

LOUISVILLE METRO HOUSING AUTHORITY  
MINUTES OF REGULAR MEETING  
OCTOBER 15, 2019

Roll Call:

The meeting of the Board of Commissioners was called to order by Mr. Manfred Reid Sr., at 3:32 p.m. Members present were Mr. Bryan Cole (arrived at 3:35), Rev. Geoffrey Ellis, Mr. Lance Gilbert, Ms. Gena Harris, Mr. Cary Hearn, and the Mayor's Designee, Ms. Mary Ellen Wiederwohl (arrived at 4:28). Absent was Ms. Mary Elizabeth Miles (excused) and Ms. Lisa Nicholson (excused).

Others present were: Ms. Lisa Osanka, Executive Director; Mr. Wavid Wray, Deputy Executive Director; Directors; Mr. Richard Nash, III, Attorney; Ms. Vickie Fields, Executive Secretary; Staff; Janet Dakan, Greg Wright, Talonda Holland and Laura Kinsell-Baer.

Announcements:

None.

Committee Reports:

None.

Approval of Minutes:

Mr. Gilbert made a motion to approve the minutes of LMHA's regular meeting held on September 17, 2019, Rev. Ellis seconded. Motion carried by unanimous vote.

Resolutions:

Mr. Hearn made a motion to adopt the amended Resolution 5a "Approval for Designation of Dosker Manor Unit 120513 for Special Purposes." Rev. Ellis seconded. Motion carried by unanimous vote.

RESOLUTION NO. 84-2019 (10/15/19)

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

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

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

WHEREAS, LMHA needs additional administrative office space at Dosker Manor "C" Building.

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

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Mr. Gilbert made a motion to adopt Resolution 5b "Approval of Amendment to Existing LaSalle Place Section 5(h) Homeownership Plan". Mr. Hearn seconded. Motion carried by unanimous vote.

RESOLUTION NO. 85-2019 (10/15/19)

WHEREAS, the LMHA Board of Commissioners approved Resolution No 67-92, dated July 21, 1992 for Authorization to Resubmit LaSalle Place Homeownership Conversion Plan to convert LaSalle Place (KY 1-7) to homeownership through a Section 5(h) Homeownership Plan; and

WHEREAS, the LMHA Board of Commissioners approved Resolution No 84-94, dated December 20, 1994 for Authorization to Submit KY 1-25 New Development Homeownership Conversion Plan to expand the Authority's homeownership effort to include single-family scattered-site opportunities as an amendment to the LaSalle Place Section 5(h) Homeownership Plan; and

WHEREAS, the Section 5(h) program has generated over \$3 million in program income; and

WHEREAS, LMHA's Choice Neighborhoods Implementation grant budget has a funding gap that could be partially funded with Section 5(h) program income; and

WHEREAS, LMHA wishes to amend the existing LaSalle Place Section 5(h) Homeownership Plan to expand the approved use of Section 5(h) sale proceeds (program income) to include Choice Neighborhoods initiatives.

NOW, THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Section 5(h) Homeownership Plan be amended to include Choice Neighborhood Initiatives as an approved use of sale proceeds (program income).

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Ms. Harris made a motion to adopt Resolution 5c "Approval of Revisions to the Public Housing Admissions and Continued Occupancy Policy". Mr. Cole seconded. Motion carried by unanimous vote.

RESOLUTION NO. 86-2019 (10/15/19)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing providers adopt an Admissions and Continued Occupancy Policy (ACOP) to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the ACOP and any revisions to said document must be formally adopted by the Louisville Metro Housing Authority (LMHA) Board of Commissioners; and

WHEREAS, LMHA finds it necessary to revise the existing ACOP to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the LMHA is proposing revisions to the following sections of the LMHA ACOP: "Eligibility for Admission: Grounds for Denial" (Section 8.3); "Income, Exclusions, and Deductions from Income: Annual Income and Deductions from Annual Income" (Section 11.2 and 11.3); "Verification: Temporary Compliance Assistance" (Section 12.9); and "Fair Market and Flat Rent Schedules" (Appendix D); and

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WHEREAS, the full text of the proposed revisions is given as an attachment to this resolution; and

WHEREAS, these proposed revisions were made available for public comment from September 12, 2019 through October 11, 2019 and a public hearing was held on September 26, 2019; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Public Housing Program Admissions and Continued Occupancy Policy for LMHA owned properties revisions are adopted.

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Mr. Gilbert made a motion to adopt Resolution 5d "Approval of Revisions to the Housing Choice Voucher Program Administrative Plan". Ms. Harris seconded. Motion carried by unanimous vote.

RESOLUTION NO. 87-2019 (10/15/19)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Housing Choice Voucher (HCV) providers adopt an Administrative Plan to set local policies for the administration of the program in accordance with HUD requirements and local priorities; and

WHEREAS, the HCV Program Administrative Plan and any revisions to said document must be formally adopted by the Louisville Metro Housing Authority (LMHA) Board of Commissioners; and

WHEREAS, the LMHA finds it necessary to revise the existing HCV Program Administrative Plan to administer the program in a more effective and efficient manner and to remain in compliance with HUD rules and regulations; and

WHEREAS, the LMHA is proposing revisions to the following sections of the HCV Program Administrative Plan: "Determining Annual Income" (Section 5C and 5D); "Housing Conversion Actions (Enhanced and Regular Housing Choice Vouchers)" (Section 27.2); "Payment Standards" (Appendix 1); "Utility Allowance Schedules" (Appendix 2); "Commonly Used Documents" (Appendix 3); and "Special Referral Programs" (Appendix 9); and

WHEREAS, the full text of the proposed revisions is given as an attachment to this resolution; and

WHEREAS, these proposed revisions were made available for public comment from September 12, 2019 through October 11, 2019 and a public hearing was held on September 26, 2019; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS that the Housing Choice Voucher Program Administrative Plan revisions are adopted.

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Due to an urgent situation with the hot water for residents at Dosker Manor it became necessary for Ms. Osanka to present the Board with a potential walk-on Resolution.

Mr. Hearn made a motion to adopt Resolution 5e "Award of Construction Contract Hot Water Heater Replacement at Dosker Manor". Ms. Harris seconded. Ms. Harris opposed but would approve based on the fact that Management would go back to see if this sole bid could be negotiated. Motion carried by majority vote.

RESOLUTION NO. 88-2019 (10/15/19)

WHEREAS, Capital Funds have been received from the U.S. Department of Housing and Urban Development for the Hot Water Heater Replacement at Dosker Manor; and

WHEREAS, Sherman Carter Barnhart Architects developed construction documents for this project; and

WHEREAS, the project was advertised for bids in The Courier-Journal and The Louisville Defender and on October 8, 2019 bids were received and tabulated for the contractor to perform the work; and

WHEREAS, staff reviewed the bids received and determined that the bid submitted by Howell & Howell Contractors, Inc. in the amount of \$1,164,000.00 is the lowest responsive and responsible bid received and recommends award of the contract to them.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Lisa Osanka, is hereby authorized to enter into a contract with Howell & Howell Contractors, Inc. in the amount of \$1,164,000.00 for the Hot Water Heater Replacement at Dosker Manor.

Discussions:

Talonda Holland (Urban Strategies Inc), along with Laura Kinsell-Baer (McCormack Baron Salazar) gave their Beecher Terrace updates to the Board and answered questions.

Executive Session:

Mr. Gilbert motioned to go into Executive Session, seconded by Rev. Ellis. Motion carried by unanimous vote. The Board retired to Executive Session at 4:32 p.m.

The Board returned to Open Session at 5:19 p.m.

Other Business:

There being no further business to come before the Board, Rev. Ellis motioned to adjourn, seconded by Mr. Gilbert. Motion carried by unanimous vote.

The Board adjourned at 5:19 p.m.

  
Manfred Reid, Sr., Chairman

  
Vickie J. Fields, Executive Secretary