but something that doesn't send you around to lots of places filling out lots of applications for really one housing authority controlled housing assistance. I assume there is a list of all the places you would have to apply to be on every waiting list for all the public and Section 8 that is not a special referral, like Family Scholar House, you apply here and you apply there, I suggest one list and I hope you work on that.

Hinko said I talked about the HUD form does not require a grade stamp by bedroom size. I think is helpful to the community to know the waiting list by bedroom size, not your fault, the HUD form doesn't require it but I think it is helpful for a lot of us. MHC supports all the special referral programs and we still feel that the total number of special referrals is manageable and does not really compete with people on the waiting list. I particularly want to commend for _____, for people coming off addiction, and I hope with the Riverport Scholar House that the Housing Authority contacts CLOUT because their

particular issue right now is public transportation to Riverport and you guys should give one more nudge to make that happen if you are going to have site-specific housing there.

MHC noticed that all the homeownership of Liberty Green has now changed to market-rent, is this all? Barry said not all. Hinko said not all, there is still some homeownership? Barry said yes. Hinko said we're glad to hear that because I didn't really nail that down with you. Hinko said and we are a little concerned over this home-to-suite that this commercial is a hotel, a motel, or is it long-term stay? Barry said he believes it is extended stay for people who have family in the hospitals for extended treatment. Hinko said okay, did you hear that there's going to be at Liberty Green a homes-to-suite which is transient housing but apparently it's for people where they or their families are getting a medical treatment. As long as that is the case, that's good, I don't think we want to let a transient housing near our newly done (tape ended). (new tape) Hinko said all the public housing of Liberty Green has long been completed but another part of Liberty Green was market-rate rentals, plus homeownership, plus some rental that would be under Section 8; let Mr. Barry answer that. Barry said Liberty Green, when we first did it, we had planned for a very large homeownership component and then the housing market tanked, if you remember, so we converted everything to market-rate rental for the moment with the option to put those to condos that go back to homeownership and it was the only way we could do this because there was no housing market, as you well know it just crashed, and there was definitely no condo market, no one wanted condos, but it looks like ever so slowly its moving back a little bit to people who want to own a condo in that area of downtown. Barry said we do have some homeowners already that bought in a long time ago, but ever so slowly there seems to be some migration back to actual homeownership, their condo association, through condo units at Liberty Green.

Woman said this is my question, you said Liberty Green up there don't they have their own, okay I applied for Liberty Green and I am on the wait list and have been on there for three years, are they pushing me back because I'm here, because I keep calling them and asking them and they even sent me a letter to say did I will want to be on the waiting list and I said yes so you are saying that they are not pushing me back because I'm staying here in this building? Barry said no, did you talk to Robin Marshall? Woman said it's a light skinned lady up there, I haven't got a chance to talk to her because every time I go in there they say she's busy. Barry said I will be happy after the meeting to get your name and I'll check and get back to you to let you know where you are, because no they are not pushing anybody back because you live at Avenue. Woman said okay, thank you.

Hinko said and I think that was one of the questions we asked earlier was if you are already in public housing and you want to move to another public housing complex, because it's scattered site or Liberty Green or whatever, are you lower than someone from the waiting list and they said no, you are higher than someone from the waiting list, but some of these places do have additional criteria. My organization is somewhat concerned about the percent of family units that have additional criteria because if the Housing Authority doesn't serve the people who are most in need, who will, and we will be concerned about that with Beecher which will take away yet another place where anybody who meets these minimum criteria to live and impose extra criteria. It could be a fair housing issue because it only happens in families units, like they only want certain kinds of families.

Woman asked if you have to have children to move into a house because my kids are all growed up. Hinko said it is always bedroom size; you will have to talk to them, that's federal rules.

Woman asked is the high-rises rent payment is the same as like Parkway, Beecher Terrace? Hinko said the formula is the same, 30% of your adjusted gross income unless you are in this very special weird

Section 8 program, but for public housing it's 30% of your adjusted gross income. If your adjusted gross income is \$30,000, it's 30% of that; if your adjusted gross income is \$500, it's 30% of that. Is that fair, I don't work for the Housing Authority, I don't want to misrepresent that? Someone said so if one-bedroom here at the high-rises would be one-bedroom price over there? Hinko said well it's 30% of your income whether you are a one-bedroom or a four-bedroom, it's 30% of your income, that's what it is, but your bedroom size is determined by how many people are in the household.

Hinko said the final thing, when Mr. Brewer presented and he said oh you know we got \$8.3 million for capital improvements, I looked here and what we realized was only 2014 capital expenditures had been the Moving to Work Plan and the one assigned to us this year isn't been there so I haven't had a chance to look at how you are planning to spend the \$8.3 million that you got awarded.

Sarah Galloway said all the capital reports that they include are based on the criteria at HUD tells us. We have to use the years from the open capital grant, not the years for planned expenditures. Hinko said but this is a Moving to Work Plan and I don't think that's a comment after a year goes by of spending, that doesn't seem right. Barry said yes, we'll add it. Hinko said okay, thank you. Barry said I want to make sure I'm not breaking any HUD rules. Hinko said we just talked about this open process and the money and then I realized _____ something signed by you in 2014. Brewer said it is posted on the webpage of LMHA. Hinko said that concludes my remarks, and all of you there is a plan and you can see it and that's where I commented from.

Barry thanked Cathy, saying she has a lot of experience with housing noting she used to be the Director of the Housing under Jefferson County. She knows her stuff and I give all her the credit in the world, along with Ms. Osanka, for starting the Section 8 homeownership program saying had they not done it we wouldn't have such a successful program. Barry said that was groundbreaking and obviously worked very well as we have over 200 participants with two defaults. Barry said she isn't listening. Hinko said when you did that I was commenting how your new policies could transform peoples' lives if they want to participate, so right back at ya!

Barry said taking advantage of that credit builders thing is really important because you, for the first time ever, can report your good credit history with the three credit bureaus and that will help you immensely to build credit and that's a first-time thing and that's why we jumped on it.

Any other questions/comments? There being none, the meeting adjourned.



Metropolitan Housing Coalition
P.O. Box 4533
Louisville, Kentucky 40204
Phone: (502) 584-6858
Fax: (502) 452-6718

Louisville Metro Housing Authority
Moving to Work Plan for 2017
Comments by MHC
March 22, 2016

The LMHA staff continues to make great strides in expense reduction and less money comes from Section 8 into operations each year. I want to commend the staff for their effort and results. This means more money to assist households.

The most game-changing part of the MTW plan is the work with the Credit Builders Alliance which will create an opt-in program for public housing residents to use their payment of rent to build a good credit score. This adds greatly to the path for greater economic wealth, but with a safety net in housing. When combined with FSS and Section 8 for homeownership (which is available to public housing residents) there is a real chart for improving credit and getting ready for ownership.

MHC would like to suggest three things that would add to this path, one of which will also add to the path of households using Section 8:

- Require all opt-in rent-for-credit-score participants to go through some training on how to protect good credit. Otherwise some people could change their credit score to a positive overnight and not have had any education on how people protect their good credit.
- For the opt-in rent-for-credit-score participants, also add a program for those interested in micro-business opportunities. Good credit not only helps buy a home, but also to capitalize a business. Perhaps LMHA could even have a program with one of the micro-business lenders especially for public housing residents (please include Section 8 participants if this is not too big a scale to start) with help from LMHA to have a special lending pool.
- No one brings home gross earnings. Kentucky does not have an Earned Income Tax Credit. So we actually financially punish people who work by using gross wages. We want to encourage work, so I suggest an Earned Income deduction of some percent, at least to do a pilot with Family Self Sufficiency households. If this works, extend to all.

Another suggestion is that, with the opportunity of LMHA to take back control of some public housing they had contracted out to private industry, that there be one application for ALL LMHA housing sites and programs. Having several different sites and applications harkens back to a time when we did not have computers! One application is necessary for fair housing as the people who are least able to wend their way through all

the applications and sites are victimized by having a Byzantine system. MHC knows that LMHA is doing extraordinary things to improve the lives of those on the program, but this would make life for those not yet receiving assistance much more sane and accessible.

The special referral programs for Section 8 continue to be at a manageable number/percent of all Section 8 and serve specific purposes. MHC applauds the newest addition of Thrive for those recovering from drug addiction.

As LMHA partners with Family Scholar House for a site at Riverport, MHC suggests LMHA look to partner with CLOUT who has specific advocacy effort for increased public transit to Riverport.

At Liberty Green there has been a switch to more market rental instead of homeownership. MHC understands the market situation but agrees that this switch should make condo ownership a possibility in the future and structure the buildings that way.

MHC also is wary of the Hotel Home2Suites being built. Transient housing is not a plus. Right now it is for families coming to Louisville for medical treatment, but buildings often outlast programs and MHC recommends some protection either in the sale/lease of the land or some other way to guarantee this site for transients is kept in keeping with the neighborhood revitalization.

MHC may have read the written date on the capital improvements form, but we did notice that while \$8.2 million was approved, the form only accounted for \$7.68 million. We are requesting an explanation.

Last, although not required by the HUD form it is very useful to know the waiting list breakdown by bedroom size. Louisville is updating its Comprehensive Plan and this list will help inform plans for the built environment.

MHC encourages LMHA to be a strong partner in updating the Comprehensive Plan.

MHC recommends that LMHA has some reference to the future requirements of the regulation to Affirmatively Further Fair Housing.

More than a recommendation, MHC is concerned that LMHA does not cite the Analysis of Impediments to Fair Housing Choice which was approved for the city of Louisville in 2015. This is a commitment to HUD and there should be some acknowledgement of this active plan for fair housing. MHC reminds LMHA that there is now a definitive U.S. Supreme Court case on disparate impact cases. The case involved outcomes and trends rather than intent in showing discrimination. While LMHA is an advocate of fair housing, it would be good to acknowledge this in the written plan. For instance, the Section 8 for homeownership exception rents could include a statement on furthering fair housing.



April 15, 2016

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

Ms. Hinko:

Thank you for your comments regarding the Louisville Metro Housing Authority's (LMHA's) FY 2017 Moving to Work (MTW) Annual Plan, which were dated March 22, 2016.

LMHA values its ongoing partnership with the Metropolitan Housing Coalition, and appreciates the great amount of care that goes into your comments regarding the agency's Annual Plan each year.

Responses to your comments that include suggestions are provided below:

Require all opt-in rent-for-credit-score participants to go through some training on how to protect good credit. Otherwise some people could change their credit score to a positive overnight and not have had any education on how people protect their good credit.

LMHA intends to offer initial counseling and educational materials to Rent Reporting for Credit Building program participants on how to protect good credit, including information about locally-available classes on this and other financial empowerment topics, such as those offered by Bank On Louisville and at Neighborhood Place locations throughout the city. However, LMHA does not believe that access to a program of such potential benefit to residents should be pre-conditioned on the completion of mandatory training.

For the opt-in rent-for-credit-score participants, also add a program for those interested in micro-business opportunities. Good credit not only helps buy a home, but also to capitalize a business. Perhaps LMHA could even have a program with one of the micro-business lenders especially for public housing residents (please include Section 8 participants if this is not too big a scale to start) with help from LMHA to have a special lending pool.

As the Louisville Metro Department of Community Services already offers a successful Microbusiness Program, which provides no-to-low interest rate loans, training, and technical assistance to small business entrepreneurs, LMHA does not believe the creation of a separate, Housing Authority operated program would be of significant additional benefit to our residents at this time. In lieu of starting a new program, LMHA will make referrals to Louisville Metro's Microbusiness Program.

No one brings home gross earnings. Kentucky does not have an Earned Income Tax Credit. So we actually financially punish people who work by using gross wages. We want to encourage work, so I suggest an Earned Income deduction of some percent, at least to do a pilot with Family Self Sufficiency households. If this works, extend to all.



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LMHA currently offers an earned income deduction of up to \$7,500 to elderly families in its Housing Choice Voucher (HCV) Program. In contrast to the federal earned income disregard typically offered by public housing agencies, under whose rules families can only receive a disregard for a maximum of 48 months over the course of their lifetime, elderly LMHA HCV families can continue to benefit from this disregard indefinitely, as long as they continue to receive earned income.

Regarding your suggestion that we pilot an additional earned income disregard for Family Self Sufficiency (FSS) participants, unfortunately, given the federally-mandated structure of the FSS Program, this would provide no net positive economic benefit to these families. For each dollar the family would save in rent, LMHA would be required to reduce its contribution to the family's escrow account by an equal amount.

Another suggestion is that, with the opportunity of LMHA to take back control of some public housing they had contracted out to private industry, that there be one application for ALL LMHA housing sites and programs. Having several different sites and applications harkens back to a time when we did not have computers! One application is necessary for fair housing as the people who are least able to wend their way through all the applications and sites are victimized by having a Byzantine system. MHC knows that LMHA is doing extraordinary things to improve the lives of those on the program, but this would make life for those not yet receiving assistance much more sane and accessible.

LMHA agrees that simplifying the application process across our housing programs is a worthwhile goal, and will examine the extent to which separate applications can feasibly be combined.

As LMHA partners with Family Scholar House for a site at Riverport, MHC suggests LMHA look to partner with CLOUT who has specific advocacy effort for increased public transit to Riverport.

LMHA will continue to advocate for increased public transportation options for all of our public housing and HCV Program families, including those who will reside at the Family Scholar House's Riverport campus.

At Liberty Green there has been a switch to more market rental instead of homeownership. MHC understands the market situation but agrees that this switch should make condo ownership a possibility in the future and structure the buildings that way.

Many of the recently constructed Liberty Green market rate rental units have been structured in such a way that future conversion to condo ownership is possible. LMHA will work with its developer to structure future Liberty Green market rate rental development, when feasible, in such a way that later conversion to condo ownership is possible.

MHC also is wary of the Hotel Home2Suites being built. Transient housing is not a plus. Right now it is for families coming to Louisville for medical treatment, but buildings often outlast programs and MHC recommends some protection either in the sale/lease of the land or some other way to guarantee this site for transients is kept in keeping with the neighborhood revitalization.

Home2Suites is a Hilton-branded extended-stay hotel that caters to business and leisure travelers, and is primarily targeted toward families coming to Louisville for medical treatment in the neighboring medical district. This type of extended-stay option is in high demand, and serves an existing need that is in



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keeping with the neighborhood’s revitalization. As a point of policy, LMHA does not include sale or lease restrictions that prohibit developers from serving certain types of low-income populations, such as “transients.”

MHC may have read the written date on the capital improvements form, but we did notice that while \$8.2 million was approved, the form only accounted for \$7.68 million. We are requesting an explanation.

LMHA currently has three open capital fund grants, representing federal allocations for Federal Fiscal Year (FFY) 2013 (\$7.42 million), FFY 2014 (\$7.79 million), and FFY 2015 (\$7.65 million). Reporting is provided on all three open grants in the FY 2017 MTW Annual Plan. We believe your reference to an allocation of \$7.68 million may refer to the \$7.65 FFY 2015 allocation listed above, as this grant is listed first within the Annual Plan and the exact allocation amount is \$7,648,656.

Funds received through these three grant year allocations are still in the process of being spent, and the Annual Plan lists both completed and anticipated expenditures over the life of the grant. For example, the documents included in the Plan indicate that \$826,598 of the \$7.65 million FFY 2015 allocation has already been expended. The Plan both reports how the \$826,598 was expended and how we expect to use the remaining \$6,822,058.

The \$8.2 million figure referenced above represents the agency’s FFY 2016 capital allocation.

Last, although not required by the HUD form it is very useful to know the waiting list breakdown by bedroom size. Louisville is updating its Comprehensive Plan and this list will help inform plans for the built environment.

LMHA has added waiting list numbers for the HCV Program and for LMHA-managed public housing developments by bedroom size to the Annual Plan as Appendix III. As LMHA does not manage the waiting lists for privately-managed developments, household counts by bedroom size are not currently available. We will work with private managers to ensure that a breakdown by bedroom size for these sites can be included in future Annual Plans. The available numbers are as follows:

Households on LMHA Waiting Lists by Bedroom Size as of 4/6/2016

Bedroom Size	Number of Households	
	LMHA-Managed Public Housing Developments*	Housing Choice Voucher Program
1	2,466	6,195
2	949	5,748
3	307	3,035
4	100	573
5	0	84
6	0	5
7	0	1
Unknown	0	1,903
Total	3,822	17,544



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*Bedroom size distribution is not available for privately-managed sites at this time.

MHC encourages LMHA to be a strong partner in updating the Comprehensive Plan.

LMHA has had preliminary discussions with Louisville Metro Government staff regarding ways the agency can partner with the City throughout the Comprehensive Plan update process, and is committed to being firmly engaged in this process.

MHC recommends that LMHA has some reference to the future requirements of the regulation to Affirmatively Further Fair Housing.

LMHA has added the requested reference to the "Short and Long Term MTW Plan" section of the Annual Plan.

More than a recommendation, MHC is concerned that LMHA does not cite the Analysis of Impediments to Fair Housing Choice which was approved for the city of Louisville in 2015. This is a commitment to HUD and there should be some acknowledgement of this active plan for fair housing. MHC reminds LMHA that there is now a definitive U.S. Supreme Court case on disparate impact cases. The case involved outcomes and trends rather than intent in showing discrimination. While LMHA is an advocate of fair housing, it would be good to acknowledge this in the written plan. For instance, the Section 8 for homeownership exception rents could include a statement on furthering fair housing.

Although LMHA did not specifically cite the Analysis of Impediments within the Plan draft made available for public comment, the document clearly reflects the agency's commitment to fair housing choice. A number of our MTW activities, including the proposed homeownership exception payment standard area initiative cited above, specifically reference providing opportunities for residents to move to areas of opportunity as a primary objective, and establish metrics to measure the initiatives' effectiveness in this regard.

LMHA has added the requested statement to both the homeownership exception rent activity listed above, as well as the "Short and Long Term MTW Plan" section of the Annual Plan.

Thank you again for your thoughtful comments. Our door is always open for discussion of potential ways to improve the lives of the residents we serve.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim Barry".

Tim Barry
Executive Director



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C. PHA-Directed Evaluations

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.

D. Annual Statement / Performance and Evaluation Reports (HUD 50075.1)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part I: Summary		FFY of Grant:		2015		
PIFA Name: Louisville Metro Housing Auth		Grant Type and Number Capital Fund Program Grant No: KY 36 P 001 901 15 Replacement Housing Factor Grant No:		FFY of Grant Approval:		
Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending: 2/29/16		Reserve for Disaster/Emergencies		Revised Annual Statement (revision no:) Final Performance and Evaluation Report		
Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Total Actual Cost ¹	Expended
1	Total non-CFP Funds	0	0	0	0	0
2	1406 Operations (may not exceed 50% of line 21) ³	0	0	0	0	0
3	1408 Management Improvements	1,063,400	1,063,400	1,063,400	0	0
4	1410 Administration (may not exceed 10% of line 21)	764,866	764,866	764,866	764,866	764,866
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	450,000	450,000	450,000	0	0
8	1440 Site Acquisition					
9	1450 Site Improvement	120,000	120,000	120,000	15,000	15,000
10	1460 Dwelling Structures	4,813,437	4,813,437	4,813,437	119,722	46,188
11	1465.1 Dwelling Equipment/Nonexpendable	245,800	245,800	245,800	0	0
12	1470 Non-dwelling Structures	77,000	77,000	77,000	564	564
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ PHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0228
 Expires 6/30/2017

Part I: Summary

PHA Name: Louisville Metro Housing Auth


Grant Type and Number: KY 38 P 001 501 15

Capital Fund Program Grant No: 2015

Replacement Housing Factor Grant No: 0

FFY of Grant Approval: 0

Date of CFFPI:

Line	Summary by Development Account	Original Annual Statement		Revised Annual Statement (revision no:)	
		Original	Total Estimated Cost	Revised	Final Performance and Evaluation Report
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	114,153	114,153	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	7,648,656	7,648,656	900,162	826,598
21	Amount of line 20 Reverted to LBP Activities				
22	Amount of line 20 Reverted to Section 504 Activities				
23	Amount of line 20 Reverted to Security - Staff Costs				
24	Amount of line 20 Reverted to Security - Hired Costs				
25	Amount of line 20 Reverted to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		3/2/14			

1 To be completed for the Performance and Evaluation Report.
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 3 PHAs with under 250 units in management may use 100% of CFF Grants for operations.
 4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 6/30/2017

Part II: Supporting Pages

Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
St. Catherine KY 1-13	Replace PTAC as necessary	1465.1	10 units	9,800	9,800			
St. Catherine KY 1-13	Evidion Prevention Program	1408	100%	686	686			
St. Catherine KY 1-13	High Rise Security	1408	100%	103,200	103,200			
St. Catherine KY 1-13	Resident Slipeuds - Security Activities	1408	100%	8,400	8,400			
Avenue Plaza KY 1-14	Concrete/courtsidewalks - 650 Apts	1450	100%	15,000	15,000			
Avenue Plaza KY 1-14	Evidion Prevention Program	1408	100%	2,743	2,743			
Avenue Plaza KY 1-14	Annual AE Contract	1430	100%	14,988	14,988			
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrigerator	1455.1	100%	23,580	23,580			
Avenue Plaza KY 1-14	High Rise Security	1408	100%	103,200	103,200			
Avenue Plaza KY 1-14	Resident Slipeuds - Security Activities	1408	100%	9,000	9,000			
Scattered Sites KY 1-17	New siding, etc 1638 W Kentucky	1460	100%	65,000	65,000			
Scattered Sites KY 1-17	New Siding, etc 1521 W Magazine	1460	100%	25,000	25,000			
Scattered Sites KY 1-17	New Siding, etc 1488 Bland St	1460	100%	25,000	25,000			
Scattered Sites KY 1-17	Roof Replacements - 145 Scattered	1460	50 units	200,000	200,000			
Scattered Sites KY 1-17	Garage (KY 19-24-34-45)	1460	40 units	70,000	70,000			
Scattered Sites KY 1-17	Abatement Repairs 1529 W St Cath	1460	100%	25,000	25,000			
Scattered Sites KY 1-17	Abatement Repairs 1818 Grand Ave	1460	100%	10,000	10,000			
Scattered Sites KY 1-17	Abatement Repairs 1529 W Magazine	1460	100%	16,000	16,000			
Scattered Sites KY 1-17	Abatement Repairs 2504 W Oak St	1460	100%	5,000	5,000			
Scattered Sites KY 1-17	Abatement Repairs 2908 W Oak St	1460	100%	5,000	5,000			
Scattered Sites KY 1-17	Abatement Repairs 960 S 6th St	1460	100%	10,000	10,000			
Scattered Sites KY 1-17	Abatement Repairs 964 S 6th St	1460	100%	10,000	10,000			
Scattered Sites KY 1-17	Abatement Repairs 1131 S 6th St	1460	100%	8,000	8,000			
Scattered Sites KY 1-17	Roofs - 1644 W Kentucky St	1460	100%	25,000	25,000			

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

Part II: Supporting Pages

Development Number Name/PWA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Lourdes Hall KY 1-18	Carpet	1450	100%	100,000	100,000			
Lourdes Hall KY 1-18	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	20,574	20,574			
Lourdes Hall KY 1-18	Evasion Prevention Program	1408	100%	5,486	5,486			
Lourdes Hall KY 1-18	High Rise Security	1408	100%	120,400	120,400			
Lourdes Hall KY 1-18	Resident Stipends - Security Activities	1408	100%	9,000	9,000			
WES Plaza KY 1-40	Relocate Medical Alert Sys-guard station	1470	100%	27,000	27,000			
WES PLAZA KY 1-40	Annual AE Contract	1430	100%	13,077	13,077			
Park DuValle	Phase II Mixed Fin Cap Contribution	1450	100%	157,772	157,772			
Park DuValle	Phase III Mixed Fin Cap Contribution	1450	100%	45,378	45,378	45,378	45,378	
Park DuValle	Phase IV Mixed Fin Cap Contribution	1450	100%	73,554	73,554	73,554	73,554	
Administration	Environmental Contract	1430	100%	300,000	300,000			
Administration	Annual Asbestos/Lead Removal	1450	100%	300,000	300,000			
Administration	Transfer	1410	100%	764,866	764,866	764,866	764,866	
Administration	Contingency	1502	100%	114,153	114,153			
				7,648,656	7,648,656	900,152	826,598	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report. 0

Part I: Summary

PHA Name: Louisville Metro Housing Auth	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	KY 36 P 001 501 14	FFY of Grant: FFY of Grant Approval:	2014
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Line	Type of Grant Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	x		Revised Annual Statement (revision no: 2) Final Performance and Evaluation Report	Total Actual Cost ¹	
			Original	Total Estimated Cost		Obligated	Expended
1	Summary by Development Account		0	0	0	0	0
2	Total non-CFFP Funds		0	0	0	0	0
3	1405 Operations (may not exceed 20% of line 21) ³		53,900	53,900	44,660	0	0
4	1408 Management Improvements		778,904	778,904	778,904	778,904	0
5	1410 Administration (may not exceed 10% of line 21)		0	0	0	0	0
6	1411 Audit		0	0	0	0	0
7	1415 Liquidated Damages		0	0	0	0	0
8	1430 Fees and Costs		450,000	300,000	300,000	0	0
9	1440 Site Acquisition		340,000	340,000	0	0	0
10	1450 Site Improvement		90,000	90,000	0	0	0
11	1460 Dwelling Structures		4,890,992	5,584,854	1,634,351	293,692	0
12	1465 1 Dwelling Equipment-Nonexpendable		227,000	227,000	110,395	0	0
13	1470 Non-dwelling Structures		0	250,000	0	0	0
14	1475 Non-dwelling Equipment		23,500	47,700	0	0	0
15	1485 Demolition		388,420	100,000	0	0	0
16	1492 Moving to Work Demonstration		0	0	0	0	0
17	1495 1 Relocation Costs		0	0	0	0	0
17	1498 Development Activities ⁴		0	0	0	0	0

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program: Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2014

Part I: Summary		PHA Name: Louisville Metro Housing Auth Grant Type and Number: Capital Fund Program Grant No: KY 35 P 901 501 14 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2014 FFY of Grant Approval: 0	
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Line	Original Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no.: 2)	
		Original	Total Estimated Cost	Revised ²	Final Performance and Evaluation Report
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	546,328	16,686	0	0
20	Amount of Annual Grant: (sum of lines 2-19)	7,789,044	7,789,044	2,868,310	1,072,596
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Date	
		3/2/14			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement/Performance and Evaluation Report.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for RHF funds shall be included here.

Part I: Summary		Grant Type and Number		Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Name: Louisville Metro Housing Authority		Capital Fund Program Grant No. KY 96 P 001 501 14						2014
		CFEP (Yes/No): N Replacement Housing Factor Grant No:						
Beecher Terr KY 1-2	Eviction Prevention Program	1408	100%	22,330	22,330	22,330		
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310	0			
Beecher Terr KY 1-2	Tree Trimming	1450	100%	30,006	30,006			
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerator	1465 1	100%	44,356	44,356	44,356		
Beecher Terr KY 1-2	DHW Pipe in Boiler Rooms	1460	100%	36,000	36,000	5,292	5,292	
Beecher Terr KY 1-2	Community Center Sprinklers	1470	100%	250,000	250,000			
Beecher Terr KY 1-2	Rod Repair	1480	100%	175,000	175,000			
Pathway Pl KY 1-3	Galor Cart	1475	100%	7,600	7,600			
Pathway Pl KY 1-3	Copier	1475	100%	6,000	6,000			
Pathway Pl KY 1-3	Eviction Prevention Program	1408	100%	16,170	16,170	16,170		
Pathway Pl KY 1-3	Annual AE Contract	1430	100%	30,561				
Pathway Pl KY 1-3	Tree Trimming	1450	100%	29,997	29,997			
Sheppard Seaside KY 1-4	Dwelling Equip - Ranges and Refrigerator	1465 1	100%	46,250	46,250	46,250		
Sheppard Seaside KY 1-4	Comprehensive Modernization	1460	100%	3,049,399	3,049,399	1,041,479		
Ingoquo KY 1-5	Demo Gym, Daycare and Mgmt Office	1485	100%	289,420	0			
Dosker Manor Ky 1-12	Trash Chute Doors - 3 bldgs	1460	100%	25,000	25,000			
Dosker Manor Ky 1-12	Sump Pumps - Bldgs A and C	1460	71%	25,000	25,000	11,287	11,287	
Dosker Manor Ky 1-12	Eviction Prevention Program	1408	100%	1,540	1,540			
Dosker Manor Ky 1-12	Annual AE Contract	1430	100%	40,341	0			
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerator	1465 1	100%	81,049	81,049			

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary

Development Number Name/Phase Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ¹	
Louder Hall KY 1-18	Dwelling Equip - Ranges and Refrigerator	1485.1	100%	19,789	19,789	19,789		
Louder Hall KY 1-18	Eviction Prevention Program	1408	100%	6,160	6,160	6,160		
Louder Hall KY 1-18	Emergency Call	1460			100,000			
Louder Hall KY 1-18	Domestic Hot Water	1460			36,000			
Louder Hall KY 1-18	Washing Machines for Laundry	1475			5,400			
WES Plaza KY 1-40	Reinsulate Heat/Chill Pipes	1460	100%	54,800	54,800	4,545	4,545	
WES PLAZA KY 1-40	Annual AE Contract	1430	100%	13,077	0			
WES PLAZA KY 1-40	Replace Fire Control Panel	1460			100,000			
WES PLAZA KY 1-40	Emergency Call	1460			150,000			
Park DuValle	Phase II Mixed Fin Cap Contribution	1460	100%	44,056	-	44,056	44,056	
Park DuValle	Phase III Mixed Fin Cap Contribution	1460	100%	44,056	44,056	71,409	71,409	
Park DuValle	Phase IV Mixed Fin Cap Contribution	1460	100%	71,409	71,409	71,409	71,409	
Administration	Annual AE	1430	100%		150,000	150,000		
Administration	Environmental Contract	1430	100%	300,000	150,000	150,000		
Administration	Annual Asphalt/Asid Removal	1460	100%	300,000	150,000	150,000		
Administration	Transfer	1410	100%	778,904	778,904	778,904	778,904	
Administration	Contingency	1502	100%	548,326	16,886			
				7,789,044	7,789,044	2,868,310	1,072,596	

Part I: Summary

PHA Name: Louisville Metro Housing Auth

Grant Type and Number: KY 36 P 001 501 13

Capital Fund Program Grant No.:
 Replacement Housing Factor Grant No.:
 Date of CFFP:

FFY of Grant: 2013
 FFY of Grant Approval: 2013


Line	Type of Grant	Original Annual Statement Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies	Total Estimated Cost		Revised Annual Statement (revision no: 1)		Total Actual Cost ¹
				Original	Revised ²	Obligated	Expended	
1		Summary by Development Account						
2	x	Total non-CFF Funds						
3		1406 Operations (may not exceed 20% of line 21) ³	1,620,000	1,620,000	1,620,000	1,620,000	1,620,000	
4		1409 Mangagment Improvements	53,900	0	0	0	0	
5		1410 Administration (may not exceed 10% of line 21)	741,681	741,681	741,681	741,681	741,681	
6		1411 Audit						
7		1415 Liquidated Damages						
8		1430 Fees and Costs	450,000	0	0	0	0	
9		1440 Site Acquisition						
10		1450 Site Improvement	90,000	0	0	0	0	
11		1460 Dwelling Structures	1,285,290	133,772	133,772	133,772	133,772	
12		1465 1 Dwelling Equipment/Nonexpendable	223,400	0	0	0	0	
13		1470 Non-dwelling Structures	184,130	124,044	124,044	124,044	124,044	
14		1475 Non-dwelling Equipment	18,800	0	0	0	0	
15		1485 Demolition	0	270,000	270,000	270,000	270,000	
16		1492 Moving to Work Demonstration		4,527,308	4,527,308	4,527,308	2,351,048	
17		1495 1 Relocation Costs						
17		1499 Development Activities ⁴	2,579,054	0	0	0	0	

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⁴ RHF funds shall be included here.

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 Capital Fund Financing Program

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Part I: Summary		FFY of Grant:	2013
PHA Name:	Grant Type and Number	FFY of Grant Approval:	2013
Louisville Metro Housing Auth	Capital Fund Program Grant No: KY 36 P 001 501 13		
	Replacement Housing Factor Grant No:		
	Date of CFFP:		

Line	Summary by Development Account	Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1)	
		Original	Total Estimated Cost	Revised ²	Final Performance and Evaluation Report
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	170,550	0	0	
20	Amount of Annual Grant: (sum of lines 2-19)	7,416,805	7,416,805	7,416,805	5,240,545
21	Amount of line 20 Related to LBP Activities	150,000			
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measur	0	0	0	0
Signature of Executive Director		Date	Signature of Public Housing Director	Date	
		3/2/14			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Louisville Metro Housing Authority	Grant Type and Number Capital Fund Program Grant No. KY 36 P 001 501 13 CFEP (Yes/No): N Replacement Housing Factor Grant No:	Federal FY of Grant: 2013				
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Beecher Terr KY 1-2	Evidon Prevention Program	1408	100%	22,330		
Beecher Terr KY 1-2	Annual AE Contract	1430	100%	29,310		
Beecher Terr KY 1-2	Tree Trimming	1450	100%	30,006		
Beecher Terr KY 1-2	Dwelling Equip - Ranges and Refrigerators	1465	100%	42,597		
Beecher Terr KY 1-2	Roof Repairs	1460	100%	175,000		
Beecher Terr KY 1-2	Baxter Center Renovation	1470	100%	105,371	107,821	107,821
Parkway Pl KY 1-3	Evidon Prevention Program	1408	100%	16,170		
Parkway Pl KY 1-3	Annual AE Contract	1430	100%	30,581		
Parkway Pl KY 1-3	Tree Trimming	1450	100%	29,997		
Parkway Pl KY 1-3	Daycare Exterior	1470	100%	25,000	8,828	8,828
Parkway Pl KY 1-3	Dwelling Equip - Ranges and Refrigerators	1465	100%	44,416		
Parkway Pl KY 1-3	Daycare Water Damage	1470	100%	22,386	5,583	5,583
Parkway Pl KY 1-3	Gym / Community Center	1470	100%	31,373	1,812	1,812
Shepard Square KY 1-4	Comprehensive Modernization	1499	100%	2,579,054	0	
Liquois Home	Demolition	1485			270,000	270,000

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

PHA Name: Louisville Metro Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY 35 P 001 501 13 CFPP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2013		
Development Number Name/PHA Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Dosker Manor Ky 1-12	Evdion Prevention Program	1408	100%	1,540		
Dosker Manor Ky 1-12	Annual AE Contract	1430	100%	40,341		
Dosker Manor Ky 1-12	Bus Dual Raceway Bldg B	1460	198	32,275		
Dosker Manor Ky 1-12	Dwelling Equip - Ranges and Refrigerator	1465	100%	58,629		
				0		
St. Catherine KY 1-13	Evdion Prevention Program	1408	100%	770		
				0		
Avenue Plaza KY 1-14	Evdion Prevention Program	1408	100%	3,080		
Avenue Plaza KY 1-14	Annual AE Contract	1430	100%	14,988		
Avenue Plaza KY 1-14	Dwelling Equip - Ranges and Refrigerator	1465	100%	21,782		
				0		

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² To be completed for the Performance and Evaluation Report.

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part II: Supporting Pages

PHA Name: Louisville Metro Housing Authority		Grant Type and Number Capital Fund Program Grant No: KY 98 P 001 501 13 CFPP (Yes/No): N Replacement Housing Factor Grant No:		Federal FY of Grant: 2013		
Development Number Name/Pha Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²
Scattered Sites KY 1-17	Annual AE Contract	1430	100%	7,978		
Scattered Sites KY 1-17	Eviction Prevention Program	1408	100%	3,850		
Scattered Sites KY 1-17	Tree Trimming	1450	100%	29,997		
Scattered Sites KY 1-17	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	11,595		
Scattered Sites KY 1-17	Non Dwelling Equip - Grounds equip	1475	100%	18,800		
Scattered Sites KY 1-34	Annual AE Contract	1430	100%	13,745		
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrigerator	1460		0		
Scattered Sites KY 1-34	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	19,975		
Scattered Sites KY 1-34	Firey Comprehensive Modernization	1460	24	75,725		
Scattered Sites KY 1-34	Roof Replacement - Stuk/Landscape,Orns	1460	29	167,920		
Scattered Sites KY 1-34	601 W Breckinridge Renovations	1460	2	50,000		
Scattered Sites KY 1-34	Notenyerl Fire Damage	1460	3	100,000	1,296	1,296
Scattered Sites KY 1-34	Roof Replacement - 1518 Magazine	1460			8,640	8,640
Scattered Sites KY 1-34	Siding - 1491 Bland	1460			11,737	11,737
Lourdes Hall KY 1-18	Dwelling Equip - Ranges and Refrigerator	1465.1	100%	19,005		
Lourdes Hall KY 1-18	Washing Machines for Laundry Mats	1465.1	100%	5,400		
Lourdes Hall KY 1-18	Eviction Prevention Program	1408	100%	6,160		
Lourdes Hall KY 1-18	Replace Domestic Hot Water System	1460	100%	36,000		

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

Appendix I. Local Asset Management Plan

Through this FY 2017 MTW Annual Plan, the Louisville Metro Housing Authority (LMHA) proposes the implementation of a Local Asset Management Program (LAMP) for its Public Housing and Housing Choice Voucher / Section 8 programs. LMHA has been operating under project based budgeting and accounting practices for many years. All budgeting and reporting within the Public Housing Program are done on an individual site basis, and LMHA utilizes a “fee for service” methodology that charges the sites only for the services they receive.

This project based approach will continue under the proposed LAMP. However, HUD’s asset management model is designed for non-MTW Public Housing Agencies, and is therefore somewhat limited in that it focuses on a fee for service approach only at the property level. As an MTW agency, LMHA has been able to leverage its 17 years in the Demonstration Program to establish a much more holistic approach to its operations, and plans to deviate from HUD’s asset management requirements only to the extent the Housing Authority deems necessary to implement a broader fee for service approach.

One clear result of the LMHA’s more comprehensive approach is that the Central Office Cost Center (COCC) has become so intertwined in the structure and operations of the agency, that staff and clients find that the administrative processes are indistinguishable from program to program. We believe this seamless approach provides efficiencies and assists LMHA in providing agency-wide solutions that combine efforts across departments to help us achieve our goals. We wish to keep the funding and administrative processes indistinguishable in the eyes of our customers and staff. We hope that our collective efforts at various levels provide the best services, support, and housing choices for our families. As good stewards of taxpayer dollars, we pride ourselves in achieving administrative efficiency while providing the best quality service to the families that we serve.

The COCC contains indirect costs associated with the following departments and functions:

- Executive
- Accounting and Finance
- Information Technology
- Human Resources
- Development
- Asset Management
- Purchasing
- Certain legal expenses

Under the proposed LAMP, LMHA will continue to use cost accounting and financial reporting methods that comply with 2 CFR Part 200 (which supersedes, consolidates, and streamlines requirements from eight OMB Circulars, including OMB circulars A-87 and A-133), and generally accepted accounting principles (GAAP). We will also continue to create project based budgets and financial statements for all asset management projects (AMPs); to monitor the performance of all AMPs both operationally and financially; and to submit financial information to HUD through the following reporting systems:

1. PIH Information Center;
2. Voucher Management System;
3. HUD Financial Data Schedule (unaudited); and
4. HUD Financial Data Schedule (audited).

Under OMB Circular A-87, there is no universal rule for classifying certain costs as either direct or indirect under every accounting system. A cost may be direct with respect to some specific service or function, but indirect with respect to the federal award or other final cost objective. LMHA wishes to establish a system that captures direct costs whenever possible, but allows indirect costs to be billed to the Public Housing and Housing Choice Voucher / Section 8 programs on a reasonable basis in the form of an “indirect service fee.” Direct costs, when identifiable, would be charged against each program, as appropriate. Indirect costs, contained entirely in the COCC, would first be offset by all revenue generated within the COCC. The revenue would include those fees already prescribed by HUD (i.e. asset management fees, bookkeeping fees, and management fees). Additionally, any other type of income generated by the COCC would also serve to reduce expenses. The net, remaining indirect costs would be calculated on a per unit / per voucher basis and billed to the Public Housing and Housing Choice Voucher / Section 8 programs as an indirect service fee. Per the requirements of 2 CFR 200, the indirect service fees will be determined in a reasonable and consistent manner based on total units and total vouchers.

In determining the basis of the fee, LMHA will use total units, regardless of occupancy status. This differs from the HUD asset management model that tends to base fees on occupied units. LMHA wishes to deviate from the model on this point because we believe that charging an indirect service fee to an AMP for an unoccupied unit will serve as an incentive to the site staff to get the unit leased, as the AMP is paying a fee on a unit that is not receiving any rental revenue, and because LMHA’s net indirect costs will be covered whether a unit is leased or not.

Finally, LMHA’s local asset management plan will apply the following principles related to costs:

- Costs incurred are deemed reasonable and consistent with the amended MTW agreement;
- Costs are accorded consistent treatment;
- Costs are determined in accordance with GAAP;
- Costs are adequately documented; and
- LMHA retains full authority to move its MTW funds and project cash flow among AMPs without limitation.

Appendix II. MTW Agreement, Second Amendment

During FY 2017, LMHA plans to execute a second amendment to its MTW Agreement with HUD, which will read as follows:

AMENDED AND RESTATED MOVING TO WORK AGREEMENT
BETWEEN
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND
THE LOUISVILLE METRO HOUSING AUTHORITY

This Second Amendment to the Moving to Work (MTW) Agreement (“Agreement”) is entered into by and between the United States of America through the U.S. Department of Housing and Urban Development (“HUD”) and Louisville Metro Housing Authority (“Agency”) and is effective on the date of execution by HUD. Unless otherwise defined herein, all capitalized terms used herein shall have the same meanings ascribed to them in the Agreement.

Attachment D is amended as follows:

The following language is added to Louisville Metro Housing Authority’s Attachment D:

AGREEMENT

- 1. Termination.** Termination of the Agreement by HUD in accordance with Section IV of the MTW Agreement may only occur in accordance with the default and cure provisions of Section VIII of the Agreement, as modified by this First Amendment. The second sentence of Section VIII of the Agreement is deleted and replaced with the following: “HUD will give the Agency written notice of any default which shall identify with specificity the measures which the Agency must take to cure the default.”
- 2. Remedies and Due Process.** HUD must follow all applicable statutory and regulatory requirements relating to any defaults and enforcement actions pertaining to this Agreement.
- 3. Evaluation of MTW Demonstration.** If developed by HUD, HUD’s evaluation plan for the MTW Demonstration may be reviewed by the Agency in advance of implementation by HUD. The Agency has thirty (30) days to review the evaluation criteria and any objections to the evaluation will be forwarded to HUD for further consideration.

4. **Extension of Successful Demonstration Initiatives.** HUD will consider extending successful demonstration activities beyond the term of the MTW demonstration where legally permissible. To the extent that MTW activities will not continue past the term of the demonstration, the Agency shall fully cooperate with HUD in developing and implementing a transition plan for terminating the Agency's MTW demonstration program and providing for the continued administration of the public housing and Section 8 programs, as applicable.

5. **Section I.E.** Section I.E. of the Agreement is deleted.

6. **Local Asset Management Program Within MTW.** Section II.F. of the Agreement is deleted and the following is substituted in lieu thereof:

F. Local Asset Management Program.

1. The Agency may design and implement a local asset management program for its Public Housing Program and shall describe such program in its Annual MTW Plan (or in its Annual MTW Report, if the Agency deems it appropriate). For purposes of this Agreement, the term "Public Housing Program" means the operation of properties owned or subsidized by the Agency that are required by the U.S. Housing Act of 1937 (42 U.S.C. 1437, et seq.) to be subject to a public housing declaration of trust in favor of HUD. The Agency's local asset management program shall include a description of how it is implementing property-based management, budgeting, accounting, and financial management and any deviations from HUD's asset management requirements, as described below. The Agency may use the Annual MTW Report to provide information on asset management fees, including documentation in support of fees, allocation methodologies, indirect cost rates, and related items in support of the Agency's local asset management program for its Public Housing Program. The Agency agrees that as part of its local asset management program it will adopt cost accounting and financial reporting methods that comply with OMB Circular A-87 (regarding cost allocation, and hereinafter, "A-87"), OMB Circular A-133 (regarding audit requirements), and generally accepted accounting practices ("GAAP").
2. HUD and the Agency agree that the following principles and understandings apply to the Agency's local asset management program for its Public Housing Program:
 - a. Costs incurred by the Agency under this Agreement must be necessary and reasonable, meet the statutory objectives of the MTW program, and be consistent with the single-fund budget authority described in this Agreement.
 - b. Under A-87, there is no universal rule for classifying costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the final cost objective.
 - c. Costs shall be accorded consistent treatment. A cost may not be assigned as a direct cost if any other cost incurred for the same purpose in like circumstances has been allocated as an indirect cost; each item of cost will be treated consistently in like circumstances as either a direct or indirect cost.
 - d. Costs shall be determined in accordance with GAAP.

- e. Costs must be adequately documented, as agreed upon by HUD and the Agency.
 - f. Requirements under 24 CFR 990.280 (b) (5) and other HUD guidance pertaining to excess cash flow for purposes of fungibility among projects will not apply to the Agency. The Agency will retain full authority to move MTW funds and project cash flow among projects, without limitation, under its local asset management program.
 - g. The Agency agrees that in designing its local asset management program for its Public Housing Program, it will use HUD's asset management requirements (such as the chart of accounts, balance sheet, and direct/indirect cost determinations) as a starting point; provided, however, that the Agency may, in its discretion, deviate from such requirements if it describes such deviations and the reasons for such deviations in its local asset management program.
 - h. HUD shall modify the systems and reports described in Section 2 below, to accommodate any differences between HUD asset management requirements and the Agency's local asset management program.
 - i. If the Agency implements a fee-for-service approach, then HUD shall consider the Agency's fee income to be de-federalized.
3. **Period of Experimentation.** The Agency may use its local asset management program to test and develop accounting practices designed to support and complement the fungibility of public housing and voucher funds that may be combined under the MTW demonstration program ("MTW Funds") and the programmatic flexibility provided under the MTW program. This period of experimentation for its Public Housing Program shall be available to the Agency until the negotiated rule making authorized in 24 CFR 990 is completed and a rule adopted. At that time, HUD and the Agency shall mutually determine the effect of said rulemaking on such cost accounting system, and how such a system can be continued.
4. **Identification of Cost Approach Under A-87.** The local asset management program will describe the Agency's cost accounting system. Cost accounting options available to the Agency include:
- a. **Fee-for-service methodology.** The Agency may establish a fee-for-service methodology that:
 - i. Is consistent with 24 CFR Part 990 (with respect to operating funds for the Public Housing Program), uses property level management, accounting, and budgeting, and establishes a Central Office Cost Center (COCC);
 - ii. With such justification as is required by A-87, allows for fees that exceed the levels set forth by HUD asset management requirements with respect to operating funds for the Public Housing Program;
 - iii. Allows the Agency to apply local determinations with respect to front line, prorated, and shared resources, fee costs, and other aspects of such requirements, to meet the objectives of the MTW program. Such determinations, when they differ from HUD's

requirements, must be specifically noted in the Agency's local asset management program;

- iv. In making local determinations with respect to front line and fees, the Agency acknowledges that cost must be treated in a consistent manner; and
- v. When fees established by the Agency exceed HUD guidelines the Agency agrees to justify such fees and that the Agency's annual audit shall include a review and test of fee reasonableness.

- b. **Indirect cost rate methodology.** In accordance with A-87, the Agency may elect to establish a cost allocation methodology, instead of a fee-for-service methodology, to allocate direct and indirect costs and establish an indirect cost rate. The cost allocation plan along with the indirect cost rate shall be described in the local asset management program. The Agency agrees to justify the indirect cost rate established and that the Annual Audit shall include a review and test of the rate's reasonableness.

5. **Establishment of Cost Objectives under MTW**

- a. **Multiple cost objectives.** If the Agency establishes multiple cost objectives (such as separate cost objectives for public housing properties, vouchers, capital funds, and services) under its MTW agreement, it may elect to use a fee-for-service methodology for one objective and an indirect cost rate methodology for other objectives, provided that the same cost objective may not use both a fee-for-service and a cost allocation/indirect cost rate methodology.
- b. **Option for a Single Cost Objective.** In accordance with A-87, the Agency may propose in the Annual MTW Plan that its MTW program is a single cost objective and may establish a cost accounting plan that uses a single indirect cost rate for the entire MTW program, which may include operating funds provided for the Public Housing Program. In doing so, the Agency agrees to provide a description of the cost accounting plan as part of its local asset management program, including how the indirect cost rate is determined (such as the grouping of costs and distribution base), and how that rate is applied across major functions. Use of such a single cost objective is subject to the Annual MTW Plan or Report approval process.

7. **Financial Reporting.** The Agency agrees to describe how it has assigned costs as part of its local asset management program in its Annual MTW Plan. The Agency agrees that irrespective of the cost accounting method selected above, a project-level accounting system will be used to track costs at the asset management property level. Any differences between the local asset management program and HUD's asset management requirements will be described in its Annual MTW Plan and Report in order to facilitate recording of actual property costs and submission of such cost information to HUD.

The Agency agrees to submit information to HUD through the following reporting systems, provided that HUD, in cooperation with the Agency, shall modify such systems, as necessary, so that they are capable of accepting reports from the Agency, as to both form and content, in a manner that is consistent with the Agency's authorizations under this Agreement and with the implementation of MTW:

- (a) PIH Information Center (PIC);
- (b) Voucher Management System (VMS);
- (c) HUD Financial Data Schedule (FDS) on an annual basis; and
- (d) The Annual Audit, with necessary supplemental schedules.

All such reporting shall be to the extent necessary for the Agency to report MTW activities consistent with the MTW Agreement. Should a report not be modified for MTW the Agency will continue to submit information through the Annual MTW Plan and Report.

The Agency may, in satisfaction of the annual audit requirement, submit its independently audited Comprehensive Annual Financial Report (CAFR), prepared consistent with its MTW financial structure and GAAP, and including supplemental un-audited balance sheets and income and expense statements for public housing properties.

All reporting under this section shall be subject to and shall not interfere with the Agency's right to combine and use public housing operating funds, public housing capital funds, and Section 8 voucher funds for the activities and in the manner described in the MTW Agreement.

HUD shall not limit through any asset management requirements or otherwise, including through any other provision of this Addendum or the MTW Agreement to the extent there is a conflict with this Attachment D, the Agency's ability (as provided in the MTW Agreement), to use a single fund budget as an authority-wide funding source for MTW activities.

8. Other Reporting.

Annual Plan and Report Under Attachment B. HUD affirms that it has obtained Office of Management and Budget ("OMB") approval for the information collection currently required by Attachment B to the Agency's Original MTW Agreement (HUD Form 50900, OMB Control Number 2577-0216; and hereafter, "Original Attachment B"). The Agency is not required to use the Attachment B to this Agreement (hereafter, "Revised Attachment B"), until such time as HUD has obtained approval from OMB of such Revised Attachment B.

Subject to the paragraph immediately above, the Agency agrees to submit information in accordance with Revised Attachment B for the fiscal year following such OMB approval; provided, however, that:

- i. if OMB does not approve a Revised Attachment B at least 120 days prior to the date for submission of the MTW Plan, then the Agency may defer compliance with Revised Attachment B until submission of the Annual MTW Plan and Report in the subsequent fiscal year;
- ii. the Annual MTW Report for a given fiscal year will use the same form of Attachment B as was used for that fiscal year's Annual MTW Plan; and

- iii. the Agency and HUD agree to use the first submission of Revised Attachment B to identify any problems and potential improvements in its use, as to both form and substance, and that HUD and the Agency will work together to modify Revised Attachment B, as necessary, in order to improve it as an information tool for subsequent fiscal years. The Agency and HUD further agree that Revised Attachment B may require modifications in subsequent years of the MTW Agreement and that HUD will facilitate a process to solicit comments from the Agency and modify Revised Attachment B as necessary.

CFDA Number. HUD affirms that it has received a Catalog of Federal Domestic Assistance (“CFDA”) number from OMB for the MTW program. HUD will create a corresponding compliance supplement to assist auditors in performing the required audits of the Agency. HUD will develop such compliance supplement in consultation with the Agency and shall direct, and hereby does direct, any auditor of the Agency to consider such supplement and other related supplements and OMB Circulars in determining the compliance requirements that could have a direct and material effect on the Agency’s participation in the MTW program. The MTW compliance supplement issued by HUD shall have an effective date that provides the Agency with sufficient notice for implementation.

IN WITNESS WHEREOF, the parties have caused this Second Amendment to be executed by their duly authorized representatives.

LOUISVILLE METRO HOUSING AUTHORITY

By: _____

Its: _____

Date: _____

UNITED STATES DEPARTMENT OF HOUSING

AND URBAN DEVELOPMENT

By: _____

Its:

Date: _____

Appendix III. Waiting List Households by Bedroom Size

Households on LMHA Waiting Lists by Bedroom Size as of 4/6/2016

Bedroom Size	Number of Households	
	LMHA-Managed Public Housing Developments*	Housing Choice Voucher Program
1	2,466	6,195
2	949	5,748
3	307	3,035
4	100	573
5	0	84
6	0	5
7	0	1
Unknown	0	1,903
Total	3,822	17,544

*Bedroom size distribution is not available for privately-managed sites at this time.