LOUISVILLE METRO HOUSING AUTHORITY

Moving to Work Demonstration Program

Annual Report FY 2009

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Executive Summary

Fiscal Year 2009 (July 2, 2008 through June 30, 2009) marked the Louisville Metro Housing Authority's tenth year of participation in the Moving to Work (MTW) Demonstration Program.

On March 27, 2003 the Housing Authority of Louisville (HAL) and the Housing Authority of Jefferson County (HAJC) were merged to form the Louisville Metro Housing Authority (LMHA). This historic event, coupled with the receipt of a $20 million HOPE VI grant in June 2004 for Clarksdale II, significantly changed the Agency's long and short term operations, and made its continued participation in the MTW program more critical than ever.

The planning process for Liberty Green, the mixed-income community replacing Clarksdale, has sharpened the Agency's goals and objectives and redefined our MTW program. The Agency used Clarksdale HOPE VI efforts to focus on new development that expands housing choices for residents, furthers LMHA's deconcentration goals and uses the full flexibility provided through MTW to acquire real estate including new scattered public housing outside of high poverty areas.

This year marks another turning point in the Agency's strategy to accomplish our MTW program goals and objectives. With the rental component of Liberty Green drawing to a close, the Agency has shifted its focus to further refinement of its programs, housing and administration with an eye towards sustainability. This year's MTW Annual Report documents our progress implementing demonstration activities that will guide us in development of a streamlined, integrated approach to the preservation and provision of affordable housing in Louisville.

In April of this last year, HUD Washington staff visited Louisville to review our Moving to Work (MTW) Annual Plan on-site. By and large, the review was positive and we were applauded for our use of MTW authority to initiate innovative programs. The team was especially complimentary of LMHA's use of MTW funding flexibility or "fungibility" to acquire or develop new scattered site units in non-impacted areas of the City, thereby increasing housing options and improving the overall quality of our housing stock.

LMHA is pleased to announce that we have fulfilled and exceeded our commitment to replace, one-for-one, the 713 former Clarksdale public housing units. The 713 replacement units are located on–site and off-site. Many are apartments at Liberty Green while most off-site units are single family and multi-family properties developed or acquired by the Authority. Liberty Green Rental Phases III and IV were both completed, ahead of schedule and under budget, adding 156 new public housing units in fiscal year 2009. Other properties that contribute to the total number of replacement units include our recently completed flagship building at 801 E. Broadway, 69 scattered site single family homes developed by LMHA, and numerous ACC units purchased or leased in privately developed, owned and managed mixed-income developments.

As noted above, the fungibility provided through MTW has been essential to LMHA's HOPE VI scattered site acquisition program. MTW status has also expedited the acquisition process. LMHA uses a simplified public housing development process authorized under the Demonstration Program that has given the our HOPE VI Development Department a competitive edge in Louisville's tight housing market, enhancing the Agency's capacity to purchase homes in non-minority concentration/non-impacted areas throughout the county.

The HUD team was also impressed with LMHA's expenditure rate of American Recovery and Reinvestment Act (ARRA) stimulus funds, noting that we are one of the lead agencies among 30 MTW PHAs in the country on efficient spending of the funds. As of June 30, 2009, only 3 months after funds were awarded, $10 million in Federal Stimulus had been obligated and 4 projects were nearing completion. Our ARRA funded capital improvement projects, recent physical development projects and agency driven initiatives in 2009 were all designed to increase energy efficiency, a savings to both residents and the agency, and incentivize families to become self-sufficient which will augment ensuing housing options for low-income families, particularly those on the Agency's waitlist.

For example, the Agency has begun replacing incandescent light bulbs at Avenue Plaza with compact fluorescent light bulbs. This simple change will save the Agency $30 per bulb over its lifetime and reduce energy use for lighting up to 75%. The Agency is also in the process of piloting a Resident Recycling Program at Dosker Manor, an elderly/disabled high-rise, that will set a precedent for Louisville Metro: coordinating the collection of recyclables at a multi-family public housing development. Finally, designs for the new Liberty Green Community Center were finalized in 2009, and we plan to break ground this fall on our very first Authority owned and managed LEED certified building.

The theme of these and LMHA's other agency-wide greening initiatives can be summarized with the words, redefining modernization. The Authority has demonstrated in FY 2009 that it is committed to making structural changes that will substantially increase cost efficiencies in the long-term and improve the quality of life for both current residents and future generations. Modernization at LMHA encompasses changes to our management and design of public housing units, as well as the administration of housing assistance and delivery of resident support programs.

Taken together, 2009 was a pivotal year in the Housing Authority's recent history. Moreover, since the end of the fiscal year, the Agency has applied for over 50 million in competitive stimulus funds and has plans to submit an additional grant application for 20 million in funds to address the City's decades old, large public housing barracks which are a challenge for both the Agency and residents. Thankfully, MTW continues to allow LMHA to explore new, creative and locally-appropriate ways to provide alternative housing options to low-income families. Now more than ever, the Authority is strategically positioned to make great strides towards realizing national MTW objectives and our own local MTW program goals in Fiscal Year 2010.

I. Introduction

Introduction

LMHA became one of a small group of public housing agencies participating in the Moving to Work Deregulation Demonstration, which has become familiarly known as MTW, in 1999. The MTW program was created by Congress and signed into Law as part of the Omnibus Consolidated Rescissions and Appropriations Act of 1996. The program offers public housing authorities (PHAs) the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by allowing exemptions from existing public housing and tenant-based Housing Choice Voucher rules and permitting PHAs to combine operating, capital, and tenant-based assistance funds into a single agency-wide funding source.

Moving to Work (MTW) is a emonstration program that allows public housing authorities (PHAs) to design and test ways to achieve three specific objectives:

1) *To provide flexibility to design and test various approaches for providing and administering housing assistance that reduces costs and achieves greater cost effectiveness in federal expenditures;*

2) *To give incentives to families with children where the head of the household is working; is seeking work; or, is preparing for work by participating in job training, educational programs or programs to assist people to obtain employment and become economically self sufficient; and*

3) *To increase housing choices for low-income families.*

Each of LMHA's Moving to Work initiatives and activities have been designed to address the three objectives of the Program.

MTW Program Overview

At the inception of LMHA's status as a Moving to Work participant, we carefully evaluated our own goals and objectives against those of the demonstration. The outcome was six goals for our participation in the MTW demonstration. These goals, as outlined in FY1999, are locally-driven refinements of HUD's objectives:

Goal 1… Increase the share of residents moving toward self-sufficiency;

Goal 2… Achieve a greater income mix at LMHA properties,

Goal 3… Expand the spatial dispersal of assisted housing;

Goal 4… Improve the quality of the assisted housing stock;

Goal 5… Reduce and/or reallocate administrative, operational and/or maintenance costs;

Goal 6… 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. We have revised and updated our goals to reflect changes in the local community and the evolution of the federal HUD MTW program into a performance-driven program:

> *Goal 7… Develop programs and housing stock targeted to populations with special needs, especially those not adequately served elsewhere in the community.*

LMHA's Moving to Work Demonstration program encompasses the following programs within the Agency:

- Public Housing (LMHA Owned and Managed & Privately Owned and Managed);
- Capital Fund Program; and
- Housing Choice Voucher Program.

The above programs, which include the units and vouchers that were formerly part of the Housing Authority of Jefferson County, are now collectively part of the Louisville Metro Housing Authority's MTW program. Under MTW, LMHA is granted regulatory flexibility to test new programs and policies and to determine which of its units/vouchers are included in the demonstration. Any regulation for which a waiver has been requested and/or granted is stated in LMHA's MTW documents. In all cases where no waiver has been granted, LMHA adheres to HUD regulations.

II. General Housing Authority Operations

Housing Stock Information

Public Housing

As of June 30, 2009, the Louisville Metro Housing Authority (LMHA) had a total of 4,862 Annual Contributions Contract (ACC) units in its public housing stock and 8 Section-32 Least-to-Own. 4,154 ACC units are LMHA owned and managed and 710 are privately managed. This year the Agency added a total of 210 units to its public housing stock. The Agency did not remove any units from its housing stock. Table II-A.1 shows the changes in our housing inventory from the close of FY 1998 to the close of FY 2009. The table also compares the numbers that were projected in LMHA's FY 2009 MTW Annual Plan with its actual housing stock at the end of the fiscal year.

Units Added/Removed

LMHA staff continuously works with the Executive Director on acquiring and developing additional housing in order to increase housing choices for low-income families. The funding flexibility made possible through MTW has helped in recent years to diversify the housing types we have to offer and to improve the overall quality of the Agency's housing stock.

During the fiscal year, LMHA saw an increase in its public housing stock by 210 units. This increase resulted from the construction of the final 156 public housing units at Liberty Green, and acquisition of 54 Clarksdale scattered-site replacement units, including construction of 22 units at 801 East Broadway. The Agency did not remove any public housing units from its housing stock in fiscal year 2009, however LMHA has been granted approval to begin Phase IV and Phase V of the Iroquois Homes demolition. Relocation of residents is now well underway and the demolition should be complete by December 2009.

LMHA is pleased to report that we have fulfilled our one-for-one commitment to replace former Clarksdale HOPE VI public housing units (713) units. All of the 210 units added to LMHA's housing stock this past year are Clarksdale replacement units. As of June 30, 2009, LMHA had acquired 401 scattered site replacement units, brought to a close all phases of on-site rental construction at Liberty Green including 311 on-site public housing units and substantially completed construction of a Section-32 lease-to-own single family home. The 401 scattered site replacement units consist of privately managed multi-family mixed-income units, single family home acquisitions, and LMHA developed and managed single family homes located in mixed income locations throughout the Metro area.

Clarksdale HOPE VI Revitalization

Efforts to redevelop the severely distressed Clarksdale development with assistance from HUD's HOPE VI Program began when the Authority first submitted a grant application in June 2001. Although the initial grant was not awarded we have since submitted two more successful HOPE VI applications to replace all 713 Clarksdale public housing units in a wide variety of building types and locations, both on-site and off-site.

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 committed to create 1900+ public housing, low-income tax credit, market rate rental and homeownership units.

Both the on and off-site components of the Clarksdale HOPE VI project are moving forward steadily. On-site the first rental units were occupied in June 2006. The build out of 443 mixed income on-site units is currently nearing completion. All Liberty Green Rental Phases I-VI are now complete and occupied, bringing the total number of on-site rental units to 443 of which 311 are public housing. The other 132 rental units at Liberty Green are a combination of market-rate rental and low-income housing tax credit apartments. Plans for the new Liberty Green Community Center, LMHA's first LEED certified building, include eight more public housing rental units. These units will be leased upon completion of the building which is scheduled for late spring of 2010

On-site Rental Units
This fiscal year we added over 200 units to our housing stock. 156 of those units were constructed in the final phases of the Liberty Green on-site rental development. Phase III public housing units are comprised of 4 - 0 bedroom units, 24 – 1 bedroom units, 78 - 2 bedroom units, 18 - 3 bedroom units, and 3 - 4 bedroom units for a total of 127 units on-site. Phase IV public housing development is comprised of a total 48 units of which 4 are 0 bedroom units, 15 are 1 bedroom units, 26 are 2 bedroom units and 3 are 3 bedroom units. There were no 4 bedroom assisted rental units in Phase IV of on-site development at Liberty Green.

The layouts, or unit type, of the new apartments vary according to bedroom size and building. The majority of the new units at Liberty Green are visitable. One and 2-bedroom accessible units of most unit types are available, however accessible units represent a small percentage of the overall unit count. An even smaller percentage of units have accommodations for residents with visual/hearing impairments; all the units specially designed to meet their needs are of a single 1-bedroom unit type.

On-site Homeownership Units
The Edge at Liberty Green, the on-site homeownership component of the Liberty Green-Clarksdale HOPE VI project, will be comprised of 300 affordable and market rate homeownership units as well as space for offices and retailers. Housing types in the development will include garden apartments, flats, and brownstone-like townhomes featuring amenities such as roof-top gardens and tuck-under parking. The sharp economic downtown and mortgage foreclosure crisis brought pre-development activities at The Edge to a halt in 2008. City Properties, the lead homeownership developer, had previously felt it would be detrimental to the newly developed site to proceed with the homeownership construction if there was danger of units remaining vacant for extended periods. A recent analysis of Louisville real estate sales has given them the confidence that the market has now stabilized for units within their projected price points (approximately $110,000 to $300,000). Currently, construction of homes is anticipated to begin this November and to be completed in phases over the course of the next 8 to 10 years.

Liberty Green HOPE VI Community Building
The Liberty Green Community Center will be the first LMHA owned and managed LEED certified building. Originally envisioned by architect Jill Smith and Housing Authority staff as the Active Living Center gymnasium and health center, the new design contains a community room, kitchen, classrooms, offices and eight public housing units totaling over 15,000 square

feet of floor space. Construction of the center is scheduled to commence this fall and be ready for occupancy in late spring of 2010.

The Community Center is a two-storey building with a façade done in a contemporary interpretation of the Romanesque architectural style, deliberately fashioned to complement the surrounding neighborhood. Design features that will help the building achieve LEED status include geo-thermal heating and cooling; light colored, high-albedo roofing to reduce solar heat gain; double glazed windows; Energy Star rated high efficiency appliances; compact fluorescent lighting; and a parking lot surfaced with pervious pavers. These features will reduce building maintenance and operations costs; help save tenants money on utility bills; and improve the indoor environmental quality of the apartments. Amen Contracting, a minority-owned business, has been contracted to lay the foundation and begin structural framing of the building.

Other Clarksdale Replacement Public Housing

Scattered Sites

Efforts to “scatter” new units throughout Louisville Metro were especially successful in FY2009. All 54 scattered site acquisitions, including units in multi-family properties and single family homes, are considered Clarksdale replacement units. Of the 54 scattered site acquisitions in 2009, 12 are 1 bedroom units, 32 are 2 bedroom units, and 10 are 3 bedroom units. All were move-in ready at the time of purchase and many of these units are located in non-minority concentration/non-impacted area, furthering LMHA’s goals to deconcentrate low-income households and increase housing options.

801 East Broadway

16 of the 54 replacement units are located at 801 E. Broadway, a building funded with Section 8 reserves made possible because of our participation in the MTW Program. The Agency broke ground on the project in 2007 and on March 17, 2009 a press conference with the Louisville Mayor was hosted to celebrate its completion. LMHA utilized single fund flexibility to design and build the mixed-use building containing roughly 3,000sqft of commercial/retail space at street level and 22 public housing units that are now partially occupied. Six of the 22 units are 2-bedroom apartments and 16 are 1-bedroom apartments. None of the public housing units have accessibility features. The Authority has contracted a separate property manager for the commercial space who is currently in discussion with several business interested in leasing all or part of the building.

Lease-To-Purchase

LMHA’s Section-32 Lease-To-Purchase Program began in 2007 as an initiative proposed in the Liberty Green HOPE VI application. The program is designed to offer Section 8 Program and Public Housing residents an affordable and secure process by which to purchase a single family home. Program participants have the opportunity to select a home from the 8 affordable offerings currently in the Authority’s lease-to-purchase housing stock and receive ongoing support from an LMHA case manager. As of June 30, 2009, the program’s affordable housing stock consisted of two single family homes developed by LMHA (and a third still under construction), 2 homes purchased for the Agency by a builder, and 1 home acquired by Authority’s development department. The remaining two units are planned to be built in the revitalized Newburg area. All the lease-to-purchase units are 3 bedroom single family homes.

Iroquois Homes Demolition

Due to their obsolete function, Iroquois Homes was slated for a series of phased demolition projects that started in FY2002. The Authority intends to replace these units through acquired or developed properties using Section 8 reserve funds, as allowed through LMHA's participation in the MTW program, and additional funding sources as they become available.

LMHA received approval from HUD in October 2008 to demolish 192 additional units in 16 buildings south of Bicknell on the Iroquois Homes site. The bid for demolition was awarded on June 17. Subsequent relocation of the residents in the 16 buildings began in mid-March and is now well underway. The actual work is scheduled to begin late October 2009. Demolition is projected for completion by the end of FY2010.

On the heels of Phase IV approval, the demolition application for the remaining 168 units in 27 buildings was submitted to HUD's Special Applications Center on January 7, 2009. This fifth and final phase of demolition is broken into sub-phases that are projected for completion by the close of FY2012. The Authority will simply notify HUD as each sub-phase is completed.

The Housing Authority did not remove any units from its public housing stock this fiscal year. However, as aforementioned, approvals for the remaining phases of the Iroquois Homes Demolition were granted and the Agency will proceed with plans to demolish the remaining buildings in the coming years.

Capital Plans

The preservation and continued viability of its current rental housing inventory is core to the Louisville Metro Housing Authority's capital investment strategies. The Construction Administration Department continues to aggressively carry out the improvements outlined in the Agency's five-year capital plan so that our sites are in the best possible physical conditions, despite their age. Table II-A.6 summarizes the planned capital improvements and expenditures by project. Many of these projects were funded through a combination of Comprehensive Grant, Capital, HOPE VI and ARRA funds received in years 1999-2009. An additional column has been added to this table to reflect the projects earmarked with ARRA funds. Note that some capital projects are utilizing both regular capital funds and ARRA funds.

Performance and Evaluation (P&E) Reports, which delineate obligation and expenditures for each active Comprehensive Grant Program by budget line item, are also included in the appendix.

Capital Improvement contracts completed or in progress at FYE 2009 by development include:

Avenue Plaza
Chiller Replacement ($136,519, Under construction)
Light Fixture Replacement ($233,222, Under construction)
Energy Assessment ($7000, Completed)
Replacement of Doors and Door hardware ($383,582, Completed)

Dosker Manor
Door & Door Hardware ($383, 582, Completed)
Hallway Paintings Bldgs. A, B, & C ($136,519, Under construction)
Elevator Upgrades ($1,363,020, Under construction)
Roof Parapet ($241,000, Under construction)

Professional services for elevator design ($95,400, Active)

801 Vine Street
Window Replacement ($316,774, Completed)

Iroquois Homes
Demolition Phase IV (43 to 53; 65 to 72) ($1,461,360, In-Progress)

Sheppard Square
Roof Replacement ($486,960, Under construction)

St. Martins
Window Replacement ($296,200, Under construction)

Parkway Place
Replacement of Drainage Sewer Lines ($300,000, Under construction)

Bishop Lane
Backup generator installation ($150,000, Under construction)

Lourdes Hall
Backup generator installation ($150,000, Under construction)

550 Apartments
Roof replacement ($474,600, Under construction)

Fegenbush-Norbrook Apartments
Burn unit ($239,153, Under construction)

Beecher Terrace
Piping Replacement ($2,750,000, Under construction)

Annual Contract & Environmental Projects
Annual architectural contract ($1,789,277, Active)
Annual environmental consultant contract ($1,500,000, Active)
Annual hazard abatement contract ($1,250,000, Active)
Annual ARRA Architectural Contract (Constr.)
Annual ARRA Engineering Contract (Mech.)
Annual ARRA Architectural Contract (Roofing)

Housing Choice Voucher Program

As of yearend 2009, LMHA was authorized funding for 9,454 housing choice vouchers including 9,384 MTW vouchers and 70 Non-MTW vouchers. This is 113 more units than the total number of vouchers the Agency was funded for at the end of FY08 which was 9,341 and 354 more than anticipated at the beginning of the fiscal year. LMHA had 8,960 units/vouchers at the beginning of FY2009 and projected increasing this number by 500 to 9,100 units/vouchers over the course of the year.

MTW Housing Choice Vouchers

Prior to FY2009, LMHA had only MTW Housing Choice Vouchers. The total number of authorized MTW vouchers at the beginning of FY 2009 was 9,341and by year end the Agency had been awarded an additional 43 MTW vouchers, a 0.46% increase, bringing our total number of authorized MTW vouchers to 9,384.

LMHA indicated in the MTW Annual Plan FY 2009 that the Authority would apply for other available and appropriate vouchers, especially with regard to the relocation of residents during the upcoming phases of Iroquois Homes demolition. Iroquois Homes Phase IV and Phase V demolition applications were approved last fall and early this year, respectively. As of June 30, 2009 the Agency had submitted two applications for relocation vouchers for the approved phases of demolition and was still awaiting a response from the office of Fair Housing and Equal Opportunity (FHEO).

MTW Housing Choice Voucher Special Access Programs

LMHA has developed several special programs with local organizations that tie voucher assistance to supportive services. These programs are designed to increase the availability of housing to low-income families, especially those families with very specific needs such as shelter from abuse, homelessness, and women with children pursuing higher level education. Table II-A.3 and Table II-A.4 include a list of LMHA's Project-based vouchers, and vouchers that LMHA allocated to the MTW Special Referral/Direct Access HCV Programs during FY2009.

Programs such as project-based MTW Housing Choice Vouchers, MTW Special Referral and MTW Direct Access Programs allow LMHA to increase housing options for our clients by partnering with specialized housing and support service organizations. As of fiscal year end 2009 LMHA had authorized 705 MTW Project-Based, MTW Special Referral and MTW Direct Access vouchers to 6 active local service-oriented housing assistance programs with an additional program pending. While LMHA did not expand our HCV special designation program this past year, we did explore establishing a new Special Referral Program in partnership with Project Women. Several programs have gone dormant since the vouchers were originally set aside, however there is no time limit on the associated vouchers.

Ongoing Project-Based MTW Housing Choice Vouchers

Overall LMHA set aside 130 Project-Based Housing Choice Vouchers in fiscal year 2009. Of the LMHA provides housing assistance to three project-based voucher programs: Willow Place (65 authorized), YMCA Single Room Occupancy (SRO) (41 authorized) and St. Vincent De Paul Roberts Hall (24 authorized). LMHA did not project-base additional Housing Choice Vouchers in Fiscal Year 2009. Following is a brief description of each existing program:

Willow Place – Mod Rehab
The moderate rehabilitation program provides project-based rental assistance for low income families. LMHA has a housing assistance payment (HAP) contract with the owner of Willow Place, a 65-unit Mod Rehab project. Although the Mod-Rehab program was repealed, HUD has allowed these contracts to be extended every year at the option of the owner. Families can be referred to the owner from LMHA's waiting list regardless of their position on the list. Families that choose to live at Willow Place must remain there for 5 years before they can receive a voucher. All units at Willow Place have two bedrooms with either tenant paid or owner paid utilities.

YMCA and Roberts Hall Single Room Occupancy Program (SRO)
HCV-eligible women or men who are homeless or in danger of becoming homeless can self-refer or be referred by other agencies and service providers directly to the SRO Program. Participants receive site-based HCV rental assistance at the participating SRO and case management via SRO staff. Robert's Hall (which can serve up to 24 women) and the YMCA (which can serve up to 41 men) remained at nearly program capacity during FY 2009.

Ongoing MTW Special Referral Program Housing Choice Vouchers
LMHA has established special referral programs with three transitional housing and support services providers. Residents can be referred through by program staff to LMHA directly for voucher assistance provided the resident meets Section 8 eligibility requirements. LMHA currently has MTW special referral programs with the Center for Families and Children - Villager Program (17 authorized), Project Women - Scholar House (56 authorized), Day Spring (not applicable), and Project Women/Spalding – Scholar House II (pending).

Center for Women and Families
The Authority's first such program began in FY 2004 with the Center for Women and Families (the Center), a nationally respected non-profit working towards the elimination of domestic and sexual violence and economic hardship, by entering into an agreement to provide vouchers for up to 17 households residing in their long-term transitional housing. Participants who successfully graduate from the Center's program within a three year period may also be eligible for a portable voucher. This innovative results-based approach has given the Center the flexibility to lease to both Section 8 voucher holders and market rate renters while incentivizing participants to complete the program in a timely manner. This approach also encourages a mixture of incomes without unnecessarily tying up vouchers.

Project Women
LMHA has signed an MOU to start a similar program with Project Women, a non-profit devoted to helping single parents obtain college degrees in order to break the cycle of poverty, and the University of Louisville. We have allocated up to 56 vouchers to Project Women's special referral program at Scholar House. Provision of housing assistance for this program began just after the close of the 2008 fiscal year when the first family occupied one of the new units at the site. Successful graduate of this program will be eligible for a portable voucher.

Day Spring Partnership
Also during fiscal year 2008, LMHA began providing housing assistance to 3 households residing at Day Spring, a faith-based charitable organization that provides residential and supportive services to adults with developmental disabilities who want the opportunity to live independently. LMHA relies on the local HUD field office to assist with monitoring the physical condition and determining rent comparability for this unique project.

Ongoing MTW Direct Access Housing Choice Vouchers
Participants in LMHA's Direct Access programs receive portable vouchers tied to direct services provided by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services and Central State Hospital. MTW provides LMHA with the flexibility to develop opportunities like this for individual disability through accessible systems of cost-effective community-based services.

In FY 2009 LMHA set aside 632 Direct Access Housing Choice Vouchers. The Agency reserved these vouchers for five area service providers including HOPWA – Housing Opportunities for People with Aids (60 authorized), Partnership for Families (PforF) (56 authorized), the Center for Accessible Living – Mainstream (300 authorized), the State Department of Mental Health – Olmstead (50 authorized) and Homeless Families Assistance Program (222 authorized).

State Department of Mental Health/Olmstead (50 vouchers authorized)
A "program-based" approach that LMHA implemented in FY2004 was a set aside of up to 50 vouchers in a partnership with the State Department of Mental Health/Mental Retardation to provide housing assistance as they implemented the Supreme Court's Olmstead decision to allow people to live in the community. It combines an LMHA HCV voucher and case management services delivered by authorized agencies, including the Center for Accessible Living, Wellspring, Seven Counties Services, and Central State Hospital, to serve families or individual impacted by the Olmstead decision.

Center for Accessible Living – Mainstream
The Mainstream Program combines an LMHA HCV voucher and case management services delivered by the Center for Accessible Living to serve families or individuals whose head of household or spouse is disabled. This program aims to help disabled individuals lead more independent lives.

Family Unification Program (FUP)
LMHA's obligation to operate the Family Unification Program (FUP) has expired.

Homeless Families Assistance Program (HFAP)
The HFAP Program combined an LMHA HCV voucher and case management services delivered by day and overnight shelters, transitional housing facilities, the Neighborhood Place, Louisville Metro Human Services staff, and the Family and Children Counseling Center's Homeless Families Prevention Program staff to serve families and individuals who are homeless. The program helped stabilize homeless families and individuals, so they could continue to make positive changes in their lives. This program has remained dormant since the HCV over-leasing issue after merger and the high availability of Public Housing units at many LMHA sites.

Non-MTW Housing Choice Vouchers

The majority of LMHA's Housing Choice Vouchers are MTW vouchers. All but 70, of the 9,454 authorized upon the close of the fiscal year are MTW HCVs. The 70 non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) Program which requires participants to be homeless veterans.

Special Issue Non-MTW HCV Vouchers

HUD-Veterans Affairs Supportive Housing (HUD-VASH) Voucher Program

The 2008 Consolidated Appropriations Act enacted December 26, 2007, provided $75 million dollars of funding for the HUD-Veterans Affairs Supportive Housing (HUD-VASH) voucher program. The HUD-VASH program combines HUD HCV rental assistance for homeless veterans with case management and clinical services provided by the Veterans Affairs at its Medical Center on Zorn Avenue. LMHA is one of the 132 VAMC's in the country eligible to participate in the program. The VAMC eligibility determination was made based on the local population of homeless veterans in need of services, the number of homeless veterans served by the VAMC, geographic distribution and VA case management resources.

LMHA in partnership with the local VA accepted HUD's initial award of funding for 70 vouchers. The Agency received the letter of notification from the Housing Voucher Financial Division at Headquarters on May 1, 2008. We also received an offer on June 12, 2009 for an additional 105 VASH Program vouchers, which the Authority accepted on June 16. 2009. The additional 105 vouchers had not yet been funded as of June 30, 2009.

This is a special referral program and participants are sent to LMHA from the VA; none of the participants come from the Authority's HCV waiting list. The program goal was to have all initial 70 vouchers issued by June 30, 2009, and that goal was met. There has been a high dropout rate in the program as most of these individuals have drug, alcohol or mental problems. The VA is going to hire three additional case workers bringing the total number of caseworkers to five. At fiscal yearend 2009, 71% (50 of 70) of the HUD-VASH program vouchers were leased.

Generally, the HUD-VASH HCV Program will be administered in accordance with regular HCV Program requirements. However, the Act allows HUD to waive or specify alternative requirements for any provision of any statute or regulation that HUD administers in connection with this program in order to effectively deliver and administer HUD-VASH voucher assistance. LMHA anticipates a growing demand for veteran housing and support service as servicemen return from Iraq and Afghanistan. LMHA plans to explore developing housing designated for veterans.

Other Housing Managed by LMHA

Table II-A.4 lists other non-public housing or non-housing choice voucher properties currently managed by LMHA, including four condominium developments, their addresses and the number of units. LMHA provides management services for these units only and no funding assistance. LMHA did not contract to manage any new properties during FY2009.

Other Properties Owned or Managed by LMHA

LMHA owns a number of non-dwelling properties including those located at developments and other properties such as maintenance and purchasing facilities. Over the years LMHA has also acquired miscellaneous properties to facilitate implementation of near- and long-term redevelopment plans. These properties are to be razed and redeveloped, those that have been purchased for resale, vacant land and pending purchase agreements. All non-residential properties of this kind are outlined in Table II-A.5. LMHA did not acquire any new non-dwelling properties during FY2009.

Table II-A.1 Housing Stock Information
Actual 12/31/1998 to 6/30/2009

Public Housing	Actual Housing Units 12/31 1998	12/31 1999	12/31 2000	12/31 2001	12/31 2002	6/30 2004	6/30 2005	6/30 2006	6/30 2007	6/30 2008	Plan 6/30 2009	Actual 6/30 2009
Family Developments												
KY 1-001 Clarksdale	724	724	724	714	714	713	308	-	-	-	-	-
KY 1-002 Beecher Terrace	766	763	763	760	760	760	760	760	760	760	760	760
KY 1-003 Parkway Place	636	635	635	634	634	634	634	634	634	634	634	634
KY 1-004 Sheppard Square	327	326	326	325	325	325	325	326	325	325	325	325
KY 1-005 Iroquois Homes	853	853	853	850	704	704	632	632	632	484	484	484
Subtotal Family Development	**3306**	**3301**	**3301**	**3283**	**3137**	**3136**	**2659**	**2352**	**2351**	**2203**	**2203**	**2203**
Elderly/Disabled Developments												
KY 1-012 Dosker Manor A,B & C Buildings	675	681	681	679	679	679	679	688	688	688	688	688
KY 1-013 St. Catherine Court	172	169	169	169	159	159	159	159	159	159	159	159
KY 1-014 Avenue Plaza, 550 Apartments*	224	224	224	224	225	225	225	225	297	297	297	297
KY 1-018 Lourdes Hall, Bishop Lane Plaza	62	62	62	62	62	151	151	151	151	151	151	151
Subtotal Elderly/Disabled Developments	**1133**	**1136**	**1136**	**1134**	**1125**	**1214**	**1214**	**1223**	**1295**	**1295**	**1295**	**1295**
Scattered Sites												
KY 1-017 Scattered Sites I-V,Newburg	185	178	178	179	183	272	272	273	273	273	273	273
KY 1-034 Clarksdale I/II Replacement	-	-		9	116	130	145	164	186	258	306	312
KY 1-047 HPI/NDHC Scattered Sites and LTO	-	-							69	71	73	71
Subtotal Scattered Sites	**185**	**178**	**178**	**188**	**299**	**402**	**417**	**437**	**528**	**602**	**652**	**656**
HOPE VI/Mixed Income (Non-LMHA managed)												
KY 1-027 Park DuValle I		59	59	59	59	59	59	59	59	59	59	59
KY 1-030 Park DuValle II	-	-	-	92	92	92	92	92	92	92	92	92
KY 1-031 Park DuValle III	-	-	-	-	78	78	78	78	78	78	78	78
KY 1-032 Park DuValle IV	-	-	-	-	43	134	134	134	134	134	134	134
KY 1-036 St. Francis	-	-	-	-	-	10	10	10	10	10	10	10
KY 1-043 Steven Foster	-	-	-	-	-	-	-	16	16	18	18	18
KY 1-046 Village Manor	-	-	-	-	-	-	-	10	10	10	10	10
KY 1-049 Liberty Green Rental I	-	-	-	-	-	-	-	11	94	94	94	94
KY 1-050 Liberty Green Rental II	-	-	-	-	-	-	-	-	-	40	42	40
KY 1-051 Liberty Green Rental III	-	-	-	-	-	-	-	-	-	19	127	127
KY 1-052 Liberty Green Rental IV	-	-	-	-	-	-	-	-	-	0	48	48
Total HOPE VI/Mixed Income Units	-	**59**	**59**	**151**	**272**	**373**	**373**	**410**	**493**	**554**	**712**	**710**
Total Public Housing Dwelling Units	**4624**	**4674**	**4674**	**4756**	**4833**	**5125**	**4663**	**4422**	**4667**	**4654**	**4866**	**4864**
Housing Choice Voucher Program												
Housing Choice Vouchers Authorized	684	684	760	982	1087	8684	8838	8472	8400	9341	9448	9454
MTW HCV Authorized	-	-	-	-	-	-	-	-	-	-	-	70
Total HCV Units	**684**	**684**	**760**	**982**	**1087**	**8684**	**8838**	**8472**	**8400**	**9341**	**9448**	**9524**
Total Housing Stock	**5308**	**5358**	**5434**	**5738**	**5920**	**13809**	**13501**	**12894**	**13067**	**13995**	**14314**	**14388**

Table II-A.2 New Public Housing Units
Actual by Site, Type and Bedroom Size FY 2009

Scattered Sites	FY 09 Actual	Notes
KY 1-034 Clarksdale I/II Replacement		
0 Bedroom	0	No accessible features.
1 Bedroom	12	
2 Bedroom	32	
3 Bedroom	10	
4 Bedroom	0	
New Units at Site	54	
Subtotal Scattered Sites	**54**	
HOPE VI/Mixed Income (Non-LMHA Managed)		
KY 1-051 Liberty Green Rental III*		
0 Bedroom	4	The majority of units are visitable.
1 Bedroom	24	Visitable units are available in most 1, 2 and 3 BDR unit types.
2 Bedroom	78	Accessible units are available in most one and 2 BDR unit types in a limited number.
3 Bedroom	18	A handful of units are designed to accomodate visual/hearing
4 Bedroom	3	impairments; all of these units are the same 1 BDR unit type.
New Units at Site	**127**	
KY 1-052 Liberty Green Rental IV		
0 Bedroom	4	The majority of units are visitable.
1 Bedroom	15	Visitable units are available in most 1, 2 and 3 BDR unit types.
2 Bedroom	26	Accessible units are available in most one and 2 BDR unit types in a limited number.
3 Bedroom	3	A handful of units are designed to accomodate visual/hearing
4 Bedroom		impairments; all of these units are the same 1 BDR unit type.
New Units at Site	**48**	
Subtotal HOPE VI/Mixed Income	**175**	
Total New Public Housing Dwelling Units	**229**	

*Total number of units by bedroom type in Liberty Green Phase III. 108 of these units were constructed in FY 2009.

Table II-A.3 MTW Project-Based Housing
Actual FY 2009

Project Name	MTW Housing Choice Vouchers FY 09 Authorized	FY 09 Leased	FY 09 % Utilized
Willow Place - Mod Rehab	65	55	85
YMCA Single Room Occupancy	41	41	100
St. Vincent De Paul Roberts Hall	24	23	95.8
Total MTW Project-Based Vouchers	**130**	**119**	**93.6**

Table II-A.4 MTW Special Referral/Direct Access Housing Choice Vouche
Actual FY 2009

MTW Special Referral	MTW Housing Choice Vouchers FY 09 Authorized	FY 09 Leased	FY 09 % Utilized
Center for Families and Children (Villager Program)	17	6	35.3
Project Women - Scholar House	56	39	69.6
Day Spring	N/a	2	N/a
Project Women/Spalding - Villager (pending)	N/a	N/a	N/a
Subtotal MTW Special Referral	**73**	**47**	**64.4**
Direct Access			
Housing Opportunities for People with Aids	60	26	43.3
Partnership for Families (PforF)	56*	9	16.1
Center for Accessble Living - Mainstream	300	267	89
State Department of Mental Health - Olmstead	50	16	32
Homeless Families Assistance Program	222	132	60
Subtotal MTW Direct Access	**705**	**544**	**77.2**
Total MTW Special Referral/Direct Access	**778**	**591**	**141.6**

* This number changes based upon former occupied Family Unification Program slots. Total slots for

Notes
a. w/6 somewhere between accepted & leased
b. w/1 somewhere between accepted & leased
c. w/6 somewhere between accepted & leased
d. w/22 somewhere between accepted & leased

Table II-A.4 Other LMHA Mnaged Properties*
Non-Public Housing and Non-Housing Choice Voucher

Condominiums	Units
HPP I	36
601 W Breckinridge St.	
HPP II	15
601 W Breckinridge St.	
HPP III	20
601 W Breckinridge St.	
Parkland Place	12
601 W Breckinridge St.	
Total Other LMHA Properties	**83**

*LMHA manages these properties but does not provide any funding assistance.

Table II-A.5 Non-Dwelling Properties

LMHA Developments	Address
KY 1-002 Beecher Terrace	125 Cedar Court
Community Building	
KY 1-003 Parkway Place	1703 & 1705 So. 13th Street
Community Building	
Day Care Center	
Gymnasium	
KY 1-005 Iroquois Homes	
Community Building	
Gymnasium	
Day Care Center	
Other Properties	
Section 8 Division	801 Vine Street
Maintenance Garage	1645 Patton Court
Family Investment Center	1411 Algonquin Parkway
Regional Maintenance	3225 Seventh St. Road
Central Stores	3223 Seventh St. Road
St. Peter Claver Church, School, Garage and Residence	526 Lampton St.
Misc. to be razed	
Structure	1636 Beech St.
Structure	529 Finzer St.
Pool Hall	733 S. Clay St.
Cousins Liquors	801 E Muhammad Ali Blvd.
Purchased for resale (Park DuValle)	
Structure	3538 Cotter Drive
Vacant Land Newburg/Hikes Lane	
Petersburg Road	Tract R-69, Jefferson County
	Tract R-61, Jefferson County
	Tract 2(B), Louisville
Purchase Agreements	
	4929 Wheatley Court
	4928 Shasta Trail
	4919 Shasta Trail
	4918 Shasta Trail
	5003 Lively Court
	5000 Lively Court
	4914 Shasta Trail
	4903 Shasta Trail
	5012 Lively Court
	5009 Lively Court

Table II-A.5 Capital Improvements and Expenditures by Project

Louisville Metro Housing Authority

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
CLARKSDALE										
AE Fees & Master Planning	-									
Phase I	-		0							
Phase II including Community Center	5,279,152	4,138,206	1,140,946							
Community Center	-									
	-									
Site Total	5,279,152	4,138,206	1,140,946	0	0	0	0	0	0	0
BEECHER TERRACE - 002										
Paint Apartments	300,000			300,000						
Playground Equipment	200,000		200,000							
Parking Lot - street pavement	50,000								50,000	
Sidewalk replacement	50,000								50,000	
Sump pumps boiler rooms	50,000								50,000	
Gator Carts (2)	15,000				15,000					
Clean siding	50,000		50,000							
Exterior Lighting (West Side)	150,000							150,000		
Roof Repairs (Baxter Court)	100,000							100,000		
Piping	700,000						400,000	300,000		
Replace Underground piping to boilers (first phase)	2,750,560	560				2,750,000				
Replace Underground piping to boilers (phase II and III)	2,000,000				600,000		1,400,000			
Relocation	-									
Annual A/E Contract	246,503		32,978	20,000	35,692		37,185	38,678	40,171	41,799
Tree Trimming	373,845	6,045	61,800	6,000	60,000		60,000	60,000	60,000	60,000
Maintenance Equipment	-									
Dwelling Equipment	303,205	33,609	34,335	34,000	37,185		38,678	40,171	41,799	43,428
Resident Stipends	150	150								
Site Total	7,339,263	40,364	379,113	360,000	747,877	2,750,000	1,935,863	688,849	291,970	145,227
PARKWAY PLACE - 003										
Exterior Lighting	290,000							290,000		
Admin Salaries	57					57				
Parking Lot Paving / Speed Bumps	105,000							105,000		
Convert gas ranges to electric	900,000	-					900,000			
Pickup Truck	25,000		25,000							
Day Care Center Roof	23,260		23,260							
Replace Gutters, Soffits, Downspouts	50,000			50,000						
Replace Sidewalks/correct drainage/sewer lines	350,000			150,000	50,000	150,000				
Foundation crack sealing	20,000								20,000	
Window Replacement	20,000								20,000	
Gator Cart	7,500				7,500					
Copier	6,000				6,000					
Boiler Replacement	3,600,000		1,800,000			1,800,000				
Annual A/E Contract	270,175		34,386	34,000	37,216		38,773	40,330	41,886	43,584
Tree Trimming	406,950	35,150	61,800	10,000	60,000		60,000	60,000	60,000	60,000
Dwelling Equipment	310,878	30,222	35,801	35,000	38,773		40,330	41,886	43,584	45,282

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
Maintenance Equipment	-									
Resident Stipends	-									
Site Total	6,384,820	65,372	1,980,247	279,000	199,489	1,950,057	1,039,103	537,216	185,470	148,866
SHEPPARD SQUARE - 004										
Replace Gutters, Soffit, Downspouts	50,000			50,000						
Replace Sidewalks	50,000			50,000						
Replace Basement Doors	72,000			72,000						
Roof Replacement	486,960					486,960				
Garage - three car	85,000							85,000		
Pave Streets/Parking Lots	125,000			75,000	50,000					
Convert gas ranges to electric	500,000						500,000			
Drainage Repairs	50,000				50,000					
Replace Gas Mains With Plastic	100,000								100,000	
Parking Lot Repavement	25,000				25,000					
Comprehensive Modernization	-									
Annual A/E Contract	411,984		52,412	52,000	56,726		59,099	61,471	63,844	66,432
Tree Trimming	378,020	6,220	61,800	10,000	60,000		60,000	60,000	60,000	60,000
Dwelling Equipment	416,916	17,481	54,569	25,000	59,099		61,471	63,844	66,432	69,020
Maintenance Equipment	-									
Resident Stipends	150	150								
Site Total	2,751,030	23,851	168,781	334,000	300,825	486,960	680,570	270,315	290,276	195,452
IROQUOIS HOMES - 005										
Ramp to Maintenance Shop	25,000							25,000		
Demolition	1,997,991	536,631				1,461,360				
Relocation	153,000	126,720			26,280					
Admin Salaries	12,768					12,768				
Annual A/E Contract	149,831		21,815	0	23,610		24,598	25,585	26,573	27,650
Tree Trimming	361,800		61,800		60,000		60,000	60,000	60,000	60,000
Dwelling Equipment	167,584	11,738	22,713		24,598		25,585	26,573	27,650	28,727
Maintenance Equipment	-									
Resident Stipends	600	600								
Site Total	2,868,574	675,689	106,328	0	134,488	1,474,128	110,183	137,158	114,223	116,377
DOSKER MANOR - 012										
Automatic Doors in elevator vestibules Bldg A	144,000							144,000		
New Door Locks in A, B, C	483,582	383,582						100,000		
Building Lobby B & C	150,000							150,000		
Paint Hallways, Lobbys	138,164					138,164				
Paint Stairwells	150,000				150,000					
Antenna Replacement - Analog to digital	21,381	21,381								
Floor tile - Bldg A	450,000			450,000						
Replace Stairwell Doors (A)	25,000				25,000					
Replace Ceiling Tiles - Lobbies	20,000			20,000						
Transfer Switches	110,000						110,000			

Louisville Metro Housing Authority

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
Replace A/C units as needed	100,000			100,000						
Parapets replacement	400,507	507				400,000				
Repave Parking Lot	25,000				25,000					
Replace Booster Pumps in all Buildings	60,000								60,000	
Repair Sidewalks	25,000								25,000	
Trash Compactors All Buildings	150,000								150,000	
Interior Doors B&C and System Integration	350,000					350,000				
Elevator replacement A&E	95,400	95,400								
Elevator replacement	2,200,200					2,200,200				
Annual A/E Contract	341,752		45,390	30,000	49,126		51,180	53,235	55,290	57,531
Tree Trimming	-									
Dwelling Equipment	391,585	32,319	47,258	35,000	51,180		53,235	55,290	57,531	59,772
Maintenance Equipment	-									
Resident Stipends	221,748	19,348	30,400	20,000	30,400		30,400	30,400	30,400	30,400
Site Total	6,053,319	552,537	123,048	655,000	330,706	3,088,364	244,815	532,925	378,221	147,703
ST CATHERINE COURT - 013										
Antenna Replacement - Analog to Digital	8,432	8,432								
Tree Trimming	-									
Dwelling Equipment	4,681	4,681								
Maintenance Equipment	-									
Resident Stipends	57,530	3,930	8,100	5,000	8,100		8,100	8,100	8,100	8,100
Site Total	70,643	17,043	8,100	5,000	8,100	0	8,100	8,100	8,100	8,100
AVENUE PLAZA/550 Apt - 014										
Exterior Lighting	20,000							20,000		
Stairwell Lighting	20,000							20,000		
Automatic Lobby Doors	24,000							24,000		
Elevator Renovation	400,000					400,000				
Repave Parking Lots - Avenue Plaza	50,000				50,000					
Wash Windows	25,000				25,000					
Window and Blind Replacement	500,000			500,000						
Energy Assessment - A&E	25,000					25,000				
Light Fixture Replacement - A&E	4,500	4,500								
Light Fixture Replacement	235,222					235,222				
A&E Chiller Replacement	10,000	10,000								
Chiller Components and Install	83,391	83,391								
Antenna Replacement - Analogue to digital	7,743	7,743								
Riser Replacement	1,000,000		1,000,000							
Telephone System	76,605	76,605								
First Floor Kitchen Renovation	9,829	9,829								
Comprehensive Renovation	4,372,179			1,165,038					2,103,813	1,103,328
Annual A/E Contract	131,822		16,863	16,000	18,251		19,015	19,778	20,541	21,374
Roofs - 550 Apartments	474,000					474,000				
Concrete Stairs - 550 Apartments	100,000			100,000						
Paint Apartments - 550 Apartments	154,400		154,400							

Louisville Metro Housing Authority

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
Replace Counter Tops - Kitchens - 550 Apartments	120,000			120,000						
Parking Lot Repavement - 550 Apartments	40,000				40,000					
Admin Salaries	71					71				
Tree Trimming	1,000	1,000								
Dwelling Equipment	144,905	11,433	17,557	13,000	19,015		19,778	20,541	21,374	22,207
Maintenance Equipment	-									
Automotive Equipment	14,928	14,928								
Resident Stipends	80,340	4,540	11,300	8,000	11,300		11,300	11,300	11,300	11,300
Site Total	8,124,935	223,969	1,200,120	1,922,038	163,566	1,134,293	50,093	115,619	2,157,028	1,158,209
SCATTERED SITE - 017 and 034										
Construct three lease-to-own	435,485					435,485				
Roofs - Scattered Sites	200,000					200,000				
Cabinets - Scattererd Sites (200)	200,000					200,000				
Paint - Scattered Sites	100,000			100,000						
2 Pickup Trucks - Scattered Sites	50,000		50,000							
A&E 2731-2733 Algonquin Parkway	17,289	17,289								
Ky 1-19 and 1-22 Lead removal	311,240							311,240		
St. Martins Windows	301,574	301,574								
Vine Street Windows	300,000						300,000			
1448 Hancock Renovation	57,000				57,000					
Fire House Renovations	50,000						50,000			
Coral Avenue	60,000						60,000			
Architectural/Engineering	-									
513 East Breckinridge	-									
Drainage - Erosion Hope VI Scattered Sites	50,000								50,000	
Drainage - Erosion Fegenbush - Whipps	50,000								50,000	
Roof Replacements - Hope VI Scattered Sites (50)	200,000				200,000					
Hot Water Heaters - Fegenbush - Whipps	25,000								25,000	
Hot Water Heaters - Hope VI Scattered Sites	50,000								50,000	
Sidewalks Replaced - Fegenbush - Whipps	50,000								50,000	
Funrace and A/C Replacements - Hope VI Scatt Sites	50,000								50,000	
Parking Lot Repairs - Fegenbush - Whipps	25,000								25,000	
Paint Exterior - Hope VI Scattered Sites	50,000								50,000	
Roof Replacements - Fegenbush - Whipps	50,000								50,000	
Sidewalk Replacements - Hope VI Scattered Sites	50,000								50,000	
Replace Furnace/AC units - Fegenbush - Whipps	50,000								50,000	
Basements Waterproofing - Hope VI Scattered Sites	20,000								20,000	
Paint Exterior - Fegenbush - Whipps	60,000								60,000	
Siding - Hope VI Scattered Sites	50,000								50,000	
Siding - Fegenbush - Whipps	40,000								40,000	
Window Replacement - Hope VI Scattered Sites	25,000									25,000
Staircases at Chickasaw - Hope VI Scattered Sites	30,000									30,000
Windows - Fegenbush - Whipps	20,000									20,000
Parking Lot Repairs - Hope VI Scattered Sites	20,000									20,000
Foundation Repairs - Fegenbush - Whipps	30,000									30,000
Paint Interior - Hope VU Scattered Sites	50,000									50,000

Louisville Metro Housing Authority

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
Kitchen Cabinet Replacement - Hope VI Scatt Sites	50,000									50,000
Flood Damage - Oaks	100,000		100,000							
Conversion 537 E Breckinridge to single family home	225,000			225,000						
Acquisitions	2,000,000									2,000,000
Friary Comprehensive Modernization	3,000,000			50,000	1,832,929		489,271	627,800		
Demolition	-									
Brick and Mortar Repair 1512 Pawtucket	50,000					50,000				
Staircase 25th Street	30,000			30,000						
Staircase Bonaire	30,000			30,000						
Staircase St. Catherine	30,000			30,000						
Annual A/E Contract - project 017	52,679				9,716		10,122	10,528	10,935	11,378
Annual A/E Contract - project 034	90,756				16,738		17,438	18,139	18,839	19,602
Tree Trimming - project 017	319,915	19,915			60,000		60,000	60,000	60,000	60,000
Tree Trimming - project 034	21,485	21,485								
Dwelling Equipment - project 017	63,795	9,011			10,122		10,528	10,935	11,378	11,821
Dwelling Equipment - project 034	107,262	12,878			17,438		18,139	18,839	19,602	20,366
Maintenance Equipment	-									
Resident Stipends	-									
Site Total	9,298,480	382,152	150,000	465,000	2,203,943	885,485	1,015,498	1,057,481	790,754	2,348,167
LOURDES HALL/BISHOP LANE - 018										
Lourdes Hall										
Emergency Notification / Intercom System	200,000			200,000						
HVAC wall units	30,000		30,000							
Paint Apartments	50,000			50,000						
Fire Escape Handrail Repairs	15,000							15,000		
Replace Roof	20,000							20,000		
Carpet	100,000			100,000						
Backup Emergency Generator	150,000					150,000				
Lental Replacement	15,000								15,000	
Antenna Replacement - Analog to Digital Lourdes	6,981	6,981								
Antenna Replacement - Analog to Digital BLP	6,981	6,981								
Tree Trimming	925	925								
Dwelling Equipment	108,090	9,298	0	9,000	16,590		17,256	17,922	18,649	19,375
Automotive Equipment	-									
Maintenance Equipment	4,455	4,455								
Resident Stipends	96,690	5,190	0	5,000	17,300		17,300	17,300	17,300	17,300
Site Total	804,122	33,830	30,000	364,000	33,890	150,000	34,556	70,222	50,949	36,675
Bishop Lane Plaza										
Roof Replacement	190,000			190,000						
Emergency Backup Generator	150,000					150,000				
Paint Halls/Common Areas	25,000			25,000						
Replace Carpet	25,000		25,000							
Pave Parking Lot	30,000		30,000							
Replace Sidewalk	25,000		25,000							
Panel Replacement	-									

Louisville Metro Housing Authority

Site	Total	CFP - 06	CFP - 07	CFP - 08	CFP - 09	ARRA	CFP - 10	CFP - 11	CFP - 12	CFP - 13
9/2/2009 18:21	Funding	507	508	509	Proposed	Stimulus	Proposed	Proposed	Proposed	Proposed
	2006 thru 2013	BUDGET	BUDGET	BUDGET						
Construction Administration 10% transfer	8,417,051		958,391	1,018,174	1,018,174	1,415,122	1,009,860	1,001,460	992,970	1,002,900
General Fund for Operations	22,117,833	4,163,833	2,352,000	2,352,000	2,446,000		2,544,000	2,648,000	2,752,000	2,862,000
Total Administrative Costs	32,612,467	4,355,416	3,544,391	3,607,174	3,715,174	1,415,122	3,819,860	3,929,460	4,043,970	4,181,900
Total Capital Projects	55,584,099	6,326,443	5,641,683	5,464,038	4,922,884	12,069,287	5,935,371	5,016,055	5,084,913	5,123,425
Contingency	3,510,343	27,372	225,217	921,946	544,524	66,288	64,970	775,006	490,009	395,009
Total Soft Costs	36,011,246	4,581,354	3,717,013	3,795,760	4,714,336	2,015,643	4,098,259	4,223,537	4,354,778	4,510,566
TOTALS USES	95,105,688	10,935,169	9,583,913	10,181,744	10,181,744	14,151,218	10,098,600	10,014,600	9,929,700	10,029,000
Replacement Housing Amount	9,458,794	1,908,607	2,315,458	967,960	967,960	0	967,960	967,960	967,960	394,929
RHF Administration 3% Transfer	233,511		71,512	29,937	29,937	0	29,937	29,937	29,937	12,214
Total	104,797,993	12,843,776	11,970,983	11,179,641	11,179,641	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
Replacement Housing Budget										
Used for Capital Projects/Misc Development	0									
Replacement Housing Pledged to Clarksdale Phase I	0									
Replacement Housing Pledged to Clarksdale Phase II	9,458,794	1,908,607	2,315,458	967,960	967,960		967,960	967,960	967,960	394,929
Total	9,458,794	1,908,607	2,315,458	967,960	967,960	0	967,960	967,960	967,960	394,929
	-	-	0	0	0	0	0	0	0	0
Sources										
Capital	95,105,688	10,935,169	9,583,913	10,181,744	10,181,744	14,151,218	10,098,600	10,014,600	9,929,700	10,029,000
Replacement Housing Fund	9,692,305	1,908,607	2,387,070	997,897	997,897	0	997,897	997,897	997,897	407,143
Total Capital and RHF Funding	104,797,993	12,843,776	11,970,983	11,179,641	11,179,641	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
Surplus (Deficit)	-	-	0	0	0	0	0	0	0	0
Other Capitalized Expenses - Non - Cap or RHF										
Central Maintenance Improvements	-									
Roof Replacement - Vine Street	300,000				300,000					
Server - Information Technology	16,000				16,000					
MS Office Professional 2007 - Information Technology	57,200				57,200					
Central Services	182,000			167,000	15,000					
Pole Barn floors and doors	-									
Other	-									
Total Other Capitalized Expenses	555,200	-	0	167,000	388,200	0	0	0	0	0
Total Capital, RHF and Other Expenses	105,353,193	12,843,776	11,970,983	11,346,641	11,567,841	14,151,218	11,096,497	11,012,497	10,927,597	10,436,143
Items bolded yellow were added in 2009										

Leasing Information

Total number of assisted housing units leased at fiscal yearend 2009 was 13,911 (4,295 ACC units and 9,616 vouchers) out of 14,318 units (4,864 ACC units and 9,454 authorized vouchers).

Public Housing

All of LMHA's public housing units are MTW public housing units; the Authority does not own any non-MTW public housing units. At fiscal yearend 2009 there were 4,295 MTW ACC units leased which equates to a utilization rate of 88%, down from 92% (4,218 out of 4,588 units) at the end of FY 2008. This decline in utilization is attributed to the phased demolition of Iroquois Homes. LMHA is in the process of relocating residents at Iroquois and additional units at other sites being held open for those displaced families. Taking into account the number of vacancies due to relocation, the utilization rate is approximately the same as it was in FY 2008.

Housing Choice Vouchers

In Fiscal Year 2009, LMHA was authorized 9,454 vouchers including 70 HUD-VASH Program vouchers (non-MTW). As of June 30, 2009, the LMHA Housing Choice Voucher program had issued 9,566 MTW vouchers and 50 HUD-VASH Program vouchers. Total voucher utilization was 101.7%; MTW Voucher utilization was 100.13%; and VASH program voucher utilization was 71%.

As noted in the 2009 Annual Plan, the Annual Contributions Contract number of units is now simply an information number that reflects the number of units that have been awarded to an agency. It is no longer practical for housing authorities to use ACC unit numbers for tracking utilization, and HUD now permits operations to be tracked based on fund utilization rather than unit ratios. An additional factor affecting LMHA's leasing is our strategy to limit HCV costs to 95% of the actual funding. The remaining 5% has been used to supplement revitalization efforts in the HOPE VI programs and will be used to acquire replacement housing for Iroquois Homes.

MTW-HCV Special Access Programs

The overall utilization rate was 79% (532 out of 705). Several programs have gone dormant since the vouchers were originally set aside, however there is no time limit on the associated vouchers.

Ongoing Project-Based MTW Housing Choice Vouchers

Overall LMHA authorized 130 Project-Based Housing Choice Vouchers. Of the 130 vouchers, 118 vouchers (93%) were leased in FY 2009. LMHA provides housing assistance to three project-based voucher programs: Willow Place (65 authorized, 55 leased, 85% utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 40 leased, 95% utilization) and St. Vincent De Paul Roberts Hall (24 authorized, 23 leased, 95% utilization). LMHA did not project-base additional Housing Choice Vouchers in Fiscal Year 2009. Following is a brief description of each existing program.

Ongoing Project-Based MTW Housing Choice Vouchers
Overall LMHA authorized 130 Project-Based Housing Choice Vouchers. Of the 130 vouchers, 118 vouchers (93%) were leased in FY 2009. LMHA provides housing assistance to three project-based voucher programs: Willow Place (65 authorized, 55 leased, 85% utilization), YMCA Single Room Occupancy (SRO) (41 authorized, 40 leased, 95% utilization) and St. Vincent De Paul Roberts Hall (24 authorized, 23 leased, 95% utilization). LMHA did not project-base additional Housing Choice Vouchers in Fiscal Year 2009.

Ongoing MTW Special Referral Program Housing Choice Vouchers
LMHA has established special referral programs with three transitional housing and support services providers. Residents can be referred through by program staff to LMHA directly for voucher assistance provided the resident meets Section 8 eligibility requirements. LMHA currently has MTW special referral programs with the Center for Families and Children - Villager Program (17 auth, 12 leased, 71% utilization), Project Women - Scholar House (56 auth, 39 leased, 70%), Day Spring (N/a auth, 2 leased, N/a), and Project Women/Spalding – Scholar House II (pending).

Ongoing MTW Direct Access Housing Choice Vouchers
LMHA set aside 632 vouchers for five Direct Access Housing Choice Voucher programs. The utilization rate of the MTW Direct Access vouchers at fiscal yearend 2009 was 87% (479 leased out of 632 authorized). The Agency reserved these vouchers for five area service providers: HOPWA – Housing Opportunities for People with Aids (60 auth, 27 leased, 45% utilization), Partnership for Families (PforF) (56 auth, 15 leased, 27%), the Center for Accessible Living – Mainstream (300 authorized, 289 leased, 96%), the State Department of Mental Health – Olmstead (50 auth, 16 leased, 32%) and Homeless Families Assistance Program (222 auth, 132 leased, 60%).

Households Served

Under MTW, as required by HUD, LMHA must continue to substantially serve the same number and mix of households as it would otherwise absent its participation in the Demonstration Program.

Tables III-A through III-D indicate the planned versus actual number of households served by housing type and unit size, by family type, by income levels compared to average median income levels for Louisville Metro, and by race and ethnicity. Table III-E is a historical summary of households served since 1999 when LMHA was awarded designation from HUD as an MTW Agency. The information contained in these tables is described in more detail below.

Number and Characteristics of Households Served

At the close of FY 2009, we served 13,911 households in the combined public housing and HCV programs. Separately, there were 4,295 public housing families housed at public housing sites and 9,616 households had been issued vouchers.

A significant portion of the increase in the combined programs since the close of FY 2002 is a result of the merger of the former city and county housing authorities. Data from FY 2003 onward reflects both the Housing Authority of Jefferson County (HAJC) and the Housing Authority of Louisville (HAL) vouchers and public housing units. Information prior to that time pertains only to former HAL households.

Overall, the distribution of households served in Fiscal Year 2009 remained largely the same as the composition of households served in years past. Tables III-A through III-D indicate the distribution of households served by family type, income level, race and ethnicity and bedroom size. The discussion just following summarizes the characteristics of the Authority's total population, including both public housing and housing choice voucher households.

Table III-A indicates the distribution of households served by the bedroom size of their units. At the end of FY2009, 1.55% of LMHA households resided in efficiency units (up from 1.42% at the end of FY2006), 20.12% in one-bedroom units (down from 21.07%), 32.30% in two-bedroom units (down from 34.27%), 35.43% in three-bedroom units (up slightly from 34.16%), and 10.64% in four-bedroom or larger units (up from 9.08%).

For public housing households, one-bedroom units were the most common bedroom size (at 39.77% down from 40.99%), with two-bedroom households following second (at 29.38% down from 30.35%). For HCV households, three-bedroom units were the most common bedroom size (at 41.12% up from 40.93 %,), with two-bedroom units second (at 33.59% down from 36.33%).

Table III-B indicates that 62.28% of LMHA households were characterized as family households (up from 61.52%), 10.70% were elderly households (up slightly from 10.08%), and 28.02% were classified as disabled households (down from 28.41%).

The data contained in Table III-C indicates that overall, 71.69% of the households served by LMHA had income levels below 30% of AMI (compared to 78.93% at the end of FY2008). The percentage of families in this income group was higher for families in the public housing program than in the HCV program (74.73% for public housing households versus 70.33% for HCV households). 5.70% of all households had income levels above 50% of AMI (up from 3.51%).

As shown in Table III-D, 74.01%of Authority residents were African-American (compared to 76.57% at the end of FY2008), 23.69% were White (compared to 21.76%), and 2.29% other races (compared to 1.67%). Minority households accounted for 96.06% of family developments (compared to 94.63%), 77.36% of scattered sites (compared to 86.12%), 87.56% of privately-managed developments (compared to 97.97%), 75.25% of elderly/disabled developments (compared to 75.20%), and 70.78% of the HCV program (compared to 72.58%).

Table III-E depicts a historical summary of households served since the inception of the MTW program in FY1999. As noted earlier, the changes in households served since FY2002 are largely due to the addition of the former HAJC housing programs, and not necessarily from any significant changes in the number or mix of households served by the former HAL.

Table III-A Households by Housing Type and Unit Size
Planned Vs. Actual FYE 6/30/09

	0 Bed		1 Bed		2 Bed		3 Bed		4 Bed+		Total	
Public Housing	FY 09 Plan	FY 09 Actual	FY 09 Plan	FY 09 Actual	FY 09 Plan	FY 09 Actual	FY 09 Plan	FY 09 Actual	FY 09 Plan	FY 09 Actual	FY 09 Plan	FY 09 Actual
Family Developments												
KY 1-002 Beecher Terrace	N/a	-	N/a	324	N/a	231	N/a	149	N/a	-	**N/a**	**704**
KY 1-003 Parkway Place	N/a	1	N/a	201	N/a	241	N/a	116	N/a	47	**N/a**	**606**
KY 1-004 Sheppard Square	N/a	-	N/a	-	N/a	160	N/a	126	N/a	21	**N/a**	**307**
KY 1-005 Iroquois Homes	N/a	-	N/a	72	N/a	61	N/a	95	N/a	35	**N/a**	**263**
Elderly/Disabled Developments												
KY 1-012 Dosker Manor A, B & C Bldg.	N/a	4	N/a	582	N/a	18	N/a	-	N/a	-	**N/a**	**604**
KY 1-013 St. Catherine Court	N/a	67	N/a	82	N/a	-	N/a	1	N/a	-	**N/a**	**150**
KY 1-014 Avenue Plaza	N/a	119	N/a	84	N/a	-	N/a	-	N/a	-	**N/a**	**203**
KY 1-018 Lourdes Hall, Bishop Lane Plaza	N/a	7	N/a	140	N/a	-	N/a	-	N/a	-	**N/a**	**147**
Scattered Sites												
KY 1-017 Scattered Sites I-V, Newburg	N/a	-	N/a	16	N/a	56	N/a	162	N/a	8	**N/a**	**242**
KY 1-034 Clarksdale I/II Replacement**	N/a	2	N/a	40	N/a	168	N/a	121	N/a	16	**N/a**	**347**
KY 1-047 HPI/NDHC Scattered and LTO	N/a	-	N/a	-	N/a	-	N/a	61	N/a	-	**N/a**	**61**
Mixed Income Sites												
KY 1-027 The Oaks of Park DuValle	N/a	-	N/a	5	N/a	23	N/a	21	N/a	7	**N/a**	**56**
KY 1-030 Park Duvalle II	N/a	-	N/a	7	N/a	38	N/a	37	N/a	-	**N/a**	**82**
KY 1-031 Park DuValle III	N/a	-	N/a	37	N/a	14	N/a	5	N/a	-	**N/a**	**56**
KY 1-032 Park DuValle IV	N/a	1	N/a	5	N/a	62	N/a	46	N/a	4	**N/a**	**118**
KY 1-036 St. Francis	N/a	-	N/a	10	N/a	-	N/a	-	N/a	-	**N/a**	**10**
KY 1-043 Steven Foster	N/a	-	N/a	18	N/a	-	N/a	-	N/a	-	**N/a**	**18**
KY 1-046 Village Manor	N/a	-	N/a	-	N/a	10	N/a	-	N/a	-	**N/a**	**10**
KY 1-049 Liberty Green Rental I	N/a	1	N/a	35	N/a	52	N/a	6	N/a	0	**N/a**	**94**
KY 1-050 Liberty Green Rental II	N/a	-	N/a	8	N/a	26	N/a	7	N/a	1	**N/a**	**42**
KY 1-051 Liberty Green Rental III	N/a	4	N/a	24	N/a	78	N/a	18	N/a	3	**N/a**	**127**
KY 1-052 Liberty Green Rental IV	N/a	4	N/a	18	N/a	24	N/a	2	N/a	0	**N/a**	**48**
Subtotal Public Housing Units	**N/a**	**210**	**N/a**	**1708**	**N/a**	**1262**	**N/a**	**973**	**N/a**	**142**	**N/a**	**4295**
Housing Choice Voucher Program												
MTW Vouchers	N/a	5	N/a	1075	N/a	3197	N/a	3952	N/a	1337	**N/a**	**9566**
Non-MTW Vouchers - VASH Program	N/a	-	N/a	15	N/a	33	N/a	2	N/a	-	**N/a**	**50**
Subtotal HCV Units	**N/a**	**5**	**N/a**	**1090**	**N/a**	**3230**	**N/a**	**3954**	**N/a**	**1337**	**N/a**	**9616**
Total LMHA Housing Units	**N/a**	**215**	**N/a**	**2798**	**N/a**	**4492**	**N/a**	**4927**	**N/a**	**1479**	**N/a**	**13911**

* Not required in FY 2009 Annual Plan.

** During FY2008, as part of its transition to AMP numbers, the development "550 Apartments (72 units) were moved to AMP KY1-014.
When the FY2008 MTW Plan was drafted however, that transition had not yet occurred.
Therefore, throughout this report, data for this development is included under project/AMP number KY1-34.

Table III-B Households Served by Family Type
Planned Vs. Actual FYE 6/30/09

	Family		Elderly		Disabled		Totals	
Public Housing	**FYE 09 Planned***	**FYE 09 Actual**	**FYE 09 Planned***	**FYE 09 Actual**	**FYE 09 Planned***	**FYE 09 Actual**	**FYE 09 Planned***	**FYE 09 Actual**
Family Developments								
KY 1-002 Beecher Terrace	N/a	473	N/a	92	N/a	139	**N/a**	**704**
KY 1-003 Parkway Place	N/a	483	N/a	34	N/a	89	**N/a**	**606**
KY 1-004 Sheppard Square	N/a	266	N/a	11	N/a	30	**N/a**	**307**
KY 1-005 Iroquois Homes	N/a	199	N/a	5	N/a	59	**N/a**	**263**
Elderly/Disabled Developments								
KY 1-012 Dosker Manor A,B,C Bldg	N/a	117	N/a	165	N/a	322	**N/a**	**604**
KY 1-013 St. Catherine Court	N/a	12	N/a	113	N/a	25	**N/a**	**150**
KY 1-014 Avenue Plaza	N/a	31	N/a	70	N/a	102	**N/a**	**203**
KY 1-018 Lourdes Hall, Bishop Lane Plaza	N/a	20	N/a	58	N/a	69	**N/a**	**147**
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	N/a	163	N/a	29	N/a	50	**N/a**	**242**
KY 1-034 Clarksdale I/II Repl.	N/a	258	N/a	30	N/a	59	**N/a**	**347**
KY 1-047 HPI/NDHC Scattered and LTO	N/a	50	N/a	1	N/a	10	**N/a**	**61**
Mixed Income Sites								
KY 1-027 The Oaks of Park DuValle	N/a	41	N/a	9	N/a	6	**N/a**	**56**
KY 1-030 Park DuValle II	N/a	57	N/a	10	N/a	15	**N/a**	**82**
KY 1-031 Park DuValle III	N/a	10	N/a	45	N/a	1	**N/a**	**56**
KY 1-032 Park DuValle IV	N/a	87	N/a	18	N/a	13	**N/a**	**118**
KY 1-036 St. Francis	N/a	8	2	-	N/a	-	**N/a**	**10**
KY 1-043 Steven Foster	N/a	-	N/a	18	N/a	-	**N/a**	**18**
KY 1-046 Village Manor	N/a	10	N/a	-	N/a	-	**N/a**	**10**
KY 1-049 Liberty Green Rental I	N/a	59	N/a	20	N/a	15	**N/a**	**94**
KY 1-050 Liberty Green Rental II	N/a	30	N/a	2	N/a	10	**N/a**	**42**
KY 1-051 Liberty Green Rental Phase III	N/a	77	N/a	20	N/a	30	**N/a**	**127**
KY 1-052 Liberty Green Rental Phase IV	N/a	30	N/a	6	N/a	12	**N/a**	**48**
Subtotal Public Housing Units	**N/a**	**2481**	**N/a**	**756**	**N/a**	**1056**	**N/a**	**4295**
Housing Choice Voucher Program								
MTW Vouchers	N/a	6018	N/a	732	N/a	2816	**N/a**	**9566**
Non-MTW Vouchers - VASH Program	N/a	25	N/a	-	N/a	25	**N/a**	**50**
Subtotal HCV Units	**N/a**	**6043**	**N/a**	**732**	**N/a**	**2841**	**N/a**	**9616**
Total LMHA Housing Units	**N/a**	**8524**	**N/a**	**1488**	**N/a**	**3897**	**N/a**	**13911**

*Projected numbers not required in FY 2009 Annual Plan.

Table III-C Households Served by Income Levels
Planned Vs. Actual FYE 6/30/09

Public Housing	<30%		30-50%		50-80%		>80%		Totals	
	FYE 09 Planned*	FYE 09 Actual	FYE 09 Planned*	FYE 09 Actual	FYE 09 Planned*	FYE 09 Actual	FYE 09 Planned*	FYE 09 Actual	FYE 09 Planned*	FYE 09 Actual
Family Developments										
KY 1-002 Beecher Terrace	N/a	604	N/a	77	N/a	21	N/a	2	**N/a**	**704**
KY 1-003 Parkway Place	N/a	511	N/a	78	N/a	17	N/a	-	**N/a**	**606**
KY 1-004 Sheppard Square	N/a	236	N/a	62	N/a	9	N/a	-	**N/a**	**307**
KY 1-005 Iroquois Homes	N/a	214	N/a	38	N/a	11	N/a	-	**N/a**	**263**
Elderly/Disabled Developments										
KY 1-012 Dosker Manor A,B,C Bldg	N/a	551	N/a	43	N/a	9	N/a	1	**N/a**	**604**
KY 1-013 St. Catherine Court	N/a	126	N/a	21	N/a	2	N/a	1	**N/a**	**150**
KY 1-014 Avenue Plaza	N/a	171	N/a	27	N/a	5	N/a	-	**N/a**	**203**
KY 1-018 Lourdes Hall, Bishop Lane Plaza	N/a	111	N/a	29	N/a	6	N/a	1	**N/a**	**147**
Scattered Sites										
KY 1-017 Scattered Sites I-V, Newburg	N/a	150	N/a	62	N/a	21	N/a	9	**N/a**	**242**
KY 1-034 Clarksdale I,II Replacement	N/a	216	N/a	68	N/a	48	N/a	15	**N/a**	**347**
KY 1-047 HPI/NDHC Scattered and LTO	N/a	31	N/a	28	N/a	2	N/a	-	**N/a**	**61**
Mixed Income Sites										
KY 1-027 The Oaks of Park DuValle	N/a	17	N/a	22	N/a	12	N/a	5	**N/a**	**56**
KY 1-030 Park DuValle II	N/a	52	N/a	16	N/a	14	N/a	-	**N/a**	**82**
KY 1-031 Park DuValle III	N/a	32	N/a	17	N/a	6	N/a	1	**N/a**	**56**
KY 1-032 Park DuValle IV	N/a	68	N/a	34	N/a	15	N/a	1	**N/a**	**118**
KY 1-036 St. Francis	N/a	6	N/a	2	N/a	2	N/a	-	**N/a**	**10**
KY 1-043 Steven Foster	N/a	15	N/a	2	N/a	1	N/a	-	**N/a**	**18**
KY 1-046 Village Manor	N/a	8	N/a	2	N/a	-	N/a	-	**N/a**	**10**
KY 1-049 Liberty Green Rental I	N/a	30	N/a	54	N/a	10	N/a	-	**N/a**	**94**
KY 1-050 Liberty Green Rental II	N/a	20	N/a	22	N/a	6	N/a	-	**N/a**	**48**
KY 1-051 Liberty Green Rental III	N/a	30	N/a	60	N/a	37	N/a	-	**N/a**	**127**
KY 1-052 Liberty Green Rental IV	N/a	10	N/a	22	N/a	10	N/a	-	**N/a**	**42**
Subtotal Public Housing Units	**N/a**	**3209**	**N/a**	**786**	**N/a**	**264**	**N/a**	**36**	**N/a**	**4295**
Housing Choice Voucher Program										
MTW Vouchers	N/a	6731	N/a	2342	N/a	458	N/a	35	**N/a**	**9566**
Non-MTW Vouchers - VASH Program	N/a	32	N/a	17	N/a	1	N/a	-	**N/a**	**50**
Subtotal HCV Units	**N/a**	**6763**	**N/a**	**2359**	**N/a**	**459**	**N/a**	**35**	**N/a**	**9616**
Total LMHA Housing Units	**N/a**	**9972**	**N/a**	**3145**	**N/a**	**723**	**N/a**	**71**	**N/a**	**13911**

*Not required in FY 2009 Annual Plan.

Area Median Income (AMI) Limits by Households for Louisville Metro Area FY 2009

Family Size	30% AMI[1]	50% AMI[2]	80% AMI[3]
One person	12,900	21,550	34,450
Two person	14,750	24,600	39,350
Three persons	16,600	27,700	44,300
Four persons	18,450	30,750	49,200
Five Persons	19,950	33,200	53,150
Six Persons	21,400	35,650	57,050
Seven Persons	22,900	38,150	61,000
Eight Persons	24,350	40,600	64,950

[1]Extremely low-income; [2]Very low-income; [3]Low-income.

Table III-D Households Served by Race and Ethnicity
Planned Vs. Actual FYE 6/30/09

Public Housing	African-American FYE 09 Planned*	African-American FYE 09 Actual	White FYE 09 Planned*	White FYE 09 Actual	Other FYE 09 Planned*	Other FYE 09 Actual	Totals FYE 09 Planned*	Totals FYE 09 Actual
Family Developments								
KY 1-002 Beecher Terrace	N/a	681	N/a	19	N/a	4	**N/a**	**704**
KY 1-003 Parkway Place	N/a	575	N/a	17	N/a	14	**N/a**	**606**
KY 1-004 Sheppard Square	N/a	296	N/a	8	N/a	3	**N/a**	**307**
KY 1-005 Iroquois Homes	N/a	228	N/a	30	N/a	5	**N/a**	**263**
Elderly/Disabled Developments								
KY 1-012 Dosker Manor A, B, & C Bldg	N/a	461	N/a	128	N/a	15	**N/a**	**604**
KY 1-013 St. Catherine Court	N/a	111	N/a	35	N/a	4	**N/a**	**150**
KY 1-014 Avenue Plaza	N/a	165	N/a	35	N/a	3	**N/a**	**203**
KY 1-018 Lourdes Hall, Bishop Lane Plaza	N/a	90	N/a	52	N/a	5	**N/a**	**147**
Scattered Sites								
KY 1-017 Scattered Sites I-V, Newburg	N/a	207	N/a	33	N/a	2	**N/a**	**242**
KY 1-034 Clarksdale I/II Replacement	N/a	301	N/a	42	N/a	4	**N/a**	**347**
KY 1-047 HPI/NDHC Scattered and LTO	N/a	57	N/a	4	N/a	-	**N/a**	**61**
Mixed Income Sites								
KY 1-027 The Oaks of Park DuValle	N/a	53	N/a	2	N/a	1	**N/a**	**56**
KY 1-030 Park DuValle II	N/a	52	N/a	16	N/a	14	**N/a**	**82**
KY 1-031 Park DuValle III	N/a	32	N/a	17	N/a	6	**N/a**	**56**
KY 1-032 Park DuValle IV	N/a	68	N/a	34	N/a	15	**N/a**	**118**
KY 1-036 St. Francis	N/a	7	N/a	3	N/a	-	**N/a**	**10**
KY 1-043 Steven Foster	N/a	18	N/a	-	N/a	-	**N/a**	**18**
KY 1-046 Village Manor	N/a	9	N/a	1	N/a	-	**N/a**	**10**
KY 1-049 Liberty Green Rental I	N/a	91	N/a	3	N/a	-	**N/a**	**94**
KY 1-050 Liberty Green Rental II	N/a	46	N/a	2	N/a	-	**N/a**	**48**
KY 1-051 Liberty Green Rental III	N/a	123	N/a	3	N/a	1	**N/a**	**127**
KY 1-052 Liberty Green Rental IV	N/a	41	N/a	1	N/a	-	**N/a**	**42**
Subtotal Public Housing Units	**N/a**	**3712**	**N/a**	**485**	**N/a**	**96**	**N/a**	**4295**
Housing Choice Voucher Program								
MTW Vouchers	N/a	6554	N/a	2790	N/a	222	**N/a**	**9566**
Non-MTW Vouchers - VASH Program	N/a	29	N/a	20	N/a	1	**N/a**	**50**
Subtotal HCV Units	**N/a**	**6583**	**N/a**	**2810**	**N/a**	**223**	**N/a**	**9616**
Total LMHA Housing Units	**N/a**	**10295**	**N/a**	**3295**	**N/a**	**319**	**N/a**	**13911**

*Projected numbers not required by HUD in FY 2009 Annual Plan.

Table III-E Historical Summary of Households Served
FY 1999 - FY 2009

	Percentage of Households										
Households by Family Type	**FY 2009**	**FY 2008**	**FY 2007**	**FY 2006**	**FY 2005**	**FY 2004**	**FY 2003**	**FY 2002**	**FY 2001**	**FY 2000**	**FY 1999**
Family	**63%**	57%	62%	60%	59%	65%	64%	62%	62%	N/a*	N/a*
Elderly	**8%**	10%	10%	10%	10%	9%	10%	14%	14%	N/a*	N/a*
Disabled	**29%**	32%	28%	30%	31%	26%	26%	24%	25%	N/a*	N/a*
Households by Income Level											
Total with incomes below 30% AMI	**72%**	72%	79%	78%	80%	86%	86%	90%	88%	92%	93%
Public Housing Households with incomes less than 30% AMI	**75%**	77%	81%	83%	82%	8%	89%	91%	89%	94%	94%
HCV Households with incomes less than 30% AMI	**70%**	70%	78%	76%	79%	87%	85%	86%	81%	82%	87%
Total with incomes above 50% AMI	**5%**	6%	4%	3%	3%	2%	1%	2%	2%	1%	1%
Race and Ethnicity											
African American	**69%**	75%	76%	77%	77%	76%	75%	89%	89%	88%	87%
White	**29%**	23%	22%	22%	21%	23%	23%	10%	10%	11%	11%
Ethnic or Racial Minorities	**2%**	2%	2%	1%	2%	1%	1%	1%	1%	<1%	1%

*Information from prior years was not available in this format.

Waiting List Information

Number and Characteristics of Households on Waiting Lists

Public Housing & Housing Choice Voucher Program

LMHA streamlined its waitlist and referral list structure when it modified its ACOP and Administration Plan in 2005. The Authority currently maintains a single, centralized waitlist for its owned and managed public housing sites. LMHA also maintains a referral list of residents recommended for its scattered site units. LMHA also maintains a separate waitlist for the HCV program.

Former Clarksdale residents continue to receive preference for Clarksdale off-site replacement units and Liberty Green units. Iroquois residents that will be relocated for the next phase of demolition will have preferences for both Housing Choice Vouchers and public housing units.

Since 2005, LMHA staff continually updates its central-based waitlist as part of the scheduling process, removing applicants as they are placed in housing or if they fail to show for 3 scheduled interviews. Although the Housing Choice Voucher wait list has been turned over a number of times by bringing families on the program, there has never been a formal purge of HCV applications.

Individual site-based waiting lists are used for most of the privately managed and/or owned public housing units in mixed income developments. Applicants for St. Francis, Stephen Foster, and Village Manor are recommended from LMHA's referral list for scattered sites. In FY 2009 the waitlist at Liberty Green, a privately managed development was expanded to include applicants for recently completed Phases III and IV.

No structural changes were made to the waiting lists this last year.

Central-Based Public Housing Waiting List (Owned and managed properties)

Tables III-F thru III-G show the number and characteristics of applicants on the central-based waitlist waitlists at July 1, 2008 and July 1, 2009. As of July 1, 2009, there were a total of 3,008 applicants on LMHA's central-based waitlist, up 450 or 17.59% from the beginning of the period.

1,685 or 56.01% of applicants on LMHA's central-based waitlist needed one-bedroom units (down from 63.53% the previous year), 823 or 27.36% needed two-bedroom units (up from 18.76%), 404 or 13.43% needed three-bedroom units (compared to 13.25%) and 96 or 3.19% needed four-bedroom units (compared to 4.46% the previous year).

2,537 or 84.34% of all applicants on LMHA's central-based waitlist were African-American (up from 81.24% last year), 414 or 13.76% were White (down from 16.97% last year) and 57 or 1.89% were other racial and ethnic minorities (compared to 1.80% last year).

Information on income levels of applicants on the central waitlist is not available. LMHA does not maintain its central-based waitlist by income levels.

Scattered Sites

LMHA also maintains a referral list of residents recommended for its scattered site units. Eligibility requirements for scattered sites include residency in a family or elderly public housing development for a one year period and a recommendation by the site manager as an outstanding resident. Outstanding resident status is attained by having no more than 2 late rent payments, passing annual inspections, and by adhering to all other LMHA leasing guidelines. In addition to these criteria, there is also a five-year time limitation on residency for the single family, scattered-site replacement units purchased for Clarksdale. (This time limitation is waived for elderly/disabled households.) As of June 30, 2009 the scattered site referral list contained 229 families: 65 are waiting for 1 bedroom units, 67 – 2 bedroom units, 63 – 3 bedroom units, and 34 – 4 bedrooms units.

Mixed-Income Developments

Tables III-F thru III-G also show the number and characteristics of applicants on the Park DuValle and Liberty Green site-based waiting lists.

The site-based waitlist (which includes applicants for all types of units including public housing/tax credit and market-rate) for Park DuValle Phase I contains only information on the unit size needed by applicants. Other applicant characteristics are not available. Of the total 1,070 applicants, 309 or 28.88% were eligible for one-bedroom units, 329 or 30.75% for two-bedroom units, 388 or 36.26% for three-bedroom units, and 44 or 4.11% for four-bedroom units. At one time, a combined waitlist was maintained for Park DuValle Phases II, III and IV; however, this list has been closed since 2002.

Similarly, the site-based waitlist for Liberty Green On-site Rental Phases I, II, III and IV contains information on unit size but does not include additional applicant characteristics. It also combines applicants for public housing, market rate and tax credit units. Of the total 1,070 applicants, 50 or 4.95% were eligible for 0 bedroom units, 500 or 49.50% were eligible for one-bedroom units, 200 or 19.80% for two-bedroom units, 260 or 25.74% for three-bedroom units, and 10 or 0.009% for four-bedroom units.

Housing Choice Voucher Program

As of July 1, 2009, there were a total of 12,112 applicants on the Authority's Housing Choice Voucher program waitlist, up from 8,842 or 36.98% from the beginning of the period. 6,070 or 50.12% of applicants on the HCV waitlist needed one-bedroom units (down from 54.16% the previous year), 4,039 or 33.35% needed two-bedroom units (up from 31.17%), 1,714 or 14.15% needed three-bedroom units (up from 12.49%), and 289 or 2.39% needed four-bedroom or larger units (compared to 2.18% the previous year).

7,652 or 63.17% of all applicants on the HCV waitlist were African-American (up from 62.62% last year), 4,157 or 34.32% were White (down from 35.01%), and 303 or 2.50% were other racial and ethnic minorities (compared to 2.36% last year). 7,580 of applicants or 62.58% had incomes at 30% or below Area Median Income (down from 87.70%) and 1,219 or 10.06% had incomes at 50% or below AMI (down from 12.30%).

Table III-F Waitlist by Unit Size
Actual FY 2009

Public Housing	0 Bed 7/1 2008	0 Bed 7/1 2009	1 Bed 7/1 2008	1 Bed 7/1 2009	2 Bed 7/1 2008	2 Bed 7/1 2009	3 Bed 7/1 2008	3 Bed 7/1 2009	4+ Bed 7/1 2008	4+ Bed 7/1 2009	Totals 7/1 2008	Totals 7/1 2009
Central Based Waiting Lists												
Family	0	0	1321	1367	436	789	314	380	107	88	**2178**	**2624**
Elderly	0	0	75	59	7	6	3	3	2	2	**87**	**70**
Disabled	0	0	229	259	37	28	22	21	5	6	**293**	**314**
Subtotal Central Based Waiting Lists	**0**	**0**	**1625**	**1685**	**480**	**823**	**339**	**404**	**114**	**96**	**2558**	**3008**
Site Based Waiting Lists												
KY 1-27 Park DuValle I	0	0	250	309	415	329	200	388	68	44	**933**	**1070**
KY 1-30, 31 & 32 Park DuValle II, III & IV* **	0	Na	Na	Na	Na	Na	Na	Na	Na	Na	**Na**	**Na**
KY1-49, 50, 51 & 52 Liberty Green Rental I-IV	30	50	325	500	401	200	320	260	50	10	**1126**	**1010**
Subtotal Site Based Waiting Lists	**30**	**50**	**575**	**809**	**816**	**529**	**520**	**648**	**118**	**54**	**2059**	**2080**
Total Public Housing Waitlist	**30**	**50**	**2200**	**2494**	**1296**	**1352**	**859**	**1052**	**232**	**150**	**4617**	**5088**
Housing Choice Voucher Program												
Vouchers	0	0	4789	6070	2756	4039	1104	1714	193	289	**8842**	**12112**
Total Voucher Program Waiting List	**0**	**0**	**4789**	**6070**	**2756**	**4039**	**1104**	**1714**	**193**	**289**	**8842**	**12112**
Total of All Programs	**30**	**50**	**6989**	**8564**	**4052**	**5391**	**1963**	**2766**	**425**	**439**	**13459**	**17200**

*Wait List Includes Public Housing/Market Rate/ Tax Credit Units

**The combined wait list for Park Du Valle Phases II,III & IV have been closed since 2002.

Table III-G Wait List Data by Income Group
Actual FY 2009

	Percentage Area Median Income (AMI)									
	<30%		30%-50%		50%-80%		>80%		Totals	
Public Housing	7/1 2008	7/1 2009	7/1 2008	7/1 2009	7/1 2008	7/1 2009	7/1 2008	7/1 2009	7/1 2008	7/1 2009
Central Based Waiting List*										
Family	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**2178**	**2624**
Elderly	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**87**	**70**
Disabled	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**293**	**314**
Subtotal Central Based Waiting Lists	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**2558**	**3008**
Site Based Waiting Lists										
KY 1-27 Park DuValle I*	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**933**	**1070**
KY 1-30, 31 & 32 Park DuValle II-IV***	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**N/a**	**N/a**
KY 1-49, 50, 51 & 52 Liberty Green Rental I-IV***	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	**1126**	**1010**
Subtotal Site Based Waiting Lists	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**2059**	**2080**
Total Public Housing Waitlists	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**4617**	**5088**
Housing Choice Voucher Program										
Vouchers	7754	7580	1088	1219	0	18	0	4	**8842**	**12112**
Total Voucher Program	**7754**	**7580**	**1088**	**1219**	**0**	**18**	**0**	**4**	**8842**	**12112**
Total of All Programs	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**13459**	**17200**

*Characteristics by income group are not maintained.

**Wait List contains total number of applicants by desired unit size.

Applicants' Income is verfied during occupancy interviews

***The combined wait list for Park Du Valle Phaes II, III & IV have been closed since 2002.

Table III-H Waitlist by Race and Ethnicity
Actual FY 2009

	African American		White		Other		Totals	
Public Housing	**7/1 2008**	**7/1 2009**	**7/1 2008**	**7/1 2009**	**7/1 2008**	**7/1 2009**	**7/1 2008**	**7/1 2009**
Central Based Waiting List								
Family	1818	2241	330	330	30	50	**2178**	**2621**
Elderly	52	50	28	19	7	1	**87**	**70**
Disabled	208	246	76	65	9	6	**293**	**317**
Subtotal Central Waiting List	**2078**	**2537**	**434**	**414**	**46**	**57**	**2558**	**3008**
Site Based Waiting Lists								
KY 1-27 Park DuValle I *	N/a	N/a	N/a	N/a	N/a	N/a	**933**	**1070**
KY 1-30, 31 & 32 Park DuValle II, III & IV *,**	N/a	N/a	N/a	N/a	N/a	N/a	**N/a**	**N/a**
KY1-49, 50, 51 & 52 Liberty Green Rental I-IV	N/a	N/a	N/a	N/a	N/a	N/a	**1126**	**1010**
Subtotal Site Based Waiting Lists	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**N/a**	**2059**	**2080**
Total Public Housing Waiting Lists	**2078**	**2537**	**434**	**414**	**46**	**57**	**4617**	**5088**
Housing Choice Voucher Program								
Vouchers	5537	7652	3096	4157	209	303	**8842**	**12112**
Total Voucher Program	**5537**	**7652**	**3096**	**4157**	**209**	**303**	**8842**	**12112**
Total LMHA Waiting Lists	**7615**	**10189**	**3530**	**4571**	**255**	**360**	**13459**	**17200**

* Characteristics by family type are currently not available. Wait List contains total number of applicants by desired unit size.

** The combined wait list for Park Du Valle Phases II,III & IV have been closed since 2002.

III. Non-MTW Housing Authority Information

Sources and Uses of Other Funds

Federal Stimulus Grants

American Recovery and Reinvestment Act (ARRA)

We estimate that 350 or more jobs will be generated for design, administration and construction of these capital improvement projects which are a great assist to families in these tough economic times.

The American Recovery and Reinvestment Act (ARRA) is an economic stimulus package enacted by the 111th United States Congress in February 2009. HUD is authorized by the ARRA act to award an estimated total of $2,985,000,000 in Capital Funds to Public Housing Authorities across the nation. The funding is expected to result in employment for thousands of construction workers, providing much needed relief to economies and communities across the country and substantially modernizing tens of thousands of public housing units. PHA's were advised to give priority to projects that: are ready to begin construction rapidly; increase energy efficiency and lower the long-term costs of operating public housing; improve safety; and or employ persons/preserve jobs.

In early April of FY 2009, LMHA received an award of $14,151,218 million in Public Housing Capital Formula stimulus funds and as of June 30, 2009 had obligated almost 10 million ($9,787,661) leaving just under $5 million ($4,363,557) in funds yet to be allocated. The funds are being used for renovation, rehabilitation, maintenance and improvements of our residential buildings. Following this section is a table with information on each ARRA funded project including the project location, a description, the estimated jobs created, amount obligated, amount expended, and project status. This table is updated regularly by LMHA staff and reported to the Louisville at Work Team who is responsible for monitoring and tracking stimulus fund spending in Jefferson County.

The recovery funds are providing a great assist in efforts to modernize existing housing stock and expand overall housing opportunities. Fifteen projects were underway, 4 were nearing completion and one had been completed as of June 30, 2009. It appears the actual cost for the projects is below the original estimates so LMHA will be able to earmark other Capital Projects for stimulus funding. A team from HUD national visiting the Louisville area in April applauded LMHA for quickly obligating the stimulus funds to worthwhile projects and commented that we are one of the lead MTW agencies in the national effort to reinvigorate the economy. LMHA expedited the procurement and spending process by using the money to fund capital projects previously budgeted for FY 2009. Together the projects will create almost 350 jobs.

Other Federal Stimulus Grants (Pending)

Neighborhood Stabilization Funds (NSP-2)

Neighborhood Stabilization Funds (NSP-2) grant is a competitive grant to address home foreclosure and abandonment. As of the date this report was submitted, September 30, 2009, LMHA had applied as the lead applicant in partnership with other City agencies, non-profits and neighborhood organizations for an NSP-2 grant in the amount of $30,780,000 to stabilize rampant foreclosures on the Smoketown neighborhood's deteriorated housing stock. The application deadline was July 17, 2009. LMHA has been working for several years with the Smoketown Neighborhood on a master plan for the redevelopment of Sheppard Square, one of the Housing Authority's severely distressed conventional housing projects, and revitalization of the surrounding area. HUD may announce an award decision as soon as December of 2009.

Public Housing Capital Grants

LMHA also submitted applications in late July for competitive Public Housing Capital Grants to make government owned residence buildings more energy efficient. The Authority requested $2,770,160 in Public Housing Category 1 funding to address the needs of the elderly or persons with disabilities. If the funding is awarded, it will be used to make designated dwelling units fully accessible in accordance with the Uniform Federal Accessibility Standard (UFAS) guidelines. LMHA has been chronically cited by REAC inspectors for the inaccessibility of our conventional housing developments, e.g. narrow sidewalks and general lack of ramps to unit entrances. As noted in the inspection reports, these improvements require large capital expenditures that have proved to be cost prohibitive in the past. The competitive stimulus funds will allow LMHA to remediate these accessibility issues.

Finally, LMHA submitted a grant application to HUD on July 21, 2009 for Public Housing Capital Category 4: Creation of an Energy Efficient Green Community funding in the amount of $4,366,346. If awarded, the funds will be used for a substantial green rehabilitation of the Friary.

Table III-A Capital Fund Program
American Recovery and Reinvestment Act (As of 8/24/09)

	24-Aug-09							Grant Progress			Bid Progress			Project Timeframe					
Project #	Project / Activity / Contact	Estimated Jobs Created	Estimated Jobs Retained	People Served	Amount Received	Amount Expended or Obligated	Completion Status	Submission Deadline	Date Submitted	Grant Amount Requested	Date Bids Advertised	Date Bids Due	Date Contract Awarded	Start Date	End Date	status	Status / Comments	Application Status	Description
PH.1.0	Public Housing Capital Formula Fund				$14,151,216			4/6/2009										Spending funds now.	Renovation, rehabilitation, maintenance and improvements of residential buildings owned by the Housing Authority
PH.1.001	Beecher Terrace: Pipe replacement	23				$2,750,000	Completed 50% or more				4/1/2009	4/23/2009	5/8/2009	5/7/2009			Contract awarded to Coleman Construction		Replacement of heat pipes at the Beecher Terrace Public Housing Site.
PH.1.002	Parkway Place: Pipe replacement	8					Less than 50% completed				3/11/2009	4/21/2009	5/22/2009	5/22/2009			A&E Contract awarded to be awarded to Brandstetter Carroll Architects ($15,560)		Replacement of drainage sewer lines at the Parkway Place Public Housing Site.
PH.1.003	Sheppard Square: Roof replacement	12				$486,960	Less than 50% completed				4/15/2009	5/12/2009	6/16/2009	7/13/2009			Contract awarded to E. Lee Construction		Some roofs will be replaced on the Sheppard Square Public Housing Site.
PH.1.004	Iroquois Homes: Demolition of 16 buildings	200				$1,461,360	Less than 50% completed				5/20/2009	6/11/2009	8/17/2009	10/12/2009			Contract awarded to T&C/Sang JV		Demolition of 16 buildings at the Iroquois Homes Public Housing Site.
PH.1.005	Dosker Manor: Elevator upgrade	9				$1,360,020	Less than 50% completed				3/4/2009	4/14/2009	5/6/2009	5/6/09			Contract awarded to Oracle Elevator		This consists of replacing all elevator mechanical systems at Dosker Manor.
PH.1.006	Dosker Manor: Parapet replacement	8				$241,000	Fully Completed				3/25/2009	4/23/2009	5/19/2009	6/5/2009	7/31/2009		Contract awarded to Martin Construction and work completed		Roof parapet caps were replaced at the Dosker Manor Senior Living Center.
PH.1.007	Dosker Manor: Painting the Interior	5				$158,164	Fully Completed				1/21/2009	2/12/2009	2/24/2009	2/24/2009	4/13/2009		Contract to J'Town Contractors and work completed		The walls and ceilings were painted at the Dosker Manor Senior Living Center.
PH.1.008	Dosker Manor: Building Systems Integration	12									5/13/2009	6/4/2009					no bids received; project will be re-bid		
PH.1.009	Dosker Manor: Misc. Painting						Not started												
PH.1.010	Avenue Plaza: Energy assessment	5					Completed 50% or more				3/16/2009	4/28/2009	5/22/2009	5/26/2009			A&E Contract awarded to Luckett and Farley Architects ($7,000)		
PH.1.011	550 Apartments: Roof replacement	16				$474,000	Completed 50% or more				3/25/2009	4/23/2009	5/15/2009	6/2/2009			Contract awarded to Highland Roofing		There will be roof replacements at the 550 Apartments Public Housing Site.
PH.1.012	Scattered Sites: Kitchens						Not started												
PH.1.013	Scattered Sites: Lease to own units	20				$430,485	Less than 50% completed				3/25/2009	4/21/2009	5/15/2009	7/20/2009			Contract awarded to Georgetown Trust		Construction of 3 new lease purchase units, working with the Clarksdale Hope VI Program.
PH.1.014	Avenue Plaza: lighting	8				$235,222	Less than 50% completed				5/6/2009	6/4/2009	6/18/2009	7/27/2009			Contract awarded to Delta Services LLC		Replacement of light fixtures with energy efficient ones in the Avenue Plaza Senior Living Center.
PH.1.015	Lourdes Hall BU Generators	8									4/29/2009	5/19/2009	8/17/2009	8/17/2009			A&E contract awarded to CMTA Engineering Consultants ($18,500)		Installation of back-up generator at Lourdes Hall, a Senior Living Center.
PH.1.016	Bishop Lane Plaza Generators	8									4/29/2009	5/19/2009	8/17/2009	8/17/2009			A&E contract awarded to CMTA Engineering Consultants ($19,750)		Installation of back-up generator at Bishop Lane Plaza, a Senior Living Center.
PH.1.017	Contracts for architecture & engineering					$600,000	Less than 50% completed												
PH.1.018	Administration Costs (10% of obligated)					$518,521	Less than 50% completed												
PH.1.019	Parkway Place: Gas Conversion Ranges						Not started										Replacement of gas stoves to Electric and upgrade electrical system at Parkway Place		
PH.1.020	550 Apartments: Stairs						Not started												
PH.1.021	Scattered Sites: Roofs						Not started												
PH.1.022	Avenue Plaza: Elevators						Not started										Elevator renovation at Avenue Plaza.		
PH.1.023	Dosker Manor: Trash compactors						Not started												

	24-Aug-09							Grant Progress			Bid Progress			Project Timeframe						
Project #	Project / Activity / Contact	Estimated Jobs Created	Estimated Jobs Retained	People Served	Amount Received	Amount Expended or Obligated	Completion Status	Submission Deadline	Date Submitted	Grant Amount Requested	Date Bids Advertised	Date Bids Due	Date Contract Awarded	Start Date	End Date	status	Status / Comments	Application Status	Description	Agency Applying
PH 1.024	Avenue Plaza: Windows and Blinds Replacement						Not started													
PH 1.025	Bishop Lane Plaza: roofs						Not started										Roof replacement at Bishop Lane Plaza			
PH 1.026	Lourdes Hall: Intercom System						Not started													
PH 2.0	Public Housing Capital Grants (Competitive) / Tim Barry																	Application prepared	Making government owned residence buildings more energy efficient	Housing Authority
PH 2.001	Public Housing Capital Category 1: Addressing the needs of the elderly or persons with Disabilities							7/31/2009	7/22/2009	$2,770,160							HUD decision estimated Sept 2009	Application prepared	Requesting $2,770,160 for modifications to designated dwelling units to make them fully accessible in accordance with the Uniform Federal Accessibility Standard (UFAS).	Housing Authority
PH 2.002	Public Housing Capital Category 4: Creation of an Energy Efficient Green Community							7/21/2009	7/20/2009	$4,360,346							HUD decision estimated Sept 2009	Application prepared	Requested $4,366,346 for Substantial Green Rehabilitation of The Friary	Housing Authority
PH 3.0	Weatherization Assistance / David Howard & Keith Jackson				$1,736,839			tbd									Awaiting Guidance from the State	Waiting on final award amount	Making homes energy efficient.	Housing & Family Services
PH 3.001	Weatherization Administration					$95,240														
PH 3.002	Weatherization Training					$105,070														
PH 3.003	Weatherization Programming					$1,536,564														
PH 4.0	Neighborhood Stabilization Fund (Competitive) / Tim Barry and Jeana Dunlap							7/17/2009	7/15/09	$30,780,000							HUD decision estimated Dec 2009	Application prepared	Requested $30,780,000 to stabilize the Smoketown neighborhood	Housing Authority and New Directions Housing Corporation
PH 5.0	Neighborhood Stabilization Fund Technical Assistance Grant							6/5/2009									Developing a plan to submit a competitive grant	No Louisville Applicant Applied for this Grant. Louisville Metro was not eligible to apply, as it is applying for the NSP-2 Grant.	Technical assistance grants to NSP grantees	None Identified
PH 6.0	Home Investment Partnerships							6/2/2009									Kentucky Housing Corporation (KHC) has set deadlines for three rounds of applications. Round 1 is due July 1, Round 2 is due August 1, and Round 3 is due September 1.	Eligible applicants are applying for funds.	Funding to complete stalled housing tax credit projects.	Public and Non-Profit Developers
PH 7.0	Lead Paint Removal (Competitive)	N/A			N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Louisville was not selected as an applicant	Louisville did not rank high enough to qualify	Lead Paint Removal	NA
PH 8.0	Assisted Housing Stability / Energy and Green retrofit Programs (Project Based)																Contact Local HUD Field Office for Louisville Program Information			Select Owners of Properties Receiving Section 8 Assistance
PH 9.0	Assisted Housing Stability / Energy and Green retrofit Programs (Competitive)																Contact Local HUD Field Office for more information.			Owners of Properties Receiving Section 8 Assistance

Non-MTW Information and Activities

Public Housing/Mixed Income Development

Management Information for Owned/Managed

The former Housing Authority of Louisville was rated a high performer under PHMAP for FY 1998 and LMHA retains this score throughout the Moving to Work demonstration. Following this section are tables that describe the Louisville Metro Housing Authority's targeted versus actual performance both for LMHA-managed public housing inventory and privately managed public housing inventory. Figures in Tables VIII-A through VIII-F represent performance by site, and averages of overall site performance.

LMHA Managed Properties

The Authority directly manages a total of 4,154 public housing units at four family developments, five high-rise sites for the elderly/disabled and numerous low-density scattered site public housing units both with and without tax credits at locations throughout Metro Louisville. This number includes 312 public housing and/or tax-credits units that are off-site replacement units for Clarksdale HOPE VI. With the exception of Sheppard Square and Iroquois homes which is undergoing a phased demolition and Parkway Place, the sister site of Sheppard Square which shares many of its design and site deficiencies, LMHA's owned and managed sites are in good to excellent conditions. LMHA also manages 59 ACC/LIHTC units in Phase I of its Park DuValle HOPE VI through its subsidiary, Louisville Housing Services. These units are also in excellent condition.

Non-LMHA Managed Properties

The Authority has contractual arrangements with four outside property management firms that run another 653 HOPE VI public housing and low-income tax credits units at the award winning Park DuValle and Liberty Green HOPE VI mixed-income communities, and at three other privately developed sites where the Authority purchased a small number of the total units (St. Francis, Steven Foster and Village Manor apartments).

Operations and Maintenance

LMHA firmly believes that sound maintenance practices sustain or increase occupancy rates, as well as, reduce turner and maintenance expenditures. A productive maintenance program depends on timeliness, quality workmanship and equal treatment of all residents. Overall resident satisfaction with LMHA's maintenance services is evidenced by a REAC score of 89.7%, greater than the national average of 87.1%.

The Authority has structured its O&M department to include on-site property maintenance and management staff located at each of its family and high-rise sites, and several special shops including HVAC, Plumbing, Electric and Carpentry that are located and dispatched out of its Central Maintenance facility. Both are responsive to all work order requests from LMHA managed properties, as well as routine maintenance issues. All service calls are entered into the Authority's Work Order Management System.

LMHA's property management operations are site-based. The Authority has separate management offices at all the family and high-rise developments, which direct and oversee the operations and occupancy of each respective site on a daily basis. LMHA's property management staff are highly skilled and certified, and have significant years of experience and proven capacity to manage even the most difficult properties.

LMHA's management and maintenance policies for all properties require that 100% of units receive annual inspections, along with periodic housekeeping inspections which will be conducted in conjunction with extermination services. Maintenance issues cited during these inspections can be addressed in a timely manner, before small issues become large and expensive. LMHA has also found that immediately addressing problems like damaged playground equipment, broken glass, errant graffiti and litter also deters vandalism, which can result in costly repairs, and enhances the safety and security of a site, basic tenets of crime prevention through environmental design (CPTED). Any larger maintenance issues are addressed in LMHA's Capital Fund improvement plan developed each year in conjunction with its MTW Annual Plan.

Non-MTW Activities

Energy Star Awards

LMHA was the winner of 2008 Energy Star National Award and the 2009 Energy Star Regional Award for Excellence in Affordable Housing for our efforts at Liberty Green, a HOPE VI Revitalization project encompassing approximately 30 acres on six city blocks in Downtown Louisville. The buildings at Liberty Green were designed with higher levels of insulation, high efficiency heating and cooling, and energy efficient windows and enhanced ductwork. Each unit and all of its appliances will carry the Energy Star label. The EPA has indicated that units at Liberty Green have been verified as 40% more efficient than homes built to the 1993 National Model Energy Code resulting in significant cost savings to residents.

LMHA's Greening Initiative

While LMHA has maintained a long-standing commitment to energy efficiency, our efforts went to the next level when Louisville was chosen by the Environmental Protection Agency (EPA) in November 2007 as one of five US cities to become a model partner for its Energy Star program. Mayor Jerry Abramson accepted the EPA's Energy Star Challenge and rolled out his Go Green Louisville! Campaign. LMHA quickly jumped on board for this initiative to adopt sustainable practices, including the goal to reduce energy use in the city by 10% or more by the year 2010.

Rising energy costs have made utility expenses a growing concern in overall housing affordability, as well as a significant portion of LMHA's operating budget. The hundreds of thousands of dollars spent each month on utilities for LMHA's public housing inventory rose even higher this past winter due to the 24% increase in gas rates. 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 Section 8 program. Once these factors are added in, our targeted10% reduction in energy use could easily add up to over one million dollars in annual savings. Two of the newly proposed MTW Initiatives within this Plan - the Weatherization and Energy Efficiency Pilot and the CFL Trade-In Pilot Program for Avenue Plaza Residents – explore innovative approaches to reducing energy costs that use the flexibility provided through the MTW Demonstration Program.

Beyond the monetary impacts to LMHA's budget are the environmental and health benefits to be reaped from our greening efforts, including cleaner air and water. To champion these benefits, LMHA has formed a Green Team that is comprised of board members, staff and advisors who will assist the Agency in becoming a leader in the nation among affordable housing providers. The Green Team has developed the following broad goals:

- *Developing, renovating and maintaining housing stock and communities with green materials and energy efficient technologies;*

- *Conserving energy and other natural resources; and*

- *Increasing the awareness of environmentally responsible business and development practices.*

To achieve these goals, LMHA is tackling several large- and small-scale environmentally beneficial projects. LMHA's premiere green site is Liberty Green, the HOPE VI revitalization project currently under construction on the former Clarksdale site. Liberty Green is the first mixed-income development in Kentucky to receive the EPA's Energy Star Award for Excellence in Affordable Housing. Each and every homeownership and rental unit has been certified through the Energy Star Program, and all appliances are also Energy Star rated.

The EPA has indicated that Liberty Green units have been verified as 40% more efficient than homes built to the 1993 National Model Energy Code, resulting in dramatic cost savings for those who lease or will purchase homes. The site's community center, scheduled to begin construction in 2009, will be the Authority's first LEED certified building.

Other greening and environmental efforts currently underway at the Authority include:

- Installing Energy Star refrigerators and air conditioners in all public housing units as existing appliances are replaced;

- Installing Energy Star rated light fixtures on porches of public housing units. Fixtures operate on photo-cells that use compact fluorescent bulbs (CFLs).

- Installing CFLs in interior fixtures at public housing units;

- Installing Energy Star rated light fixtures and CFLs in LMHA's office and shops as replacements are necessary (fixtures in the Central Offices hallways were recently replaced);

- Installing a new solar flag pole light at Avenue Plaza;

- Installing high efficiency chillers at Avenue Plaza;

- Testing a geothermal installation in a 3-unit townhouse at Liberty Green;

- Testing pervious pavers that capture storm water and allow it to seep into the ground and curb design that directs rain water to green spaces at Liberty Green;

- Testing a Water Sense rated and flapperless commode in restrooms at LMHA's Central Offices;

- Recycling office paper, cans, glass and cardboard at LMHA's Central and Vine Street offices;

- Recycling cardboard from LMHA's sites and Central Stores facility;

- Using paper and other products with recycled content;

- Testing concentrated and environmentally friendly cleaners for use in LMHA's offices and public housing developments;

- Adjusting outside air dampers to factory specifications and changing filters bi-monthly on HVAC units at Avenue Plaza;

- Replacing old A/C unit in Avenue Plaza elevator penthouse with an efficient unit;

- Contracting for engineering services at Avenue Plaza to study existing HVAC system and other potential projects to make the building more energy efficient;

- Installing door sweeps, thresholds and weather stripping on all stairwell doors at Avenue Plaza;

- Testing a low flow showerhead in a public housing unit;

- Continuing to expand green and Energy Star purchasing practices and policies; and

- Including information about Energy Star and greening initiatives in LMHA's Annual Plans and Reports, on website, in marketing materials, other pertinent communications, at public hearings and other meetings or forums. Relay progress through news releases to media.

Greening strategies that are planned or under consideration include:

- Replacing incandescent bulbs with compact fluorescent bulbs in the hallways of the residential portion of Avenue Plaza (staff has estimated this could result in a total savings of more than $100,000 over the life of the bulbs);

- Conducting an analysis of energy-using systems to determine cost-effectiveness of Energy Star and other greening efforts;

- Researching Energy Star rated hot water upgrades, HVAC and fan system upgrades, windows, doors and other components to increase energy efficiency at LMHA's public housing units, offices and shops;

- Installing a green roof at Vine Street office per LEED guidelines;

- Testing the Electronic Product Environmental Assessment Tool, now being used by the federal government's procurement programs;

- Replacing existing office equipment with Energy Star labeled equipment as needed;

- Requiring contractors to use Energy Star and other environmentally friendly products;

- Furthering contractors to use of Energy Star guidelines and practices by allotting points in contract award process;

- Revising Request For Proposal and Request For Qualification documents language to incorporate Energy Star and other greening strategies and practices;

- Making necessary changes to Agency's guidelines, documents, policies, handbooks, lease agreements, Section 8 documents, etc. that reflect Energy Star name, logo and other greening initiatives;

- Instructing all consulting architects and engineers to specify only Energy Star labeled products;

- Revising design specs and pattern books to reflect Energy Star and green principles;

- Conducting educational and social marketing campaigns to promote Energy Star and greening strategies and practices among employees and residents;

- Including Energy Star, energy conservation and greening information during resident and landlord briefings, and in public housing and Section 8 contracts/leases;
- Including Energy Star and greening information in resident correspondence and meetings. Use social marketing techniques to promote messages on-site, at other service providers and at LMHA's Central Offices;

- Providing training to maintenance staff on new equipment and systems, use of new products, unit turn over procedures, etc;

- Conducting a weatherization and energy efficiency pilot with Section 8 (Homeownership) participants;

- Conducting a compact fluorescent light trade-in pilot program with Avenue Plaza resident; and

- Relaying information on HUD's Public Housing Environmental and Conservation Clearinghouse and share lessons learned with other PHAs.

Because of the tremendous progress the Authority made during 2008 with identifying and implementing energy efficient measures at its Central Offices, LMHA decided to compete with other Louisville building owners in the "Kilowatt Crackdown", a contest launched by Mayor Jerry Abramson. LMHA entered Avenue Plaza in this yearlong contest that will compare 2009 gas and electric usage in commercial buildings to usage during 2008. A total of 229 Metro area buildings are entered in the contest.

Lease-To-Purchase

LMHA's Lease-To-Purchase Program began in 2007 as an initiative proposed in the Liberty Green HOPE VI application. The program is designed to offer Section 8 Program and Public Housing residents an affordable and secure process by which to purchase a single family home. Program participants have the opportunity to select a home from the 8 affordable offerings currently in the Authority's lease-to-purchase housing stock and receive ongoing support from an LMHA case manager.

Initially the program consisted of 12 units; 4 on-site at Liberty Green and 8 off-site. However, because several affordable homes will be available for purchase at Liberty Green, HUD gave approval to eliminate the four on-site units, leaving LMHA with 8 units to identify.

After touring 75 lots in the LMHA and Metro Land Bank, our team of staff chose 3 of the most desirable sites based on location for development of the single family lease-to-purchase homes. Two of the three homes to be developed by LMHA on these sites are now complete and ready for sale. One is still under construction as of June 30, 2009. Two additional homes were purchased by a builder identified by our real-estate agent and one was acquired by the Authority's development department. The last two units are planned to be built in the revitalized area of Newburg which features a variety of housing at lower price points.

Recruitment for program participants began in January 2008 with overwhelming success. We were especially encouraged by eight participants who are former Clarksdale residents and several more applicants living in the Clarksdale Scattered Sites which have a 5-year term limit with the goal of achieving homeownership. Other applicants were a combination of public housing residents and Section 8 referrals by case managers.

The original plan for this program identified a minimum annual income limit of $22,000 based on a predicted price range of $90,000 to $95,000 for all eight units. However the actual eight units range in price from $80,000 to $145,000 which increased the minimum annual income eligibility to $24,942 to $34,231. The increase in minimum income eligibility substantially reduced the pool of applicants and presents a great challenge for staff to recruit potential qualified public housing and Section 8 applicants.

LMHA plans to redouble its recruitment efforts for the Program in the next year by inviting all income eligible Housing Choice Voucher Program and Public Housing residents to recruitment events. Case managers will also continue to encourage eligible residents to apply by promoting the program as a sound approach to achieving homeownership and self-sufficiency.

Table VIII-A Occupancy Levels
Projected Vs. Actual FYE 2009

	Percent Occupied	
Public Housing	**FYE 09 Projected**	**FYE 09 Actual**
LMHA Managed Developments		
Family Developments		
KY 1-002 Beecher Terrace	97%	94%
KY 1-003 Parkway Place	94%	96%
KY 1-004 Sheppard Square	97%	98%
KY 1-005 Iroquois Homes*	97%	56%
Elderly/Disabled Developments		
KY 1-012 Dosker Manor A, B & C Bldgs.	87%	87%
KY 1-013 St. Catherine Court	91%	96%
KY 1-014 Avenue Plaza**	94%	86%**
KY 1-018 Lourdes Hall & Bishop Lane Plaza	98%	99%
Scattered Sites * **		
KY 1-017 Scattered Sites I-V Newburg	93%	91%
KY 1-034 Clarksdale I,II Replacement	92%	94%
KY 1-047 HPI/NDHC Scattered and LTO	100%	86%
Average Public Housing Units Leased ****	**92%**	**90%**
Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	97%	95%
KY 1-30 Park Duvalle II	98%	89%
KY 1-031 Park DuValle III	98%	72%
KY 1-032 Park DuValle IV	98%	88%
KY 1-036 St. Francis	100%	100%
KY 1-043 Steven Foster	94%	100%
KY 1-046 Village Manor	94%	90%
KY 1-049 Liberty Green Rental I	93%	98%
KY 1-050 Liberty Green Rental II	93%	100%
KY 1-051 Liberty Green Rental III	93%	100%
KY 1-052 Liberty Green Rental IV	93%	100%
Average Public Housing Units Leased ****	**94%**	**92%**
Housing Choice Voucher Program		
MTW Vouchers	93%	101%
Non-MTW Vouchers - HUD-VASH Program	N/a	71%
Housing Choice Vouchers Leased	**93%**	**101%**

* Vacancies at Iroquois are related to the demolition of 148 Iroquois units that will transpire during FY2009/2010.

** In conjunction with the Authority's transition to AMP numbers, the development "550 Apartments" (72 units)

*** Clarksdale Scattered Site AMP numbers continue to add new units through acquistion and construction. Vacancy

**** Average Lease Up Levels weighted by total number of units associated with each AMP number.

Table VIII-B Public Housing Rent Collection Levels
Projected Vs. Actual FY 2009

LMHA Managed Developments	FY 09 Planned	FY 09 Actual
Family Developments		
KY 1-002 Beecher Terrace	N/a	95%
KY 1-003 Parkway Place	N/a	97%
KY 1-004 Sheppard Square	N/a	96%
KY 1-005 Iroquois Homes	N/a	94%
Elderly/Disabled Developments		
KY 1-012 Dosker Manor A, B, & C Bldgs	N/a	93%
KY 1-013 St. Catherine Ct.	N/a	98%
KY 1-014 Avenue Plaza	N/a	98%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	N/a	98%
Scattered Sites		
KY 1-017 Scattered Sites I - V, Newburg	N/a	96%
KY 1-034 Clarksdale I/II Repl.	N/a	99%
KY1-047 NDHC/HPI Scattered and LTO	N/a	93%
Average Rent Collection Level at Site	**N/a**	**96%**
Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	N/a	99%
KY 1-030 Park DuValle II**	N/a	N/a
KY 1-031 Park DuValle III**	N/a	N/a
KY 1-032 Park DuValle IV**	N/a	N/a
KY 1-36 St. Francis	N/a	100%
KY 1-043 Steven Foster	N/a	100%
KY 1-046 Village Manor	N/a	100%
KY 1-049, 50, 51 & 52 Liberty Green Phase I-VI	N/a	99%
Average Rent Collection Level*	**N/a**	**99.60%**

*Weighted to reflect number of units in each development.

**Management company unresponsive to requests for information.

Table VIII-C Work Order Response
Projected Vs. Actual FY 2009

	FY 09 PROJECTED		FY 09 ACTUAL	
LMHA Managed Developments	Emergency Under 24 Hrs	Non-Emergency Complete	Emergency Under 24 Hrs	Non-Emergency Complete
Family Developments				
KY 1-002 Beecher Terrace	N/a	N/a	100%	1.76
KY 1-003 Parkway Place	N/a	N/a	100%	1.45
KY 1-004 Sheppard Square	N/a	N/a	100%	2.49
KY 1-005 Iroquois Homes	N/a	N/a	100%	1.39
Elderly/Disabled Developments				
KY 1-012 Dosker Manor A, B, & C Bldg.	N/a	N/a	100%	2.91
KY 1-013 St. Catherine Ct.	N/a	N/a	100%	4.11
KY 1-014 Avenue Plaza	N/a	N/a	100%	4.14
KY 1-18 Lourdes Hall, Bishop Lane Plaza	N/a	N/a	100%	1.59
Scattered Sites				
KY 1-017 Scattered Sites I-V,Newburg	N/a	N/a	100%	2.39
KY 1-034 Clarksdale I/II Replacement	N/a	N/a	100%	2.08
KY1-047 HPI/NDHC Scattered and LTO	N/a	N/a	100%	1.91
Average Work Order Response	**N/a**	**N/a**	**100%**	**2.38**
Privately Managed Developments				
Mixed Income Sites				
KY 1-027 The Oaks of Park DuValle	N/a	N/a	100%	2.00
KY 1-030 The Villages of Park DuValle	N/a	N/a	N/a	N/a
KY 1-031 Park DuValle III	N/a	N/a	N/a	N/a
KY 1-032 Park DuValle IV	N/a	N/a	N/a	N/a
KY1-036 St. Francis	N/a	N/a	90%	2.00
KY1-043 Steven Foster	N/a	N/a	100%	3.00
KY1-046 Village Manor	N/a	N/a	100%	2.00
KY1-049, 50, 51 & 52 Liberty Green Rental I-IV	N/a	N/a	100%	2.00
Average Work Order Response	**N/a**	**N/a**	**98%**	**2.20**

Table VIII-D Public Housing Inspections
Projected Vs. Actual FY 2009

LMHA Managed Developments	Percent Inspected Projected	Percent Inspected Actual
Family Developments		
KY 1-002 Beecher Terrace	100%	100%
KY 1-003 Parkway Place	100%	100%
KY 1-004 Sheppard Square	100%	100%
KY 1-005 Iroquois Homes	100%	100%
Elderly/Disabled Developments		
KY 1-012 Dosker Manor A, B, & C Bldg.	100%	100%
KY 1-013 St. Catherine Ct.	100%	100%
KY 1-014 Avenue Plaza	100%	100%
KY 1-018 Lourdes Hall, Bishop Lane Plaza	100%	100%
Scattered Sites		
KY 1-017 Scattered Sites I-V, Newburg	100%	100%
KY 1-019 Scattered Sites II	100%	N/a
KY 1-022 Scattered Sites III	100%	N/a
KY 1-024 Scattered Sites IV	100%	N/a
KY 1-034 Clarksdale I/II Replacement	100%	100%
KY 1-035 Section 5(h) (C'dale I & II Repl.)	100%	N/a
KY 1-038 St. Martins & Other C'dale I Repl.	100%	N/a
KY 1-039 Scattered Sites (Newburg S.F. Homes)	100%	N/a
KY 1-041 Fegenbush-Whipps Mill	100%	100%
KY 1-044 The Friary	100%	N/a
KY 1-047 HPI/NDHC Scattered and LTO	100%	100%
Average Inspections	**100%**	**100%**
Privately Managed Developments		
Mixed Income Sites		
KY 1-027 The Oaks of Park DuValle	100%	100%
KY 1-030 The Villages at Park DuValle II	100%	100%
KY 1-031 The Villages at Park DuValle III	100%	100%
KY 1-032 The Villages at Park DuValle IV	100%	100%
KY 1-036 St. Francis (C'dale I Repl.)	100%	100%
KY 1-043 Steven Foster (Park DuValle Repl.)	100%	100%
KY 1-046 Village Manor Apartments	100%	100%
KY 1-049,50,51,52 Liberty Green Rental I-IV	100%	100%
Average Inspections	**100%**	**100%**
Public Housing Average Inspections	**100%**	**100%**

Table VIII-E Public Housing Inspection Scoring
Actual FY 2008

Public Housing	Inspection Scoring FY 2008	FY 2007	FY 2006	FY 2005	FY 2004	FY 2002***	FY 2001***	FY 2000	FY 1999	FY 1998
Family Developments										
KY 1-1 Clarksdale	N/a	N/a	N/a	N/a	69c*	95c*	95c*	68c*	37c*	54c
KY 1-002 Beecher Terrace	40c*	54c*	49c*	76c*	88c*	92c	92c	81c*	55b	65a
KY 1-003 Parkway Place	52c*	56c*	36c*	70c*	72*	75c*	75c*	58c*	50b	47b*
KY 1-004 Sheppard Square	61c	72c*	47b*	53*	62c*	88c	88c	66c*	54b*	68b*
KY 1-005 Iroquois Homes	63c*	75c	44b*	60c*	71c*	74c*	74c*	51c*	40c*	36b*
Elderly/Disabled Developments										
KY1-010 Dosker Manor A Building	N/a	43c*	69c	73c	75b	58c	58c	87c	55b	68b*
KY 1-011 Dosker Manor B Building	N/a	87b	76c	72c	82c	94b	94b	95b	62b	58c*
KY 1-012 Dosker Manor C Building	59c	84c	77c	61c	81b*	85b	85b	92c	70b	57b
KY 1-013 St. Catherine Court	92b	88b	91b	90b	94b	N/a	N/a	N/a	57c	60c
KY 1-014 Avenue Plaza	74c	61c	80b	75b	81c	56c	56c	97b	68b	54b*
KY 1-018 Lourdes Hall	88b	75b	79b	68c	88c*	99a	99a	60c	73b	60a
KY 1-040 Bishop Lane Plaza	99b	85b	N/a	N/a	92b*	N/a	N/a	N/a	N/a	N/a
Scattered Sites										
KY 1-017 Scattered Sites I	N/a	69c	56b*	80b	73c*	69c*	69c*	75b	46b*	78b
KY 1-019 Scattered Sites II	N/a	85b	53c*	46c	59c	84b*	84b*	81c	63b	75b
KY 1-022 Scattered Sites III	N/a	79b	73c	80b	65c*	73c	73c	66c*	45b	80b
KY 1-024 Scattered Sites IV	N/a	74c*	72c	84b*	92c	87c*	87c*	93c*	72b	95b
KY 1-034 Park DuValle/C'dale I Repl.	53c*	67c*	68c*	N/a	81c*	N/a	N/a	N/a	N/a	N/a
KY 1-035 Section 5(h) C'dale I & I Repl.	N/a	78c	68c*	N/a	74b	N/a	N/a	N/a	N/a	N/a
KY 1-038 St. Martin's & Other C'dale I Repl.	N/a	72c	84b	80c	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-039 Scattered Sites	N/a	89b	N/a	N/a	88c	N/a	N/a	N/a	N/a	N/a
KY 1-041 Fegenbush-Whipps Mill	48c	90c	N/a	N/a	92b*	N/a	N/a	N/a	N/a	N/a
KY 1-043 Steven Foster	98a*	76c*	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-044 C'dale II Repl. / The Friary	N/a	72c	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-046 Village Manor Apartments	67c*	70c	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-047 C'dale I Scattered 69	96b	95c	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Mixed Income Sites										
KY 1-027 The Oaks of Park DuValle	96c	82c	87c	80c	98c	98b*	98b*	99b	88b	99a
KY 1-030 The Villages of Park DuValle II	61c*	87c	77c	83b	95c	N/a	N/a	N/a	N/a	N/a
KY 1-031 The Villages of Park DuValle III	93b	97b	91c	97b*	91a	N/a	N/a	N/a	N/a	N/a
KY 1-032 The Villages of Park DuValle IV	60c*	95c*	82c*	97c	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-036 St. Francis	98a	92b	84a	91a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-049 Liberty Green Rental I	77b*	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-050 Liberty Green Rental II	94b	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-051 Liberty Green Rental III	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
KY 1-052 Liberty Green Rental IV	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a	N/a
Public Housing Average Score	**N/a**	**77.55%**	**71.21%**	**75.80%**	**81.00%**	**81.80%**	**81.80%**	**77.94%**	**58.44%**	**65.88%**

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

*Smoke Detector Violation

**Only four units inspected to date.

***If a Housing Authority achieves an average score above 80%, the previous years scores are carried over into the following year, and the inspections are conducted every two years, instead of annually, by HUD's Real Estate Assessment Center (REAC).

Table VIII-F Security Personnel
Actual FY 2009

Development	Provider	Hours of service	Funding Source	Amount
KY 1-002 Beecher Terrace **KY 1-003 Parkway Place** **KY 1-004 Sheppard Square** **KY 1-005 Iroquois Homes**	HALO Officers w/Louisville Metro Police and Alarm System Monitoring (A-Sonic Guard & ADT)	8 Hr. shift	Operating Budget	$210,570
KY 1-012 Dosker Manor	Corporate Security and Alarm System Monitoring (A-Sonic Guard)	8:00pm-8:00am	Operating Budget	$425,776
KY 1-013 St. Catherine Court	Corporate Security and Alarm System Monitoring (ADT)	24 Hrs.	Operating Budget	$93,367
KY 1-014 Avenue Plaza & 550 Apartments	Corporate Security and Alarm System Monitoring (ADT)	24 Hrs.	Operating Budget	$94,148
KY 1-017 Scattered Sites I-V, Newburg	Alarm System Monitoring (A-Sonic Guard & ADT)	24 Hrs.	Operating Budget	$2,046
KY 1-018 Lourdes Hall and Bishop Lane Plaza	Corporate Security and Alarm System Monitoring (A-Sonic Guard & ADT)	Lourdes Hall: 24 Hrs. Bishop Lane: 4:30pm-8:00am (M-F) 24 Hrs. weekends	Operating Budget	$72,673
KY 1-034 HOPE VI Replacement Scattered Sites	Alarm System Monitoring (A-Sonic Guard & ADT)	24 Hrs.	Operating Budget	$684
Wiggins Family Investment Center & Other Misc. Properties	Alarm System Monitoring (ADT & A-Sonic Guard)	24 Hrs.	Operating Budget	$21,134
Total Security				**$920,398**

Housing Choice Voucher Program

Leased Housing Management

This section of the Annual Report describes the Louisville Metro Housing Authority's actual performance in managing its Housing Choice Voucher Program during fiscal year 2009. In addition to the previous year's performance, it includes information regarding the Program's Administrative Plan and very successful HCV Homeownership Program.

Block Grant Funding

The Authority amended its contract with HUD during FY 2005 to treat all of the HCV vouchers absorbed from the Housing Authority of Jefferson County and the Housing Authority of Louisville as Moving to Work vouchers. Now all LMHA vouchers are funded using the block grant methodology (versus the traditional voucher funding)

Administrative Plan

LMHA has incorporated successful initiatives into its Housing Choice Voucher Program Administrative Plan as new policies, using our MTW status to make regulatory changes to the Agency's procedures that will have long-term fiscal and programmatic impact. We will continue to revise and amend the Administrative Plan as needed to include the most effective practices piloted through the demonstration program. There were no changes to the plan in fiscal year 2009.

In FY 2005 the Agency revised and updated its entire HCV Administrative Plan to address specific agency actions and MTW initiatives including a new "program-based" voucher program at the Center for Women and Families, updates to the Family Self Sufficiency Program, and changes related to revised Housing Quality Standards (HQS) and the Property Maintenance Code. MTW initiatives found within LMHA's revised HCV Administrative Plan include:

- A two-year income reexamination process for elderly and disabled families in the HCV Program

- A $7,500 earned income disregard targeted to elderly families in the HCV Program whose income includes Social Security entitlements.

- A standard medical deduction for elderly and disabled families

- Mail-in recertification procedures for families who intend to remain in the same residence.

- Three year case management services.

- 25% cap on the number of HCV assisted units in multi-family developments of one hundred or more units.

All the above measures help LMHA reduce the cost to administer housing assistance without compromising the quality or delivery of our client services.

Non-MTW Activities

Housing Choice Voucher Homeownership Program

LMHA has one of the strongest HCV Homeownership programs in the country and can boast that 151 families have purchased homes using the program, including 5 families relocating from Clarksdale. HCV homeowners also participate in a post purchase IDA program. In total 130 HCV households and 21 public housing residents have received HCV Homeownership vouchers.

The number of families that purchased a home using the program was exceptionally low in fiscal year 2009 due to Federal Housing Administration rule changes, tightening of the mortgage market and increase in the cost of utilities which effectively diminishes the prospective homebuyer's purchasing power by lowering the monthly mortgage payment they can afford to make on a new home. Other factors contributing to the decline are job loss and lack of job security. Despite depressed home values, would be buyers are cautious of taking out a loan in these uncertain economic times.

The Authority has continued its focus on expanding homeownership opportunities for public housing and HCV families. LMHA implemented two policy changes to its HCV Homeownership Program during FY2008 that were made possible through its participation in the MTW demonstration. The first allows for flexibility in third party verifications. Potential homeowners can now provide employment verification directly from their employer, child support verification, statements for all bank accounts, proof of CDs at the bank and pension plan verification. LMHA also initiated changes that allow flexibility in the income update verification process. Federal Regulations state that income verification is only good for four months, which makes sense for Rental but not for Homeownership, where application processing can sometimes take up to one year. Therefore, LMHA has modified this procedure to allow income data to be used for up to eight months. Both these changes allow LMHA staff to speed up the processing time between the HCV HOP application and briefing appointments, ultimately getting families into their new homes quicker.

In 2009, the Authority implemented changes to the program that were made possible by its MTW status. LMHA adjusted its payment standards for Housing Choice Voucher Homeownership to 120% of Fair Market Rent in Homeownership Exception Payment areas in order to give a boost to 2-bedroom qualified buyers and promote residential choice outside of high poverty areas.

The other change in 2009 specifically regards homeownership inspection, training and consultant services. Prior to 2009, these three duties were split among individuals: a Metro inspector, an LMHA Construction Manager and a Homeownership Specialist. The MTW initiative calls for all these tasks to be steered through a Home Maintenance Specialist (HMS) staff member in order to increase cost effectiveness. Please refer to the Ongoing MTW Activities Section for a full description and report on these two MTW activities.

Housing Choice Voucher Program Operating Procedures

LMHA implemented a new process in FY2008 that allows families who are remaining in the same residence to submit information for their annual re-certification by mail. Families who are requesting approval to move still come in for an appointment and attend a briefing upon conclusion of the re-certification process. During FY2008 LMHA also began assigning HCV clients to a specific Housing Specialist for a three-year period, proving clients with a specific contact if they have any questions about their participation in the HCV program. Annual inspections continue to be conducted as usual.

While these revised processes do not require MTW authority to be carried out, they were devised to help reduce costs and achieve greater cost effectiveness of Federal funds. LMHA has had a great deal of difficulty in the past getting participants to attend recertification appointments. Since implementing the new protocol, LMHA Section 8 staff has substantially reduce the amount of time spent on no shows and rescheduling appointments, and their involvement in conducting recertification appointments. In FY 2009, the number of no shows fell from about 200 to 80 participants. The resulting administrative cost savings is estimated to be approximately $50,000 a year. The cost efficiencies of the new procedures are described in more detail in the Ongoing MTW Activities section of this report.

Expanding HCV Housing Options and Deconcentration of Low-Income Families

Fair Markets Rent Structure

The Housing Choice Voucher program has several initiatives in place to expand residents' housing choices. LMHA's Fair Market Rents Structure has opened up new housing opportunities in non-impacted areas for HCV program participants while furthering the Authority's deconcentration goals. During FY 2009, LMHA's payment standards remained at 110% of FMRs as follows:

Unit Size	*New Payment Standard*
0 Bedroom	$546
1 Bedroom	$630
2 Bedroom	$748
3 Bedroom	$1045
4 Bedroom	$1110
5 Bedroom	$1276

LMHA's voucher program also allows rents for properties in targeted areas up to 120% of the current FMRs.

Spatial Deconcentration

LMHA's MTW initiative which limits the concentration of HCV assisted units in multi-family complexes of one hundred or more units to 25% of the total units (excluding elderly/disabled and project-based sites) is another method the Authority employs to further its deconcentration goals. Please refer to the Spatial Deconcentration of HCV Assisted Units initiative in the Ongoing MTW Activities section of this report for an evaluation and discussion on the impact of this activity.

IV. Long-Term MTW Plan

Long-Term MTW Program Plan

The Louisville Metro Housing Authority's vision for our Moving to Work demonstration program will continue to focus on our locally defined goals designed to meet HUD's statutory objectives. In implementing these goals, LMHA will focus on the following activities:

Reposition and redevelop the conventional Public Housing stock

The physical stock of family developments formerly owned and managed by the Housing Authority of Louisville needs to be completely redeveloped. These sites—large, dense, urban and often isolated—have exceeded their useful life span.

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 we can continue to house the same overall number of families. In the elderly developments, modernization efforts will proceed with an eye towards appropriate and expanded service provision.

Increase housing choice through stronger rental communities and options, and expanded homeownership opportunities

Homeownership is an important housing choice option for many residents and program participants, and is an appropriate program given the local market. The former Housing Authority of Jefferson County (HAJC) had a very strong Section 8 Homeownership program, and HAL instituted its own version of such a program (as referenced in the FY2002 MTW Plan).

LMHA continues to move these programs forward, as evidenced by the consolidation of policies and procedures within the general Housing Choice Voucher (HCV) Administration Plan and other recent revisions using MTW flexibilities. For the many other families for whom homeownership isn't a viable option, LMHA will continue to look at its public housing communities to see what policy and program changes might strengthen those communities and make them better places to live.

Develop programs and housing stock targeted to populations with special needs not adequately served elsewhere in the community

LMHA uses a combination of available resources to develop targeted programs for people with specific needs. Some of these needs will be transitional; others are for programs that provide long-term support, particularly for the elderly and younger persons with disabilities. The objective of providing this type of housing is to meet needs not already met by other agencies, and/or to partner with local organizations that have social services strengths and programs that need a housing support element. Developing comprehensive programs in these areas will continue to require MTW regulatory relief.

Encourage program participant self-sufficiency

The MTW agreement allows LMHA to reinvent the FSS program to make it appropriate to local program participant needs. The Demonstration also allows LMHA to rethink other policies – like the rent policy – to encourage families to work.

V. Proposed MTW Activities

Proposed MTW Activities

LMHA plans to pursue implementation of the “Multicultural Assistance Program” initiative and the initiative to “Explore HUD’s streamlined demolition and disposition application process for MTW agencies for future LMHA applications” in the coming fiscal year. These activities were proposed in fiscal year 2008 and fiscal year 2009 respectively. This section includes a description of each activity and discussion of the reasons why we chose not to begin implementation of the initiative in Fiscal Year 2009.

Proposed FY 2008
Multicultural Family Assistance Program

Hire a full-time staff person who is well-versed in the ways of African-immigrant cultures and languages to assist in property management, operations, and lease enforcement

Description of Proposed Activity

Over the past two years the Louisville Metro community has experienced a large influx of immigrant families, mainly from Somalia and other African countries, who are relocating to the area. Many of these families are in need of housing and other social and support services. LMHA has become one of the major housing choices for these families.

Since these families have differing beliefs, practices and lifestyles that can pose a challenge to adapting to a very different country and culture, the Authority has proposed an initiative that will address both the needs of families and the Agency. For example, in some instances cultural differences and a fledgling's knowledge of their new home and community creates conflict or a violation of LMHA's Admissions and Continued Occupancy Policy. Language and communication barriers between LMHA staff and some of these families may be misperceived as insensitivity or un-cooperation.

The Agency is proposing to hire a full time staff person funded with Section 8 reserves that is knowledgeable about African-immigrant cultures and languages to assist in property management, operations, and lease enforcement. This new staff person will serve as a liaison and interpreter for LMHA, as well as any resident or applicant. This staff member will also conduct workshops and training for residents and staff on topics such as lease enforcement, housekeeping inspection requirements, resident programs, and other identified areas that will enhance the quality of life for these families.

Activity Status

We plan to pursue implementation of this activity in the coming fiscal year as it has great potential to reduce administrative costs, increase housing options and encourage African-immigrant families to take advantage of LMHA's family self-sufficiency programs. Since the initiative was first proposed in the FY 2008 MTW Annual Plan, LMHA staff has been monitoring baseline data to determine what skills set will be required of the new staff person. The job description has been developed and is expected to be advertised this fall.

In FY 2009 LMHA staff identified the total number of African immigrant households at each family development and recorded the number of lease violations, failed inspections and reported difficulties by these families in fiscal year 2009. Staff will continue to track the data related to the baseline metrics for this activity until the Program has been fully implemented. Notable input from site management in fiscal year 2009 includes a high number of lease violations by Somali residents at Sheppard Square relative to the overall number of Somali households. Additionally, difficulties reported at both Sheppard and Parkway include over housing; extended relatives (not currently listed on the lease) residing in the families' units; inspections and housekeeping issues related to cultural décor such as excessive condensation due to wall hangings; unsanitary conditions (e.g. roach infestation); and vandalism.

Based on this information from property management we still anticipate that the program will have a positive impact the communities with a high concentration of African-immigrant households, in particular Sheppard Square and Parkway Place. Sheppard Square and Parkway Place have the largest percentage of LMHA's African families at 13% and 50% respectively. These Somali families represent 18% of the overall number of families served at Parkway Place in FY 2009 and 20% of the family count at Sheppard Square. LMHA has decided to focus the Multicultural Assistance Program on these two developments which pose the greatest challenge due to the density and distressed physical condition of each site. These factors tend to exacerbate cultural tensions and property management issues.

There is also increasing demonstrable need for services offered by LMHA and its partner organizations that the new staff person will promote and/or provide to African families. Currently there are 119 Somali children enrolled in after school tutoring services offered at the St. Peter Claver Community Center located directly across from Sheppard Square and 1 Somali family living in Sheppard was enrolled in FSS as of June 31, 2009. The Multi-Cultural Assistance Program may increase utilization of these services by African-immigrant residents.

At the beginning of fiscal year 2009, approximately 160 Somali families resided in LMHA public housing and to date that number has risen to 219 families, more than a third new (37% or 59) Somali households. We anticipate the Somali population will continue to grow in the Louisville area, placing even greater demands on local assisted housing programs. The estimated $50,000-60,000 of Section 8 reserves needed to fund the program will be put to good use helping LMHA improve our site management capabilities and increase housing options for these families while furthering cultural awareness among all residents. LMHA will track the performance indicators delineated in the FY 2009 Annual Plan, as related to this initiative, to determine if African-immigrant families who participate in the program are better able to address the complex issues they face, adapt to their new community and succeed in meeting ongoing occupancy requirements. Staff will also determine the success of the program by gauging resident satisfaction with their housing.

MTW Authorizations

Attachment C, Section B.1. Single Fund Budget with Full Flexibility – Sections 8 and 9 of the 1937 Act and 24 C.F.R. 982 and 990.

Proposed FY 2009
Exploring HUD's streamlined demolition and disposition application process for MTW agencies for future LMHA applications

Research and utilize HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies" for future submissions to the Special Applications Center (SAC)

Description of the Proposed Activity

LMHA currently prepares and submits a disposition, demolition and disposition/demolition application according to HUD's standard demolition/disposition procedures. We anticipate that HUD's streamlining of the dispo-demo application process for MTW Agencies will allow LMHA staff to achieve greater cost efficiency by reducing the amount of time and application related expenses required to prepare future demo/dispo submittals. We will continue to inquire with HUD about the new guidelines, research the potential for the streamlined procedures to increase our administrative efficiency, and may use the procedures for the next planned demolition/disposition project.

Activity Status

The Authority hoped to utilize a streamlined process for the Iroquois Homes demolition in FY2008. HUD had posted a link to "Streamlined Demolition/Disposition Guidance" for MTW Agencies on its website earlier that year. We contacted HUD for additional information as there was no publication associated with the link, and were told that the draft document was currently under review by HUD's legal department.

Exploration in FY 2009 of the flexibility provided by MTW to streamline the process proved to be fruitless as well. We could find no evidence that the document titled "Streamlined Processing Instructions for Disposition, Demolition and Disposition/Demolition Applications for MTW Agencies" noted in Attachment C, Section C.8 of the Restated Agreement has been published or posted to HUD.gov.

This fiscal year LMHA staff determined the typical number of hours currently spent preparing a demolition/disposition application according to HUD's standard process. Typically LMHA staff spends 94.5 hours preparing a standard application and related expenses, including the cost of an Environmental Assessment, are valued at approximately $2,000. This time/cost estimate will be the baseline for future evaluations of the activity. When fully implemented, the performance of the activity will be measured by comparing the baseline number of hours against the number of hours spent on preparation of an application using the streamlined guidelines. In addition, the miscellaneous costs of preparing each type of application will be compared.

We will continue to periodically contact HUD and check the website for updates on streamlined demolition/disposition guidance. If and when guidelines are issued from HUD, LMHA staff will research the procedures and may utilize the new process to expedite our efforts to demolish or dispose of the Authority's obsolete housing stock. Until the streamlined application procedures are evaluated by staff and implemented, the Agency cannot report on the full extent to which the initiative effectively reduces administrative costs related to demo/dispo activities like redevelopment of our conventional housing stock as well as the sale of property to non-profit organizations. The schedule for this activity will be determined based on the date when HUD issues the new guidelines.

MTW Authorizations

Attachment C, Section C.8. Streamlines Demolition and Disposition Procedures following HUD's "Streamlined Processing Instructions for Disposition, Demolition, and Disposition/Demolition Applications from MTW Agencies"

VI. Ongoing MTW Activities

Proposed/*Implemented* FY 2008
Locally Defined Definition of Elderly

Pilot the local definition of elderly at LMHA's elderly/disabled-only high rises

Description of the Ongoing Activity

LMHA continued to pilot the following local definition of elderly: An elderly household is any household in which the head, spouse or sole member is 55 years of age or older; two or more persons at least 55 years of age who live together; or one or more persons at least 55 years of age who live with one or more live-in aides. LMHA experienced decreasing occupancy rates at the elderly/disabled-only high-rises for many years prior to adopting a locally defined definition of elderly for these communities. Opening up these sites to non-disabled households between ages 55 and 61 has increased the pool of one-bedroom units for qualifying applicants. We have already seen greatly improved occupancy rates at St. Catherine Court because of this recently implemented activity and expect rates at our other developments to improve over time.

Performance and Evaluation

A. Impact of the Activity

The primary goal of this activity is to raise occupancy rates at our elderly-disabled high-rises: Dosker Manor, Avenue Plaza, St. Catherine Court, Lourdes Hall and Bishop Lane. Within a year of implementing the local definition of elderly occupancy rates at first four sites listed above have shown signs of improvement. The slight decline in occupancy of the fifth site, Bishop Lane, is likely a result of vacancies between unit turnovers. Three out of the five sites met or exceeded our expectations for fiscal year 2009 (FY 2009 projected versus actual rates).

The high-rise developments that experienced the greatest rise in occupancy rates were St. Catherine Court and Lourdes Hall. The occupancy rate at St. Catherine Court rose 4% from 92% in 2009 to end the year at 96%utilization. St. Catherine Court had leased 11 more units of its 159 total units bringing the occupied unit count to 152 (up from 141), outperforming many other sites in terms of occupancy. Likewise, Lourdes Hall occupancy was up 4% from 94% to 98%. 60 of the 62 units on site were filled as of June 30, 2009 versus only 58 units at the beginning of the year.

Next, Avenue Plaza's rate was up 3% from 89% to 92%. Avenue Plaza (225 total units) saw vacancies drop by 6 units at fiscal yearend (206 versus 200 occupied). Following closely behind is Dosker Manor. The occupancy rate at Dosker Manor increased from 85% at the beginning of the fiscal year to 87% at fiscal year end. In terms of units, 90 of the formerly 180 (as of FYE 2008) unoccupied apartments were filled at Dosker Manor, a development with a total of 688 units contained in three high rise buildings. By June 30, 2009 there were 598 units filled at Dosker Manor as compared with 508 at the beginning of the fiscal year.

Bishop Lane was the only development to experience a slight decline in occupancy (97% as compared with 100% at the beginning of the fiscal year). As stated above, this decline is likely temporal and due to vacancies caused by unit turnover and the leasing process.

By number of actual units filled, the sites rank (in order of most to least) Dosker Manor (90 units), St Catherine Court (11 units), Avenue Plaza (6 units), Lourdes Hall (2 units). Bishop Lane is a relatively small site of only 89 units, so 2 vacant units at the end of FY 2009 resulted in a lease-up rate of 97%, down 3% from 100% the previous year.

Another goal of the activity was to increase the supply of one-bedroom units to qualified families age 55-61. We expect that more non-disabled families age 55 to 61 are now living at these elderly/disabled-only housing developments than prior to implementation of the local definition of elderly, an indicator that those families who would not have otherwise qualified for one bedroom units in elderly-only housing have increased housing options.

As of Fiscal Year End 2009, the total number of non-disabled families age 55-61 (138 families) being housed in the elderly high-rises is 12.5% of the total households (1104 HHs) served at these sites. The number of non-disabled households age 55 to 61 as a percentage of occupancy is: Dosker Manor at 15%, Lourdes Hall at 10%, Bishop Lane at 10%, Avenue Plaza at 9%, and St. Catherine Court at 9% of total households served. The weighted average indicates that each development contains approximately 13% non-disabled elderly families. Data from previous years is not available for comparison. These figures will be used at the baselines in future assessments for evaluating the increase in housing options for this type of family.

Overall, results of this activity indicate that application of the local definition of elderly to occupancy criteria at the high-rise sites has been cost effective and may have helped to increase housing choices for low-income families, in particular non-disabled families age 55 to 61 who qualify for one-bedroom units which have stood empty for some time now. Occupancy rates at LMHA elderly/disabled only high-rise sites are substantially higher. Higher occupancy rates improve the Agency's operating revenues and maximize the cost effectiveness of Federal funding.

B. Challenges and Effectiveness
There have not been any specific challenges to implementing the local definition of elderly. LMHA may explore additional strategies to further increase occupancy rates and efficient expenditure of Federal funds at the high-rises (in particular Dosker Manor) such as move-in incentives.

C. Revised Metrics and/or Benchmarks
Benchmarks and metrics have not been revised. No additional indicators of activity status were identified.

D. Revised Data Collection Methodology
Data collection methodology for this activity has not been modified from the process described in the MTW Annual Plan FY 2009. LMHA managers, occupancy and finance department continue to regularly track occupancy rates for sites. LMHA staff will continue to determine how many residents meet the new elderly definition at each site and calculate those numbers as a percentage of occupancy.

E. Changes to MTW Authorizations

The activity was implemented as outlined in the MTW Annual Plan FY 2009. The MTW Authorizations cited in the Plan for this activity are listed below.

F. MTW Authorizations

Attachment C, Section B.3. Definition of Elderly Family – Section 3 (b)(3) and (G) of the 1937 Act and 24 C.F.R. 5.403.

Proposed/*Implemented* FY 2008
Two-Year Income Review and Recertification of Elderly Families and Disabled Families Age 55 to 61 in the Public Housing Program

Two-year income review and recertification process for elderly families, and disabled families age 55 to 61, in the Public Housing Program

Description of Ongoing Activity

LMHA's Public Housing Program proposed a two-year income review and recertification process for elderly families whose income includes social security in FY 2008. The goal of the new procedures is to generate a substantial administrative savings, estimated at nearly 50%, for the Agency in staff time spent processing these families. The biannual recertification process was expanded to include all elderly families regardless of income type and disabled families age 55-61 to achieve even greater fiscal benefit.

As noted, biannual recertifications have been done for elderly families, regardless of their income type, and disabled families age 55-61 according to their original lease date (odd or even year) since FY 2008 when the activity was approved by HUD. The original initiative protocol states that LMHA will biannually recertify elderly families *whose income includes social security*. Conducting biannual recertifications for all elderly families and eligible disabled families has helped the Agency to further reduce staff time spent on recertifications by increasing the pool of residents who qualify to be recertified once every two years.

The language in the next Annual Plan will be revised to reflect the most current initiative procedures. Where applicable, "elderly families whose income includes social security" will be replaced with "elderly families, and disabled families age 55-61, in the public housing program". The outcomes of the activity as it is presently implemented by public housing program staff are described in the following sections.

Performance and Evaluation

A. Impact of the Activity

The activity reduced annual staff involvement in public housing resident reviews and recertifications. Our assessment and evaluation of this activity in FY 2009 indicates that an increase in cost efficiency to administer public housing is a direct outcome of the biannual recertification process.

The baseline for this activity is the projected number of hours that would have been required to conduct *annual* recertifications for all disabled families age 55-61 and elderly families in the public housing program. It's estimated that 894 families that would have been due for their annual recertification in FY 2009 had this initiative not been implemented. LMHA staff would have worked 670.5 hours to complete annual recertifications according to standard procedures for the 894 households.

Under the new two-year recertification process LMHA staff spent a total of 327.75 hours, having to complete only 437 biannual reviews and recertifications, which resulted in a time savings of 342.75 hours. It took less than half the time (51% savings compared to the projected total hours) than would have been required to do annual recertifications for the same population of residents.

LMHA began this newly adopted recertification process on January 1, 2008 for eligible families who moved in on an even year. As scheduled, biannual recertifications began in January FY 2009 for eligible families who moved in on an odd year.

B. Challenges and Effectiveness

Use of two-year income reviews and recertifications of disabled families ages 55-61 and elderly families in the Public Housing Program, has successfully helped reduce costs and achieve greater effectiveness in Federal expenditures. LMHA anticipates this initiative will help reduce the time and cost spent to administer housing assistance for these eligible families by approximately half each year the activity is implemented.

C. Revised Metrics and/or Benchmarks

Metrics have been modified to accurately determine the cost savings of the new procedures and reflect the activity as Authority staff persons currently implement the new 2-year recertification process. The phrase "elderly family whose income includes social security" has been replaced with "disabled families age 55-61 and all elderly families in the public housing program".

The change to the activity baseline (see below) will enable LMHA more accurately estimate the fiscal impact of the initiative. If the activity had not been implemented, every elderly family and disabled family age 55-61, would have an annual review. The cost savings is the difference in hours between using the standard procedures and the new procedures for the eligible families. Benchmarks will remain the same.

Activity Baselines

- ~~*Number of recertifications conducted for elderly families in the public housing program whose income includes SS prior to the initiative.*~~
- <u>*Number of projected hours required to conduct annual recertifications for all elderly families, and disabled families ages 55-61, in the public housing program who have been enrolled in the program for at least 1 year*</u>
- *Length of time to conduct a public housing income review and recertification.*

Metrics

- ~~*Number of recertifications conducted for elderly families in the public housing program whose income includes SS after implementation of the initiative.*~~
- <u>*Number of actual hours spent conducting recertifications for elderly families, and disabled families ages 55-61, due for their two-year review.*</u>

Benchmarks

- *Reduction in yearly amount of staff time spent to conduct an income reviews and recertifications for elderly families.*

D. Revised Data Collection Methodology

Data collection methodology has not changed. Staff will monitor the average length of time it takes to conduct an income review and recertification for elderly and disabled families in the public housing program. Any decrease in the amount of time to do a two-year review is an additional cost savings. LMHA staff will continue to track the measures to calculate the administrative time saved by using the two-year recertification process.

E. Changes to MTW Authorizations

The MTW Authorizations listed in the MTW Annual Plan FY 2009 for this activity are still applicable.

F. MTW Authorizations

Attachment C, Section C.4. Initial, Annual and Interim Income Review Process – Sections 3 (a)(1) and 3(a)(2) of the 1937 Act and 24 C.F.R. 966.4 and 960.257.

Proposed/*Implemented* FY 2009
Simplification of the Public Housing Development Process

Simplified public housing development process for construction or acquisition of scattered site public housing units in mixed income communities

Description of Ongoing Activity

Prior to FY 2009, LMHA submitted a separate proposal to HUD for every public housing property it purchased or developed in a mixed-income community. These proposals were extensive packages of documents which required numerous staff hours to complete and each proposal was accompanied by related costs for appraisals and environmental testing. A single proposal could cost upwards of 90 hours staff time and over $2000 in additional expenses (approximately $2000 for each environmental assessment plus $750 to $1,000 to run the required legal advertisements in the local papers).

The standard process became especially burdensome when the Authority began to acquire off-site scattered site units in an effort to fulfill its obligation to replace, one-for-one, each former Clarksdale public housing units that were razed to make room for Liberty Green. The majority of the acquired replacement units are single family homes and apartments in multi-family developments throughout the city. In addition to generating exorbitant administrative costs, the standard development process simultaneously slowed acquisition rates and limited affordable housing options by location. After discussions with the local HUD field office, the Authority proposed an MTW initiative to simplify standard public housing development procedures.

LMHA proposed in the MTW Annual Plan FY 2009 to bundle development proposals for all the properties that were purchased during the previous six month period and submit one proposal for those properties bi-annually. Environmental testing, appraisals and advertising for the public review of environmental reports were to be done for each separate property.

However, LMHA currently follows a modified version of HUD's standard public housing development procedures pursuant to our agreement with the local HUD office. We prepare and submit a Replacement Housing Submittal with the results of a Phase I Environmental Assessment and documentation of appraisals for individual properties as they are acquired and developed throughout the fiscal year. Biannually the Agency submits a six month report that summarizes our acquisition and development activities to the Regional HUD Field Office in July and again in January. The summary includes the address(es), number of units at each location, unit size(s) by bedroom and deed for each property along with the required HUD forms.

The initiative protocol will need to be revised in the next annual plan to more clearly articulate the Agency's simplified development process. Baselines, metrics and benchmarks have been revised and are included in this report. The FY 2010 Plan will be updated as well. Following is an evaluation of the simplified public housing development process the Authority used in fiscal year 2009.

Performance and Evaluation

A. Impact of the Activity

Since implementing the modified procedures in FY 2009, staff time and other expenditures related to the development process have been significantly reduced. The new process has also expedited our efforts to acquire/develop scattered site housing in mixed-income, non-impacted communities throughout the Metro area.

The standard public housing development process cost the Agency an average of 17.25 hours in staff time and several thousand dollars in additional expenses. Staff involvement ranges from 11.25 hours to 34.50 hours depending on the number of units LMHA is purchasing at the property and negotiations with the seller. The estimated savings in application related expenses alone is $3,000 per development submittal. The average administrative savings per acquisition or development is estimated at 5.25 hours (12 hours versus 17.25 hours). In fiscal year 2009, the Agency used the recently implemented procedures to acquire 54 scattered site public housing units, saving LMHA about 2,835 hours in staff time and $162,000 that would otherwise have been spent on environmental assessments and legal ads. All told the savings is more than twice the cost of a modest single family home.

Another benefit of the activity is a decrease in the length of time from the initial offer by LMHA to the closing. Prior to implementing the simplified process it could take anywhere from 8 to 10 weeks for LMHA to close on a property while waiting on HUD approvals, board approvals, environmental assessments, and appraisals. Although these activities were done concurrently the length of time was long enough to often make sellers wary of signing a purchase agreement with LMHA. Now LMHA can purchase a home within 4 to 6 weeks time. Effectively, the Agency is now competitive with the typical prequalified homebuyer and private entities looking to purchase multi-family properties.

This benefit has been a catalyst to help LMHA achieve its local MTW goal of deconcentrating poverty. At least 10 of the 54 properties purchased in the last fiscal year are located in higher end real estate markets. Also, we fulfilled our one-for-one commitment to replace former Clarksdale public housing ahead of schedule.

B. Challenges and Effectiveness

Simplification of the development process has eased the administrative staff burden to acquire or develop scattered site properties. Another advantage of the initiative is that staff have been able to purchase units at dispersed locations throughout the Metro area, furthering LMHA's efforts to achieve our goal of deconcentrating low-income families.

We will continue to explore how the Agency's MTW status could help further expedite the process, increase housing options and reduce administrative costs of developing public housing. Pursuant to the statutory objectives of the MTW Demonstration Program, LMHA strives to improve the quality of our housing as funds become available while continuing to serve about the same number of low-income families in Louisville. Having met our one-for-one unit replacement commitment for the Clarksdale-Liberty Green redevelopment project, LMHA will begin counting replacement units towards the demolition of Iroquois homes –one of several obsolete housing developments in our existing housing stock. Staff must work long hours to replace the lost units in a timely manner; a simpler process might be less costly and faster.

C. Revised Metrics and/or Benchmarks
LMHA revised the activity baselines, metrics and benchmarks in FY 2009 to accurately measure the progress of the activity.

New Baselines

- ~~Number of individual proposals that would be prepared in one year compared to two submissions per year.~~
- <u>Number of hours typically spent on preparing an application to develop public housing under the standard directives.</u>

Metrics

- ~~Number of hours spent on preparing a bundled development proposal for properties purchased in six month period.~~
- <u>Number of hours and miscellaneous costs typically spent preparing an application using simplified process.</u>

Benchmarks

- *Reduction in the number of staff hours and misc costs spent per application.*
- *<u>Reduction in the length of time from the initial bid to close on a property.</u>*
- *<u>Increase in acquisitions in low minority concentration, non-impacted areas of the City.</u>*

D. Revised Data Collection Methodology
Data collection methodology has not changed, but indicators have been modified to reflect the simplified development process presently being utilized by staff. LMHA staff who work in our Modernization Department can easily determine that average amount of time/costs spent preparing replacement housing submittals for individual properties and time/costs spent to prepare the biannual summary. Staff will continue to compare it to the baseline. The number of staff hours and costs saved on an annual basis is the performance measure on this initiative.

E. Changes to MTW Authorizations
MTW Authorizations for this activity were not changed in FY 2009.

F. MTW Authorizations
Attachment C, Section C.7. Simplification of the Development Process for Public Housing – Sections 4,5,9,23,32 and 35 of the 1937 Act and 24 C.F.R. 941.

Proposed/*Implemented* 2007
Term Limits and Employment/Education Work Requirements for Clarksdale Single Family Scattered Site Public Housing Replacement Units

Term limits and employment/education work requirements for residency in the new scattered site, single family public housing rental units created off-site under the Clarksdale HOPE VI Revitalization program

Description of Ongoing Activity

The new single family scattered site units that have been developed as Clarksdale replacement housing is some of the finest LMHA offers. Residency at these sites is very desirable and much sought after. The five year time limitation and work/educational requirement uses public housing as incentive for household economic progress, and ensures that these units help launch families and are turned over to other families working towards self-sufficiency goals.

In fiscal year 2009, the Agency continued to implement a five-year time limitation on residency in the new scattered site, single family public housing ACC rental units created off-site under the Clarksdale HOPE VI Revitalization program. Heads of household must be employed and work at least 30 hours per week to be eligible for these units. The work requirement may be temporarily waived for single heads of household enrolled as full-time students in an accredited post-secondary educational institution. The elderly and persons with disabilities are exempt from the employment or school requirement and the time limitations.

Ultimately our goal for this initiative is to incentivize residents to work towards self-sufficiency. A key measure of success for this on-going initiative is active employment, essential for increasing household earned income, among families living in the Clarksdale single family home replacement units. LMHA anticipates that within five years, many families will be able to attain an level of self-sufficiency adequate to move to market rate rental or homeownership.

Performance and Evaluation

A. Impact of the Activity
Fiscal year 2009 marks the initial assessment one of our most promising initiatives designed to incentivize families with children to achieve self-sufficiency and financial independence. The nature of the initiative (described above) necessitates a longitudinal approach to its evaluation meaning that it could be several years before LMHA can know the true outcomes. The results thus far are favorable indicators that the initiative is working; in fiscal year 2009 two families moved to market rate rental and almost 60% of the residents living at the single family homes were employed as of FYE June 30, 2009.

One of our goals with this initiative is to promote employment of families living at the single family home Clarksdale replacement units. At the end of the fiscal year the employment rate among households living in the single family homes was over 10% (12%) higher than the employment rate at our other scattered site developments. 59% (30 out of 51 families total) of the households living in the single family homes were employed compared with 47% (180 out of 381 families total) at scattered site developments elsewhere.

Based on our current performance metrics, it is difficult to accurately determine if household incomes are greater among the families living in the single family home replacement units. The current metric does not track increases in family income since over the length of time they reside in the unit. The most frequent household income is the same for both the Clarksdale replacement homes and the other scattered site development; most families (27 of 51 families and 241 of 381 families, respectively) are making less than 30% area median income. While a greater percentage of families (41%; 21 of 51) in the single family homes are making between 30-50% AMI than the percentage of families (22%; 82 of 381) at other sites, almost twice as many households as calculated as a percentage (11% compared with 6%; 42 families versus 3) at the other scattered sites make 50-80% of AMI annually. 4% of households in the additional scattered site units have incomes exceeding 80% area median income whereas no households living in the single family homes earn over 80% AMI. The analysis of income levels is inconclusive. LMHA may explore new metrics and strategies to measure family progress towards economic self-sufficiency in FY 2010.

Finally, LMHA expects that residency in the scattered site units will be incentive for families with children to achieve a level of income at which they can afford to move into unassisted housing. The average length of residency at LMHA's other scattered sites is 8.7 years (based on the original lease date); over 8 years longer than the length of the average residency in the single family replacement homes (typically, families reside in the unit for 5 months). To date, 2 families formerly living in the Clarksdale replacement units have left the public housing program to live in market rate rental or purchase a home and while this number may at first seem small, it is twice the percentage of families at other scattered units that made the same type of transition in fiscal year 2009.

B. Challenges and Effectiveness

We cannot report on the full extent to which this activity is successful in promoting employment and housing self-sufficiency at this time; however the results from FY 2009 are encouraging. Overall families living in the scattered site single family home replacement units are more often employed than families living at the other scattered sites, typically dwell in the units for only 5 months (compared to 8.7 years) and a greater percentage of these families have moved to market rate rental or homeownership. LMHA will continue to monitor the activity.

C. Revised Metrics and/or Benchmarks

LMHA is hopeful that residency in these exclusive units will incentivize the family head of household to be actively employed, in turn raising their level of earned-income and reducing their reliance on public assistance. LMHA believes that the metric used to prepare this evaluation fails to assess progress toward economic self-sufficiency. The current metric (comparing the income of families in the single family homes with income levels of families in our other scattered site developments) does not document the effects of employment on the financial status of a family in the target group over the length of their residency in the unit. Also, the existing metric Additional does consider factors such as income type and family size. LMHA may investigate new metrics to measure whether or not the single family homes are acting as incentive to achieve self-sufficiency. The new metrics will be recorded in the FY2010 MTW Annual Report.

D. Revised Data Collection Methodology

LMHA staff will continue to track the above information for non-elderly and non-disabled residents of the scattered site single family homes and compare them to the same factors for non-elderly and non-disabled residents of LMHA's other scattered site properties. LMHA may also monitor a sample of individual households living in the single family homes for signs of movement toward self-sufficiency.

E. Changes to MTW Authorizations

Does not apply to this initiative.

F. MTW Authorizations

Attachment C, Section C.2. Local Preferences and Admission and Continued Occupancy Policies and Procedures – Section 3 of the 1937 Act and 24 C.F.R. 960.206 and Section C.5. Use of Public Housing as an Incentive for Economic Progress – Section 6© of the 1937 Act and 24 C.F.R. 960.201 subpart B.

Proposed/*Implemented* FY 2008
Rent Simplification for the Public Housing Program – Standard Medical Deduction

Standard medical deduction for medical expenses provided to elderly, disabled and/or handicapped families in LMHA's Public Housing program

Description of the Ongoing Activity

In 2009 LMHA continued to provide a standard deduction for medical expenses to elderly, disabled and handicapped families in the Public Housing Program. Eligibility for the deduction is not based on income type(s) or age.

LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. All the family has to do to use the deduction is meet the eligibility criteria outlined above. If an individual family's actual medical expenses are more than the deduction, then the family provides LMHA staff with documentation to support that amount and the verification process will be completed as it was previously before implementing this initiative.

LMHA believes most eligible families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

As noted above, all elderly, disabled and handicapped families are provided the standard medical deduction. LMHA has modified the activity (referenced in the FY 2009 Annual Plan) to achieve even greater cost efficiencies and simplify the recertification process for more residents whose income is relatively stable. The original proposal for this activity calls for standard medical deductions to be provided only to *elderly families whose income includes social security*.

Following is an assessment and evaluation of the standard medical deduction activity as it is currently being implemented by Public Housing Program Staff.

Performance and Evaluation

A. Impact of the Activity

As anticipated, most elderly and eligible disabled families in the Public Housing program used the standard medical deduction. In fact 100% (623 out of 623 eligible families) used the deduction, resulting in a total savings of 467.25 staff hours in fiscal year 2009. Prior to implementing the activity staff would have spent approximately .75 hours with each family that now receives the standard medical deduction. Since staff did not have to verify any applicant's medical expenses in the process of doing rent calculations, this activity generated a 100% cost savings for the Agency in Fiscal Year 2009.

B. Challenges and Effectiveness
This activity has proven to be exceptional for reducing administrative costs. The majority of our eligible elderly and disabled families (100%) used the standard medical deduction. The deduction has greatly reduced the cost to administer public housing, specifically with regards to costs spent to perform rent calculations.

C. Revised Metrics and/or Benchmarks
The metric "Number of rent calculations for elderly families" was added in order to calculate the proportion of eligible elderly families who use the standard medical deduction as a percentage of our overall elderly population. Also, the identifier "elderly families whose income includes Social Security" was removed and replaced with "all elderly families" where applicable to reflect the Housing Authority's most current procedures.

D. Revised Data Collection Methodology
Data collection methodology has not changed. Staff will track the necessary information to assess the amount of time saved by utilizing the standard medical deduction for rent calculations.

E. Changes to MTW Authorizations
Even though the initiative was not implemented according to the original plan, the MTW Authorizations listed in our FY 2009 Annual Plan for this activity still apply.

F. MTW Authorizations
Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

Proposed/*Implemented* FY 2008
Special Referral HCV Program – Project Women

Allocate MTW Housing Choice Vouchers to a special referral program with Project Women

Description of Activity

Single 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. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participants to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 9,200 applicants.

LMHA allocated Housing Choice Vouchers to a special referral program with Project Women at Scholar House I (approximately 56 vouchers) and Scholar House II (approximately 56 vouchers.) While voucher recipients will initially be required to reside at Scholar House and meet all Project Women program requirements (single parent, attending school) their vouchers will resume full portability after they successfully graduate from the program. As a participant moves from Scholar House, LMHA will issue a voucher to the next eligible applicant.

The goals of this activity are three-fold: increase housing options for women and their families, incentivize these families to work towards self sufficiency and reduce LMHA's cost to administer this type of assisted housing that gives participants special access to services. This program is meant to assist families obtain college educations by providing suitable housing and supportive services. Although those completing the program have the opportunity for retaining the Section 8 housing assistance, it is expected that those graduating will find themselves earning incomes at levels which will soon place them beyond the range of incomes where assistance is required. LMHA is hopeful that graduates will having a higher likelihood of using their vouchers to participate in LMHA's Section 8 homeownership program upon graduation or transitioning to market rate housing, thereby allowing the voucher to be passed to another low-income family to be used for rental assistance.

Performance and Evaluation

A. Impact of the Activity

This activity provides the voucher as incentive to heads of household with children who are participating in educational and other programs that assist them in obtaining employment and becoming economically self-sufficient. 53 vouchers were issued to program participants out of the total 56 vouchers that were allocated to the program in fiscal year 2009.

It is too early to know the full extents of the impact of the activity. We are encouraged that two of the participants have received associate degrees and have chosen to remain in the program to work on bachelor degrees. Also, the drop-out level has been relatively low so far. Six participants left the program this year without graduating.

Because no Scholar House participants with vouchers have graduated thus far, there is no job placement and/or income information of participants upon program completion at this time. We anticipate that because of the training and support participants will receive at Scholar House, the future graduates will having a higher likelihood of using their vouchers to participate in LMHA's Section 8 homeownership program upon graduation or transitioning to market rate housing, thereby allowing the voucher to be passed to another low-income family to be used for rental assistance.

Another benefit/impact of Project Women is that it allows children of participants to have stable school environments while their parents are enrolled in the program. Success in school for these children is a key element to ending the cycle of poverty. This year 74 children in families at Scholar House I remained in the same school while residing at Scholar House (adjusting for transitions from elementary to middle to secondary school, etc.)

Finally, we know that there will be an administrative cost savings for the Agency. Staff with Scholar House and Project Women will process the applicants and unit inspections will be done concurrently once a year. The overall cost efficiency will be relative to the voucher utilization rate (number of participants) and the length of time to conduct a single concurrent inspection versus separate annual inspections in addition to an initial occupancy inspection.

B. Challenges and Effectiveness

At the present time there is insufficient data to make any determination about the effectiveness of the Scholar House Program initiative.

C. Revised Metrics and/or Benchmarks

Benchmarks and/or metrics for this activity were not revised in FY 2009. Progress will be measured by increased utilization rates of units/vouchers at the Project Women facility and the number of families who demonstrated progress towards self-sufficiency. Indicators of self-sufficiency are the number of women who graduate from the program, employment, increases in families' earned income, and a high percentage of graduates who transition to market rate rental or homeownership.

D. Revised Data Collection Methodology

The data collection is tracked as proposed and approved in the MTW Annual Plan FY 2009. Project Women will continue to track the factors related to program and participant activities. LMHA staff will track the information related to vouchers and utilization.

E. Changes to MTW Authorizations

Not applicable.

F. MTW Authorizations

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B

Proposed/*Implemented* FY 2009
Center for Women and Families Program Eligibility

HCV special referral program with Center for Women and Families and voucher assistance for families residing at CFW's long-term transitional facility

Description of the Activity

In 2009 LMHA authorized a specially trained Center for Women and Families-hired caseworker to determine eligibility for applicants and residents for their special referral HCV program. Eligible applicants are housed immediately upon completion of processing by the Center for Women and Families (CFW) caseworker. Initial occupancy inspections units have been waived upon move-in and all inspections are held once per year concurrently at the site.

LMHA currently allocates up to 17 vouchers for families residing at CFW's long term transitional facility located on their downtown campus. Transitional housing is available for people leaving CFW's shelter who are not yet able to relocate independently, and need a safe place to escape the threat of violence and/or economic hardship. By moving families into long term transitional housing as quickly as possible we can help stabilize these households and maximize the number of families that can be served through CFW's shelter.

To expedite this process, LMHA trained a CFW-hired caseworker to properly determine eligibility for voucher assistance and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are moved to the long-term housing facility as soon as a unit is available, the applicant packet is sent to LMHA for additional processing, and payments begin for that participant.

Performance and Evaluation

A. Impact of the Activity

We are not able to report on this initiative in detail as there has not been enough activity in fiscal year 2009 to provide any meaningful data. A caseworker for the Center for Women and Families has been trained in the LMHA intake processes and two participants had been processed under the expedited procedure as of June 30, 2009. Baseline information as well as performance data will be provided in the following fiscal year's report.

The streamlined procedures were implemented late in the fiscal year but quickly achieved the goal of filling unit vacancies. Only 2 of the 17 units were vacant at the end of the operating year compared with 6 vacancies at the beginning of the year, indicating a 30% improvement in the program's utilization rate. LMHA expects this trend to continue through the next year as the length of time to place families in transitional housing decreases.

LMHA plans to maintain this initiative as an MTW activity due to the exceptional services offered by CFW. Since 1912, the Center for Women and Families in Louisville has been helping local victims of domestic violence, sexual violence and economic hardship rebuild their lives through supportive services, education and innovative programs that promote self-sufficiency.

The private non-profit organization is locally and nationally recognized for providing families with high quality services. We are confident this initiative will increase housing and program utilization rates, increase housing choices for families in need of specialized services and reduce LMHA costs to administer vouchers.

B. Challenges and Effectiveness

Few programs in the Louisville area offer shelter, transitional housing and support programs for victims of domestic violence, sexual violence and economic hardship. Limited results of the activity show that expedited processing has the potential to bring occupancy rates in the Center for Women and Families transitional housing to nearly 100%. LMHA plans to keep these recently implemented procedures and on-going voucher assistance in place through the following year in order to increase access to the Center's specialized services for eligible low-income families.

Note: As of September 30, 2009 all 17 units were occupied.

C. Revised Metrics and/or Benchmarks

Metrics and benchmarks were not revised in FY 2009. See table above for baseline, metric and benchmark information.

D. Revised Data Collection Methodology

CFW will track and report on the length of time spent transitioning applicants from the shelter to their long-term transitional housing and the number of days units were vacant both prior to and after implementing the procedural change. LMHA staff will estimate the time spent on the other factors prior to and after implementation of the initiative and compare those measures. Progress will be determined by decreased time transitioning families from CFW's shelter to their long-term transitional housing, decreased number of days units are vacant, and reduced LMHA staff time spent processing applications and conducting inspections. There were no revisions to the data collection methodology for this activity in FY 2009.

E. Changes to MTW Authorizations

No additional and/or different MTW authorizations were required to carry out this activity as implemented in FY 2009..

F. MTW Authorizations

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

Approved/*Implemented* FY 2005
Special Referral HCV Program – Center for Women and Families

Allocate Housing Choice Vouchers to a special referral program with Center for Women and Families for long-term transitional housing.

Description of the Activity

LMHA continues to allocate 17 Housing Choice Vouchers to a special referral program with Center for Women and Families (CWF) for their long term transitional housing on their downtown campus. While voucher recipients are initially required to reside on campus, and meet the Center for Women and Families program requirements, their vouchers resume full portability after they successfully graduate from the program. As a participant moves from the Center for Women's campus, LMHA issues a voucher to the next eligible applicant.

Programs at the Center focus on the elimination of domestic violence, sexual violence and economic hardship. Participants in these programs often face multiple barriers to becoming self-sufficient. LMHA's special referral HCV program addresses those obstacles and provides a strong incentive for participates to enroll and complete the program as the current waitlist for Section 8 vouchers includes over 9,200 applicants. Because of the training and support participants will receive at the Center, they will have a higher likelihood of using their vouchers to participate in LMHA's Section 8 homeownership program upon graduation or transitioning to market rate housing, which will open up voucher assistance for another low-income family.

Another benefit/impact of this ongoing MTW initiative is that it allows children of participants to have stable school environments while their parents are enrolled in the program. In addition, for the children who would otherwise have to change schools when they enter our shelter, CWF has a relationship with JCPS to pick up kids from our campus and take them to the bus depot where they are then transported to the school they were attending prior to entering emergency shelter. The Center for Women and families has a unique agreement with the Jefferson County Public School System Children that would otherwise have to change schools when they enter the shelter. Success in school for these children is a key element to ending the cycle of poverty.

Performance and Evaluation

A. Impact of the Activity
The project goal is to serve seven single adults and ten families (with up to 15 children) at any given point in time. Clients have up to three years to complete the program at which time they may receive a portable voucher. During the operating year, Center for Women and Families served nine singles and 14 families with 22 children. LMHA's HCV Program issued 9 vouchers to the Center for Women and Families this fiscal year.

On the first day of the 2009 operating year (fiscal year 2009) there were four singles and seven families with 12 children. Six units were vacant. On the final day of the operating year, after new procedures were put in place to expedite the process of move-in (see Ongoing MTW

Initiative – Center for Women and Families Eligibility), there were only two vacant units. As of September 30th 2009, all 17 units were occupied.

During the 2008-09 operating year, five singles and seven families with ten children entered the program. (See Table 1.) All of these participants had been residents in our emergency domestic violence shelter. Their income and income sources are summarized below in Tables 2a and 2b.

Table 1. Persons Served during the operating year.

	Number of Singles Not in Families	Number of Adults in Families	Number of Children in Families	Number of Families
a. Number on the first day of the operating year	4	7	12	7
b. Number entering program during the operating year	5	7	10	7
c. Number who left the program during the operating year	2	6	9	6
d. Number in the program on the last day of the operating year (a + b - c) = d	7	8	13	8

Table 2a and 2b. Monthly Income at Entry During the 2008-20009 Operating Year

Monthly Income Sources of New Participants	
Supplemental Security Income (SSI)	3
Temporary Aid to Needy Families (TANF)	2
Employment Income	5
Food Stamps	8
No Financial Resources	2

Monthly Income of New Participants	
No income	2
$1-150	
$151 - $250	
$251- $500	3
$501 - $1,000	6
$1001- $1500	1

During the 2008-09 operating year, two singles and six families with nine children exited the program. (See Table 1.) Of those, The Center for Women and Families recommended three to receive a portable voucher. A fourth secured a permanent housing voucher through the Shelter Plus Care program. Of the remaining four that left the program, two were exited for non-compliance and two moved in with family or friends prior to completing the program.

The income levels of the participants that left the program are summarized below in Table 3. Three left the program with employment income, two with disability, and one. All clients were receiving food stamps. Two clients had no financial resources.

Table 3. Monthly Income at Exit (of those that exited during the 08-09 operating year)

Monthly income of those exiting during the operating year	
No income	2
$1-150	
$151 - $250	
$251- $500	1
$501 - $1,000	4
$1001- $1500	1

Income sources of those exiting during the operating year.	
Supplemental Security Income (SSI)	1
Social Security Disability Income (SSDI)	1
Temporary Aid to Needy Families (TANF)	1
Employment Income	3
Food Stamps	8
No Financial Resources	2

By June 30,2009 three clients had completed the program and received a portable voucher. Among the three clients who graduated, one did so in just over a year, and two did so in 3 years. None of the graduates transferred their vouchers to other locations or entered the Section 8 Homeownership Program. Next year LMHA will be able to report on the number of graduates who leave the Section 8 program (one of the activity metrics). This information was not available for 2009, but LMHA is in the process of setting up a procedure with the Center to track this information in 2010.

The income levels of the participants that left the program are summarized below in Table 3. Three left the program with employment income, two with disability, and one. All clients were receiving food stamps. Two clients had no financial resources.

Among the three clients that completed the program and received a voucher, one did so in just over a year, and two did so in 3 years. Length of participation for all of the clients that exited is summarized below.

Table 4. Length of Program Participation (of those that exited during the 08-09 operating year)

Length of Program Participation	
1 to 2 months	1
3 - 6 months	3
7 months - 12 months	1
13 months - 24 months	1
25 months - 3 years	2

100% of children whose families resided at the Center from August 13, 2008 to May 25 2009 attended the same school for the duration of the school year. All of the parents were from the shelter and the shelter and the Villager are on the same property. Hence, children were able to attend school during their transition from emergency shelter to the Villager program. Also, as noted above, the Center has an arrangement with JCPS to take school age children at the shelter/Villager to a central location where they are transported to the school they attended prior to entering emergency shelter.

FY 2009 is the first year that LMHA has reported in this format under the Amended and Reinstated MTW Agreement. The project goal of 100% occupancy was almost met towards the end of the fiscal year. Indicators for 2009 show that occupancy and voucher utilization rates at Project Women's facility (The Villager Program) were relatively high throughout the operating year. In fact occupancy rates nearly reached 100% at year-end largely due to our other MTW initiative Project Women – Eligibility. Also, the drop-out rate for the year was relatively low. 75% of the families residing at the Center's downtown campus at the beginning of the year, or who entered the program during the year, were still enrolled at the end of the operating year. Of those that exited during the 2008-2009 operating year, only 1 family stayed under 2 months. And several of the 8 families that left the program during the year moved to assisted off-site housing upon receiving a voucher, opening up units for more families in need of transitional housing. Indeed, the subsidies provided by LMHA to Project Women for transitional housing are increasing housing options for families and helping to increase their level of self-sufficiency.

B. Challenges and Effectiveness

Benchmarks were achieved. The housing assistance provided families in need of transitional housing due to domestic violence, economic hardship and abuse with units at The Villager. Families facing these complex issues are underserved in the Louisville area. LMHA's subsidy is a great assist to the Center's efforts in 2008/2009.

C. Revised Metrics and/or Benchmarks

Performance metrics and benchmarks were not revised in FY 2009.

D. Revised Data Collection Methodology

Data collection methodology is the same.

E. Changes to MTW Authorizations

LMHA did not require a different or additional MTW authorization to implement this activity in FY 2009.

F. MTW Authorizations

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section B.4. Transitional/Conditional Housing Program – Section, 3,4,5,8 and 9 of the 1937 Act and 24 C.F.R. 941, and 960 Subpart B.

Proposed/*Implemented* 2008
SRO Program Eligibility YMCA

Specially trained YMCA-hired caseworker to determine eligibility for applicants and residents of SRO units on-site at the YMCA, and house eligible applicants immediately upon completion of processing by the YMCA caseworker. All unit inspections are held once per year concurrently at the site

Description of the Activity

LMHA maintains a Housing Assistance Payment (HAP) Contract for a 41-unit Single Room Occupancy (SRO) program with the YMCA of Louisville. The program has operated since 1989 and had been losing revenue due to occupancy issues prior to this initiative.

The YMCA performs outreach to single, adult, income eligible males who are in need of housing. Many of these men have mental, emotional, and/or substance abuse problems that affect their ability to interact with others and perform the normal tasks required to be approved for admission to the program. LMHA's Housing Choice Voucher office is located approximately 50 blocks from the YMCA, and many individuals referred to the Authority for admission simply find themselves unable to make it to the HCV office for scheduled appointments. Many of those who do arrive for their initial appointment fail to submit required follow-up information necessary to complete the eligibility process.

To address this problem, LMHA trained a YMCA-hired caseworker to properly complete the process for determining eligibility (i.e., to complete the necessary forms and obtain necessary verifications), and to provide supportive services to applicants and residents on-site. After the applicant's eligibility is determined, they are housed immediately, the applicant packet is sent to LMHA for additional processing, and payments begin for that participant.

Performance and Evaluation

A. Impact of the Activity

LMHA aimed to increase occupancy at the YMCA SRO program with this initiative. The occupancy level of the program prior to implementation of this activity was 61% (25 units). As of June 30, 2009 all 41 units were leased, an occupancy level of 100%.

We also anticipated a great financial savings to the Authority, both in terms of cost to administer housing to the applicants/residents and to conduct inspections of the SRO units. The typical amount of time required to process a recertification is 60 minutes however it takes a Housing Specialist only 15 minutes to review the applicant packet which is a 75% time/cost savings. In FY 2009, LMHA staff processed 62 final application and recertification packets. Utilization of the expedited process resulted in a $1,393 estimated administrative cost savings.

Before implementing the activity, individual inspections generally took 45 minutes per unit including 30 minutes travel time since they were being done periodically throughout the year. When all 41 inspections are done once per year concurrently at the site, a single unit inspection is 10 minutes long. The reduction in time/cost for inspections is 35 minutes or nearly 88% which equates to $720 savings in FY 2009. Taken together the estimated overall cost savings is $2113 for this fiscal year, including a $1393 reduction in administrative time and over $700 saved by inspecting units once a year at the same time.

The outcomes of this activity show benefits for the residents of the program and the Agency. No doubt residents and applicants are pleased about the new on-site interview and application/verification procedures, finding it easier to attend the required appointments. Also, the results of our assessment indicate that this activity effectively reduced the cost to administer housing assistance to low –income people with specialized housing and support service needs in fiscal year 2009. Moreover, as designed, the activity increased occupancy at the SRO program.

B. Challenges and Effectiveness

All benchmarks were achieved. The YMCA SRO program is now 100% occupied, resulting in great cost efficiencies for the Authority and increased housing options for eligible families.

C. Revised Metrics and/or Benchmarks

Metrics were revised to account for the administrative expense incurred to the Housing Authority for processing resident recertification packets, which are in addition to the new application packets, sent from the SRO program.

Baselines

- *Number of SRO units.*
- *Occupancy level of SROs prior to implementing these procedures*
- ~~*Time spent by LMHA staff interviewing and processing applicants prior to implementation*~~
- *Time spent by LMHA staff interviewing and processing applicants and recertifying residents.*
- *Time spent by LMHA staff separately inspecting units and conducting an initial occupancy inspection*
- *Staff Cost for Housing Specialist, Inspector*

Metrics

- *Occupancy level of SRO's after implementation.*
- ~~*Time spent by staff on the final processing of an applicant's packet.*~~
- *Time spent by staff on the final processing of an applicant or resident packet.*
- *Number of packets received in the fiscal year.*
- *Time required for final processing packets.*

Benchmarks

- *Increase in occupancy levels at YMC SRO's*
- *Reduction in staff time processing applications and conducting inspections.*

D. Revised Data Collection Methodology

The YMCA continues to track and report their current occupancy levels as compared to previous occupancy levels. LMHA staff estimates the time spent on the other factors prior to and after implementation of the initiative, and compares those measures.

E. Change to MTW Authorizations.
No change was necessary in fiscal year 2009 to implement this activity.

F. MTW Authorizations
Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, and Section D.3. b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

Proposed/*Implemented* FY 2008/Revised Protocol FY 2009
Housing Choice Voucher Program Operating Procedures

Allow families who are remaining in the same residence to submit information for their annual re-certification by mail. Families who are requesting approval to move will still come in for an appointment and attend a briefing upon conclusion of the re-certification process.

Note: This activity was approved by HUD and implemented by the Authority as described in the MTW Annual Plan FY 2009. However, in early June the Authority was notified by our MTW Demonstration program monitor that the revised Housing Choice Voucher program operating procedures do not require MTW authority. The protocol was revised and the activity is now reported on in the Non-MTW Initiatives section of this Annual Report. The activity was not included as an MTW Initiative in the MTW Annual Plan FY 2010 dated April 15, 2009. A brief report on the implementation, assessment findings/outcomes, and evaluation of the activity is below.

Description of the Activity

In recent years past, LMHA has had a great deal of difficulty getting participants to attend reexamination appointments. With the new Housing Choice Voucher Program operating procedures staff have substantially reduced the amount of time spent on no shows and rescheduling appointments, and their involvement with conducting recertification appointments.

Prior to FY 2008 clients were only assigned to caseworkers for their annual reexamination when additional processing was required, as in cases where there were changes in income or household composition. Clients were randomly assigned to caseworkers based on availability of staff. Sometimes clients were confused about who to call with follow up questions or issues during the ensuing year. The newly implemented procedure assigns clients to the same caseworker for a three year period, providing clients with a specific contact if they have any questions about their participation in the HCV program.

Also during FY 2008 we began assigning HCV clients to a specific Housing Specialist for a three year period. This case management style procedure will be continued. Inspections will be conducted annually according to standard procedures.

Performance and Evaluation

The following economies have been realized as the result of implementing re-certifications by mail:

Prior to implementation approximately 1/12th of the families on the program were re-certified each month (800). Each recertification appointment requires approximately 30 minutes. Approximately 25% of these families (200) fail to attend the first appointment resulting in a great deal of lost time for rescheduling and numerous late re-certifications. The amount of time for a missed appointment and rescheduling of the appointment was approximately 45 minutes (30 minutes for the appointment and 15 minutes of clerical time for rescheduling/notification). LMHA staff who conduct this staff include a Housing Specialist who costs the Agency $25.24 per hour including benefits, and a Clerical Staff person whose time is valued at $15 per hour including benefits.

After implementing the new mail-in recertification procedures, approximately 1/12th of the families on the program are re-certified each month (800). Those remaining in the same unit can be processed by mail. Those who desire to move must come in for a lease cancellation appointment.

An estimated 20% (160) of the families request to move and must be scheduled for a lease cancellation appointment. There are a number of no-shows monthly and the percentage remains about the same (25%) as before but rescheduling is not as onerous to deal with as it was previously since the number is down to around 40 as opposed to the 200 prior to implementation of the initiative. The remaining 640 families are processed by mail and must complete the documentation required for the re-certification and submit it to the office. Previously, the documents were completed during the re-certification appointment. The processing time for the Housing Specialist is reduced by approximately 15 minutes per re-examination as the result of the receipt of completed forms.

Compared with the administrative costs to do recertifications under the standard procedures, the recently implemented mail-in recertification process is many times more cost efficient. The fiscal savings to the Agency are:

- Estimated cost savings of completing mail-in recertifications is $48,461.
- Estimated cost savings resulting from reduction in missed appointments is $29,855.
- Net savings to the Authority utilizing mail-in recertifications is $78,316.

To summarize, based on data collected in FY 2009, recertifications by mail has proven to be a great assist valued at nearly $80,000 toward reducing the cost of administering housing assistance. In FY 2009 alone, LMHA saved just over 1,300 staff hours due to the new mail in procedure and reduction in missed appointments. Anecdotal evidence from staff suggests that clients appreciate the convenience of the mail-in recertification and pleased with the new case management style service. The new procedures have been formally adopted by the Agency as policy incorporated in the 2007 Revised HCV Administrative Plan, but will no longer be reported as an MTW initiative.

Proposed/*Implemented* FY 2008
Earned Income Disregard for Elderly Families in the HCV Program

$7,500 earned income disregard targeted to elderly families in the Housing Choice Voucher Program whose only other source of income is their Social Security entitlement.

Description of the Activity

This activity, initially implemented in FY 2008, assists elderly families whose only source of income are Social Security entitlements and who may be struggling in today's economy; at the same time it simplifies the rent calculation process for these households and reduces the time spent by LMHA Section 8 staff on those tasks. While the disregard currently only affects a small number of eligible elderly families (16) who are currently HCV participants, elderly families who go to work in the future will be able to retain all of the income that falls below the threshold.

Performance and Evaluation

A. Impact of the Activity

The findings of this recent assessment and evaluation show that that utilization of the earned income disregard had a negligible impact on the administrative cost savings to administer leased housing in fiscal year 2009. The average time savings to conduct recalculations using the disregard was about 5-15 minutes per reexamination for each of the 16 eligible families. The time savings is equivalent to a cost savings of $68.12 in staff time.

LMHA will preserve this as an MTW initiative however, in order to provide elderly families incentive to become more self-sufficient. The 16 eligible families have been granted an earned income disregard for income totaling $90,420. The disregard has enabled these families to retain $27,126 in income rather than paying this for additional rent. The increased income has certainly enhanced the quality of life for these families and the disregard is undoubtedly an incentive for these individuals, who have demonstrated a desire to contribute to their community, to carry on being a productive member of society.

In particular, we expect that the disregard will incentivize to elderly working households with children. Currently, 56 of the 742 elderly families participating in the Housing Choice Voucher Program have 86 minor children in their households. For example, grandchildren often live with their next of kin who is an elderly grandparent. Under these circumstances, the household's measure of increase in self-sufficiency may be the ability to use household net income for purchasing necessaries like food, clothing, medicine, and modern communication services that have become necessary for economic advancement and contemporary lifestyles. LMHA is hopeful that the earned income disregard may give incentive to these families to attain an adequate level of income for self-sufficiency, decreasing their reliance on subsidies to provide for their children and themselves.

Additionally, stable elderly families can be the stalwarts of their local community (e.g. an apartment complex, community center, neighborhood or elementary school), imparting untold years of wisdom and experience to younger generations. Some elderly families may never realize complete economic and housing self sufficiency; however housing assistance ensures that they are able to stay in a place where they can function as contributing members to society to the best of their ability. The earned income disregard is further incentive for these families to be actively employed, increasing the likelihood that they will achieve some degree of financial self-sufficiency and help others to do the same.

B. Challenges and Effectiveness
The earned income disregard did not help the Agency achieve substantially better cost efficiencies. The savings were negligible. However, it does simplify the rent calculation process for LMHA staff and benefit our clients who, if eligible for the disregard, do not have to provide verification of income unless it exceeds $7500 and , of course, the disregard enables these families to enjoy a better standard of living from earned income rather than using it to pay additional rent. In the coming fiscal year, LMHA will explore the ability of the disregard to give incentive to elderly families to achieve greater self-sufficiency.

C. Revised Metrics and/or Benchmarks
Baselines, metrics and/or benchmarks for this activity may need to be revised in the coming year. The initiative did not achieve the anticipated cost efficiencies. New protocols may be needed to measure the outcomes of the activity with regard to incentivizing employment and self-sufficiency of elderly families.

D. Revised Data Collection Methodology
Next fiscal year, the data collection methodology may be revised to accurately track and assess the performance of the activity to give incentives to elderly families, in particular elderly households with children, and whose income includes social security, become more self-sufficient.

D. Changes to MTW Authorizations
MTW Authorizations for this initiative were not changed in fiscal year 2009.

E. MTW Authorizations
Attachment C, Section D.2.a.Rent Policies and Term Limits - 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.

Proposed/*Implemented* FY 2008
Rent Simplification for HCV Program – Standard Medical Deduction

Standard medical deduction for medical expenses to all families in LMHA's Section 8 program whose head of household or spouse is elderly and/or disabled

Description of the Activity

LMHA will continued to provide a standard deduction for medical expenses to all families in the Section 8 program whose head of household or spouse is elderly and/or disabled.

LMHA designed and adopted this standard deduction to function in the same way as a standard IRS deduction. All the family has to do to use the deduction is meet the eligibility criteria outlined above. If an individual family's actual medical expenses are more than the deduction, then the family provides LMHA staff with documentation to support that amount and the verification process will be completed as it was previously before implementing this initiative.

LMHA believes most families will use the standard medical deduction as they will not have to furnish the extensive information currently required to claim the deduction. The standard deduction simplifies the process and virtually eliminates the time staff previously spent on this item during recertification.

The Housing Choice Voucher Program began implementation of this initiative in 2008. Since that time, HCV staff have provided standard medical deduction to all elderly and disabled families, regardless of income type or age. The HCV Administrative Plan was also revised to include the medical deduction for all elderly and disabled households. However the original procedures for this activity (outlined in the FY 2009 Annual Plan) called for the deduction to be provided to only elderly families whose *income includes social security.* LMHA believes this difference in policy, protocol and practice is the result of a misunderstanding or miscommunication between staff in the process of coordinating, editing and preparing the MTW Annual Plan. The language in next year's plan will be revised to align with the Program's policies and current practice.

Performance and Evaluation

A. Impact of the Activity
The goal for this activity was to reduce the administrative cost of rent calculations. 3,529 HCV families used the standard medical deduction in FY 2009. Under standard procedures, a Housing Specialist would spend 20 minutes or long verifying clients' medical expenses. The standard medical deduction eliminates the need to verify medical expenses. Utilization of a standard medical deduction allowed staff to save approximately 1,176 hours which is an overall estimated cost savings of $29,282 in fiscal year 2009.

B. Challenges and Effectiveness
This activity has proven to be exceptional for reducing administrative costs. The deduction has greatly reduced the cost to administer public housing, specifically with regards to costs spent to perform rent calculations.

C. Revised Metrics and/or Benchmarks
The metric "Number of rent calculations for elderly families whose income includes Social Security "was added in order to calculate the percentage of eligible elderly families who use the standard medical deduction.

D. Revised Data Collection Methodology
Data collection methodology has not changed. Staff will track the necessary information to assess the amount of time saved by utilizing the standard medical deduction for rent calculations.

E. Changes to MTW Authorizations
The activity has been implemented as outlined in the approved MTW Annual Plan FY 2009. The MTW Authorizations listed in the Plan for this activity are still applicable.

F. MTW Authorizations
Attachment C, Section C.4. Initial, Annual and Interim Income Review Process - Section 3(a)(1) and 3(a)(2) of the 1937 Act and Section D.3.b. Eligibility of Participants – 24 C.F.R. 982.516 and 982 Subpart E.

Proposed/*Implemented* FY 2007
Spatial Deconcentration of HCV Assisted Units

Limit the concentration of HCV units in complexes of one hundred units or more units to 25%, excluding both elderly/disabled and project-based sites

Description of the Activity

LMHA has several MTW and Non-MTW Initiatives in place which have opened up new housing opportunities in non-impacted underutilized areas of Louisville Metro. One MTW initiative that is helping to further our deconcentration goals is our policy to limit the concentration of HCV assisted units in complexes of one hundred or more units to 25% of the total units, excluding elderly/disabled and project-based sites.

Another method that the Authority employs to further its deconcentration goals is LMHA Fair Market Rents (FMRs) structure. Sometimes Fair Market Rents fail to keep pace fully with changes in local rental costs, which can hinder the Agency's ability to set voucher payment standards at a realistic level in certain areas, limiting voucher holders' housing choices. The payment standards for FY 2009 were set to 110% fair market rent. LMHA reserves the right to adjust the payment standards on a yearly basis to help disperse our HCV leased housing. The voucher program also allows rents for properties in targeted areas up to 120% of the current FMRs, enabling clients to rent units they might not otherwise be able to afford outside of high poverty areas.

Performance and Evaluation

A. Impact of the Activity

As described above, the LMHA has several initiatives in place that help increase housing choice voucher housing option while at the same time increasing the likelihood that HCV units will be more evenly dispersed throughout Louisville. This report attempts to tease out the impact of each initiative on our deconcentration efforts in the last couple of years.

In fiscal year 2006, prior to implementation of the MTW initiative limiting the concentration of HCV units in large developments to 25% of the total units, there were 320 HCV units in exception rent areas. As of June 30, 2009, there were 554 units in exception rent areas. An increase in absolute numbers of 234units has taken place since 2006 when the initiative was first implemented. The 1.73% expansion of HCV units in exception payment areas - as a percentage of all HCV units regardless of location - over the three year period can be attributed to several factors. In all probability, the growth would not have occurred without the use of exception rents at 120% Fair Market rents. Also, the Authority received HUD approval for new exception rent areas in FY 2008. Property owners in these locations may be more inclined to participate in the program, especially in light of the new policy.

Several new landlords and management companies that were not formerly participating in the HCV program because of various concerns are now accepting Section 8 tenants because of the 25% cap on large complexes with 100 or more units, contributing to the 73.13% increase in the number of HCV units in exception rent areas (from 320 units to 554 units) during the period January 2006 to April 2009. Although there has been substantial growth in the number of HCV rental units outside of areas of high poverty, many units are clustered in certain census tracts. The largest net unit increases (14 to 46 as compared with 1-6 typical) occurred in areas that had a significant number of units relative to other exception payment districts prior to implementation of the initiative. The tracts with the largest net gains had between 5 and 114 rental units in January FY 2006 and 30 to 136 units by April fiscal year 2009 . Most exception payment tracts however went from having 0 to 22 units in fiscal year 2006 to having 1 to 26 units by fiscal year 2009 with modest yearly net unit increases over the three year time period.

All large properties with HCV units rented after implementation of this activity contain no more than 25% assisted units . Seven other developments which contained more than 25% assisted units prior to implementation were “grandfathered” under the old policy. Even though the activity protocol does not apply to these developments, deconcentration efforts at 2 of the 7 apartment complexes have been successful. The assisted versus market rate composition of units at these developments is now well below 25% (12.10% and 3.50%).

Taken together, it appears that LMHA is on its way to spatially dispersing its low-income assisted housing. Our deconcentration efforts are opening up new housing opportunities in non-impacted areas for HCV participants and facilitating their transition to housing self-sufficiency. as research has shown that families residing in areas with large concentrations of assisted housing are less successful in achieving their self-sufficiency goals.

B. Challenges and Effectiveness
The benchmarks of reducing the number of large complexes with over 25% assisted units and spatially deconcentrating assisted rental housing were achieved in FY 2009.

C. Revised Metrics and/or Benchmarks
Baselines, metrics and/or benchmarks had not been revised as of June 30, 2009.

D. Revised Data Collection Methodology
There have been no revisions to the data collection methodology this year. Staff will continue to track the number of units in the HCV program by complex in properties containing 100 units or more. Additionally, the expansion of assisted units to underutilized zip codes/census tracts will be monitored as an indicator of the success our efforts to de-concentrate assisted units.

E. Changes to MTW Authorizations
Not applicable.

F. MTW Authorizations
Attachment C, Section D.2.b.Rent Policies and Term Limits - Sections 8(o)(7) and 8(o)(13) of the 1937 Act and 24 C.F.R. 982.507.

Proposed/*Implemented* FY 2008
Housing Assistance Agreement with Day Spring

Memorandum of Agreement with Day Spring to provide housing assistance to Day Spring constructed units - a single room occupancy unit, 1 one-bedroom unit and 1 two-bedroom unit

Description of the Activity

LMHA annually renews their Memorandum of Agreement with Day Spring to provide housing assistance to 3 households in Day Spring constructed units. These units include 1 single room occupancy unit, 1 one-bedroom unit, and 1 two-bedroom unit, none of which had housing assistance attached to them before FY2008.

Louisville continues to have an urgent need for independent living apartments, especially those with supportive services. 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. Day Spring received a grant under HUD's Supportive Housing for Persons with Disabilities program to construct a new 6-unit facility, increasing its total housing stock to 27 units.

LMHA continued to provide housing assistance to the three units described earlier this past fiscal year. Residents must meet HCV program income requirements; however, not all of the units are subject to typical Housing Quality Standards and rent reasonableness requirements. LMHA relies on the local HUD Field Office to monitor the physical condition of these properties, use the established PRAC for the single room occupancy unit, and perform the normal rent comparability for the one and two bedroom units. This effort is a small but important step in increasing housing choices for low-income individuals and families

Performance and Evaluation

A. Impact of the Activity

Dayspring had limited service operating funds in Fiscal Year 2009. At the same time, the service needs of their current residents were becoming more complicated and costly. For example, one of the men in the Men's House has fast progressing dementia (at only 53 years old). His services had to be adjusted to meet his increased needs without additional service dollars. In short, because the increasing needs of current residents and stagnation of their operating funds Dayspring has not been able to accept new residents. None of their current residents are income eligible for Section 8 housing assistance, so committed HCV rent subsidies were not utilized this past year.

LMHA did not spend time obtaining rent comparabilities and unit inspection scores from the local HUD Field Office because there were no Section 8 tenants at Dayspring this year. Even though reasonableness and Housing Quality Standards are not applied to the SRO unit, none of the Dayspring residents qualified for assistance due to HCV Program income requirements. The activity provided no fiscal benefit nor was there an administrative financial penalty incurred to the Housing Authority because these vouchers went unutilized.

B. Challenges and Effectiveness

The fiscal challenges Dayspring is currently facing as a result of the current economic slump are complex. Income generated from their rental units flows directly into their operational budget where it cannot be accessed for services. Also, the local service per diem at Dayspring is substantial ($80/day), including personnel, transportation, and meals, due to the nature of the problems residents face. And while the service per diems do not increase, the cost of services for a resident with deteriorating health may steadily rise overtime.

Dayspring will continue to advocate for long term solutions to this challenge for adults with mental retardation. LMHA's availability of rent subsidy is a great assist to that advocacy effort. We plan to maintain this initiative as an MTW activity in the coming year, and we are hopeful that as the economy improves so too will Daysprings financial resources.

C. Revised Metrics and/or Benchmarks

HCV staff persons did not revise the benchmarks and metrics for assessing the outcomes of this activity in FY 2009.

D. Revised Data Collection Methodology

The data collection methodology has not changed. LMHA staff will continue to obtain inspection, PRAC and rent comparability information from HUD as needed, and estimate the time saved compared to conducting those same tasks. Day Spring staff will provide information on the number of persons that were housed in the SRO unit.

E. Changes to MTW Authorizations

There was no need to change and/or identify new authorization(s) in order to carry out this activity in FY 2009.

F. MTW Authorizations

Attachment C, Section B.2. Partnerships with For-Profit and Non-Profit Entities – Section 13 and 35 of the 1937 Act and 24 C.F.R. 941 Subpart F, Section D.1. f. Operational Policies and Procedures – Section 8(p) of the 1937 Act and 24 C.F.R. 983.53-54 and 982 Subparts H and M, Section D.2.a. Rent Policies – 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, and Section D.2.c. Rent Policies – Section 8(0)(10) and 8(o)(13)(F)-(G) of the 1937 Act and 24. C.F.R. 982 Subpart L and 983 Subpart E.

Proposed/*Implemented* FY 2008
Two-Year Reexamination of Elderly & Disabled Families in the HCV Program

Biannual reexamination process for elderly and disabled families in the Housing Choice Voucher program

Description of the Activity

In FY 2009 the Housing Choice Voucher Program continued to implement a two-year income reexamination process for families whose head of household or spouse is elderly and/or disabled in the Housing Choice Voucher program. Although the original activity proposal in the FY 2008 Annual Plan called for biannual recertifications of elderly families *whose income includes social security*, HCV staff decided to process all disabled families (regardless of income type or age) and disabled families according to the new procedures. Both elderly and disabled families have a stable incomes with regular cost of living increases. Clients may request a mid-term recertification if the family's income has gone down or the household composition has changed. We anticipate that Section 8 staff will be able to substantially reduce the amount of time involved in conducting reexaminations.

All applicable families in the HCV program were reexamined during in CY2007, so the only action that occurred during CY2008 was processing the Request for Tenancy Approval and the new lease papers. FY 2008 was what is now according to new procedures an "off" year. In an off year, staff process family "mini-recertification" packet..

LMHA has implemented a "mini-recertification" process in the off year due to several formalities. Rent must be re-calculated and adjusted annually for all clients regardless of whether they are due to appear for a full reexamination. HCV staff persons continue to use income, deductions and family information from the client's last full reexamination, however there may have been changes in other factors that could affect the rent portions paid by LMHA and the voucher holder, including changes in the utilities allowance schedule, and changes in rent requested by the property owner. Also, resident must complete two forms each year: a Request for Tenancy Approval and Request to Amend Lease/HAP Contract. HCV Program participants simply mail in the required forms and an HCV staff person performs the necessary rent-calculation. Also, annual inspections will continue as always.

Performance and Evaluation

A. Impact of the Activity

In FYE June 30, 2009, LMHA staff substantially reduced the amount of time involved in conducting reexaminations for our elderly and disabled voucher holders. The baseline for this activity is length of time to conduct a reexamination according to standard procedures. A standard reexamination takes approximately 60 minutes of a Housing Specialist's time which is worth $25.24 per hour. A mini–recertification requires only 15 minutes of a staff person's time to process the mail-in packet. Mini-recertifications are done for all participants in the off-year.

The time savings of this activity is the difference between the time to conduct a standard review and the time required to process a mini-recertification multiplied by the average number of families recertified over the last two fiscal years. By utilizing the biannual reexamination and mini-recertification processes, LMHA Housing Specialists save a total of 689 hours each mini-recert year. This is a savings of $14,390 in staff costs.

B. Challenges and Effectiveness
There have been no remarkable challenges to date.

C. Revised Metrics and/or Benchmarks
The language regarding applicable households will need to be updated in the Plan to accurately describe the activity as it is currently being implemented. "Elderly families whose income includes social security" has been replaced with "elderly and disabled families".

Baselines
- *Housing Specialist hourly rate including salary and benefits.*
- *Length of time to conduct a standard reexamination.*

Metrics
- ~~*Number of reexaminations conducted annually for elderly families in the HCV program whose income includes SS after implementation of the initiative.*~~
- *Number of reexaminations conducted annually for elderly and disabled families in the HCV program*
- *Number of biannual recertifications done for eligible families.*
- *Length of time to conduct a mini-recertification.*

Benchmarks
- *Reduction in yearly amount of staff time spent to conduct reexaminations and rent calculations*

D. Revised Data Collection Methodology
Data collection methodology has not changed.

E. Changes to MTW Authorizations
No change to MTW Authorizations was necessary to modify the activity.

F. MTW Authorizations
Attachment C, Section D.1.c. Operational Policies and Procedures – Section 8(o)(5) of the 1937 Act and 24 C.F.R. 982.516.

Proposed/*Implemented* FY 2009
Housing Choice Voucher Homeownership Program

Payment standards for Housing Choice Voucher Homeownership adjusted to 120% of Fair Market Rent (FMR) in Homeownership Exception Payment areas using Census 2000 Owner Occupied Median Value instead of Renter Occupied Median Gross Rent to calculate exception payment census tracts.

Description of Ongoing Activity

Exception payments are needed to help low-income families find and purchase decent and affordable housing in dispersed locations throughout the Metro area. A Payment Standard increase to 120% promotes residential choice and helps families enrolled in the Housing Choice Voucher Program move closer to areas of job growth, while simultaneously deconcentrating poverty. Families often have trouble finding housing for sale under the program within the terms of the voucher. This activity increases housing choices outside of impoverished areas for enrolled participants.

The Louisville Metro Housing Authority operates a very successful Housing Choice Voucher Homeownership Program. From the start of our program to the end of 2007 we had closed with buyers on a total of 113 units, yet that year was also the first year since program inception that we did not have an increase in new homeowners from the previous year. A substantial factor has been the tightening of the overall mortgage market but a factor that we have some control over is the setting of payment standards.

With this MTW initiative we are most interested in giving a boost to 2-bedroom qualified potential buyers. There is a significant difference between the level of payment standard between 2-bedroom ($729) and 3-bedroom ($1,018) and it can make the difference between homeownership and continuing on the rental program. For example while 51% of home closings are 2-bedroom qualified [a third of these end up buying 3-bedroom units but in high poverty areas] but 75% of potential buyers who do not close are 2-bedroom qualified.

With this MTW initiative we are also interested in promoting residential choice outside of high poverty areas. Only 6 of the 118 homebuyers to date (5%) have bought in exception payment areas. An increase in payment standard to 120% will allow 2-bedroom qualified potential homebuyers to increase buying power by approximately $10,000. For those who are 3 and 4-bedroom qualified, the increase will be approximately $14,000.

Performance and Evaluation

A. Impact of the Activity

LMHA estimated that an increase in payment standard to 120% would allow a 2-bedroom qualified potential homebuyer to increase buying power by approximately $10,000. For those who are 3 and 4-bedroom qualified, the increase would be approximately $14,000. This average is $12,000. As of July 2009 this average increase in buying power has been calculated at $11,458. This figure is slightly less than we anticipated but a deeper analysis explains why.

Two of the four Exception Payment homebuyers bought 2-bedroom condo units and contributed 30% of income. While these buyers could not have bought these units at the regular payment standard they did not need the full housing assistance payment available under the Exception Payment Standard.

While the Exception Payment increase in buying power for these 2-bedroom unit homebuyers could have been $10,516 (closer to the $10,000 estimate) these homebuyers only needed to use $8,397 in order to purchase. This "savings" means LMHA can use the housing assistance payment funds for other clients. Also, the 3-bedroom homebuyers had an average increase in buying power of $14,597 which is slightly higher than the estimate of $14,000.

With this MTW initiative we are also interested in promoting residential choice outside of high poverty areas. LMHA sought to increase in the number of closings in the Homeownership Exception Payment census tracts. As of March 2008 only 6 of the 118 homebuyers (5%) had bought in exception payment areas. As of July 2009 10 of 149 homebuyers (7%) had bought in exception payment areas.

Our political structure is divided into 26 Metro Council Districts. Before this Initiative LMHA homebuyers lived in 21 of the 26 Metro Council Districts. The 5 remaining districts are all contained within the Homeownership Exception Payment census tracts. As of July 2009 LMHA homebuyers live in 22 of the 26 Metro Council Districts.

B. Challenges and Effectiveness
Benchmarks were achieved.

C. Revised Metrics and/or Benchmarks
Benchmarks or metrics have not been revised.

D. Revised Data Collection Methodology
Data collection methodology has not changed.

E. Changes to MTW Authorizations
Different authorization than proposed in the Plan was not used this past fiscal year.

F. MTW Authorizations
Attachment C, Section D.2.a. Rent Policies and Term Limits – Section 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, and 8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625 through 982.643.

Approved/*Implemented* FY 2009
HCV Homeownership – Flexibility in Third-Party Verifications

Allow flexibility in third party verifications and income update process including employment verification by employer, child support verification, statements for all bank accounts, proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions; also income verification data can be used for up to an 8 month period.

Description of the Ongoing Activity

This ongoing initiative allows LMHA staff to speed up the processing time between the Section 8 HO application and briefing appointments, which ultimately gets families into their new homes quicker. Staff time on the verification process is also reduced. To apply for the Section 8 Homeownership program, potential homeowners can now provide employment verification directly from their employers, child support verification, statements for all bank accounts (online printouts are not accepted), proof of CDs from the bank, pension plan verification and proof of all medical costs including prescriptions. LMHA also has made Section 8 HO program changes that allow more flexibility in the income verification process. Federal regulations state that income verification is only valid for 4 months. This makes sense for the rental portion of the Section 8 program, but not for the homeownership portion as potential buyers sometimes need up to a year to finalize their purchase (though LMHA has found that the majority of buyers purchase within 8 months.) Therefore, using our flexibility as a MTW Agency, LMHA has changed its policy to allow income verification data to be used for up to an 8 month period instead of 4.

Performance and Evaluation

A. Impact of the Activity
Results from the first year of implementing Section 8 program changes that allow flexibility in third party verifications and income update process indicate that LMHA is on the right path to moving Section 8 participants into their new homes quicker and further reducing the cost to administer leased housing assistance. The new procedures are helping to reduce the amount of staff time spent to re-verify income data and reduce the number of days needed to process the application.

This initiative allows LMHA staff to speed up the length of time required to process a client's application, shortening the number of days a family must wait before attending a briefing appointment. Prior to implementation of the activity, the elapsed time between the initial application date and scheduled briefing was approximately 30 days. LMHA staff estimate that the approval process was reduced by about 5 days as a result of implementing direct verification in FY 2009, bringing the length of time needed to process an application down to 25 days.

The total number of homeownership cases in FYE June 30, 2009 was 23; 18 out of the 23 cases would have required re-verifications under the old procedures. If the 18 outstanding homeownership cases in fiscal year 2009 had been processed according to verification procedures in place prior to the initiative staff would have spent 9 hours (valued at $268) reverifiying income data. However, since new guidelines were in place no funds were expended nor were staff time spent to conduct income re-verifications in FY 2009.

The facts clearly indicate a time (cost) savings for LMHA. As an added bonus for the homebuyers there was a time savings as well. Not having to take a half day off of work (and sometimes a full day if required by employers) was likely important to the 39% of the working clients. For the remaining 61% of homebuyers who are elderly, disabled or handicapped it is a real convenience not to have to come in for an appointment, especially considering their fixed incomes are not likely to change from the first to the second term.

B. Challenges and Effectiveness
The recently implemented changes in verification policies helped LMHA to reduce the cost to administer leased housing assistance and increase housing options for low-income clients. In FY 2010, LMHA will explore additional strategies that might further decrease the length of the waiting period between the client's initial application and their briefing appointment.

C. Revised Metrics and/or Benchmarks
Benchmarks and metrics for this activity were not modified in FY 2009.

D. Revised Data Collection Methodology
LMHA's Section 8 Homeownership team will continue to track the above information and compare it to an estimate of time spent on these tasks previously. Staff will also continue to measure the time reduction between the initial application and briefing appointments.

E. Changes to MTW Authorizations
The activity has been implemented as outlined in the approved MTW Annual Plan FY 2009. The MTW Authorizations necessary for this activity are listed in the following section.

F. MTW Authorizations
Attachment C, Section D.8.a. Homeownership Program – Section 8(o)(15) and 8(y) of the 1937 Act and 24 C.F.R. 982.625.

Proposed/*Implemented* 2009
Homeownership Program Maintenance Specialist

Home Maintenance Specialist (HMS) staff position funded with Section 8 Reserves to conduct homeownership program inspections, homeowner training sessions and perform consultant home services.

Description of Ongoing Activity

LMHA is in the process of restructuring the current homeownership inspection, training and consultation process. These duties are were split among three different individuals, however the goal of this activity is to reduce administrative costs and improve customer access to services by steering all these tasks through a Home Maintenance Specialist (HMS) staff member. This full-time position will be funded using Section 8 reserves.

As of fiscal year end June 30, 2009 LMHA had three active homeownership (HO) programs including a 5(h) program, a Section 32 lease-to purchase program, and a Section 8 Homeownership (S8HO) program, all which require annual inspections. As a prerequisite to these programs, residents must complete an approved HO counseling program. As a post-purchase requirement to the S8HO program, all homeowners must complete a specific 11-class schedule which includes:

- Financial literacy and home maintenance
- An in-home workshop performed by an inspector teaching homeowners preventative maintenance procedures and how to maintain the various operating systems in their home;
- Six one-on-one sessions with a HO counselor to help prepare them for the future.

In addition, Section 8 homeowners are required to participate in a 3-year IDA savings agreement; the savings is used for home repairs and maintenance.

The above duties are currently performed by a city inspector (who conducts the in-home workshops), an LMHA Construction Manager (who conducts the 5(h) inspections and group workshops), and a Homeownership Specialist (who assists with counseling and case management.) Combining these tasks into the job of one Home Maintenance Specialist will result in time and cost effectiveness, as well helping homeowners avoid any unnecessary maintenance expenses, especially those that might jeopardize their homeownership status. The HMS will begin as a part-time position, but will increase to full-time if demand increases (as anticipated once it is offered as a benefit to S8 HO participants.)

LMHA plans to provide a Home Maintenance Specialist (HMS) as a consultant to homeowners for the first three years they own their homes, allowing for a smoother transition from renting to homeownership. Renters typically lack the experience and knowledge of maintaining a home as landlords, managers and maintenance staff generally handle those tasks or repairs. The HMS provides learning experiences through their consultation services that prepare homeowners for making repairs and performing ongoing maintenance. Homeowners will gain skills and knowledge over time and through each unique problem solving experience.

Performance and Evaluation

A. Impact of the Activity

LMHA began implementation of the HMS program this fiscal year (2009). After careful review, it became evident that LMHA had existing staff expertise and capacity to accomplish this objective. By utilizing existing staff in the most efficient way, further savings were generated because no additional employee benefit costs were incurred (except for FICA expense) for an additional position. LMHA has not yet determined if the demand for HMS duties will require a new staff person. We would first like to gather evidence that there is enough work for the HMS and determine whether the position will require a part-time or fulltime schedule. The existing staff offer a variety and years of experience and currently work in the Authority's Modernization Department are currently cross-training and performing all duties jointly to ensure consistency and reliability in reporting and providing equivalent quality service to homeowners.

The Home Maintenance Specialist (HMS) activity has been implemented, but not in its entirety until January 2010. Training of initial HMS LMHA staff person has been ongoing since January 2009 when staff began shadowing/training with the city inspector to prepare for taking on the proposed duties. In June 2009, LMHA incorporated the second staff person to join the HMS duties so that multiple staff members are skilled and available for all duties. Further, this staff person is female which offers a more comfortable atmosphere for female homeowners who may prefer a female LMHA staff person in their home; two homeowners have confirmed this assumption.

The HMS staff began instructing the group workshops and offering guidance to the Homeownership Specialist for homeowners' repair problems in November 2008. We anticipate the in-home workshops and the 5(h) HQS Inspections will be underway in July 2009 and the Section 8 Homeownership HQS Inspections will become effective in September 2009. The final phase of implementation is the upcoming consultation services expected to take effect in January 2010. LMHA is currently re-evaluating the viability of our Section 32 program and plans to make a determination this fall. LMHA may end its Section 32 program in which case it will not require HMS duties.

The Homeownership Specialist's involvement with the group workshops has already been decreased by several hours. The city's IPL staff person is no longer needed for the S8HO Inspections or for the in-home workshops. The new staff has received excellent feedback from homeowners and the quality of the workshops and inspections has improved to satisfy interest and the various ways in which people learn (i.e. verbal instruction, visual, and hands-on).

Duties performed by an Inspections Permits & Licenses Inspector with the city (47 hrs/mo. 3 at overtime pay), an LMHA Construction Manager (6 hrs/mo.), and a Homeownership Specialist (13 hrs/mo); average hours per month were used. Several of the Homeownership Specialist's hours will be eliminated by this initiative. Total baseline hours = 66; total baseline costs per month = $2032.66 (including fringe benefits). This is an average 6-month total cost of $12,195.66. The program as it is currently being implemented (with two existing staff) costs $1,460.99 per month or $8,765.94 average 6-month total cost. The cost savings to operate the program after restructuring is $571.67 each month or nearly one-third (28.12%).

The HMS consultation duties have yet to be implemented. Each HMS duty has been assigned individually to ensure staff understanding and proficiency. The consultation services are scheduled to be offered to homeowners effective 1-1-10. Once the consultation is offered the HMS time is predicted to increase; in turn, showing the value of the supportive services for our homeowners in making a successful transition from renting to homeownership. In addition, the HMS staff will be sufficient in coordinating the 5(h) Inspections and the in-home workshops, reducing the time spent by the Homeownership Specialist.

B. Challenges and Effectiveness
Not applicable to this initiative.

C. Revised Metrics and/or Benchmarks
The administrative costs of the previously implemented program and the newly implemented HMS program include the hours spent with or to benefit homeownership program participants such as planning and reporting time. Staff involvement goes beyond time spent directly with a participant, planning and reporting activities are additional program costs to the Agency. The revised baselines, metrics and benchmarks will help us to accurately determine the cost of the homeownership maintenance program prior to and after implementation of the HMS program.

Baselines

- ~~*Current number of contacts by LMHA and City staff with a program participant.*~~
- *Number of hours by LMHA and City staff with a program participant prior to implementation.*

Metrics

- ~~*Current number of contacts by LMHA and City staff with a program participant.*~~
- *Number of hours by LMHA and City staff with a program participant prior to implementation.*
- *Actual hours to provide homeownership maintenance services.*

Benchmarks

- *Reduction in the amount of staff time with an individual participant.*
- *Reduction in the length of time between initial application and briefing appointments.*

Note: As of September 2009, LMHA will not be implementing the Section 32 Lease-to-Purchase; therefore, the HMS duties for that program have not occurred in the past, nor will not be necessary in the future. HMS staff involvement in this program will no longer be an indicator of the success of the initiative.

D. Revised Data Collection Methodology
Not applicable to this initiative.

E. Changes to MTW Authorizations
LMHA plans to maintain this initiative as a Moving to Work activity in order to preserve the funding flexibility granted to the Authority by HUD under the demonstration. The authorization below will be required if management decides at some point in the future to fund the position with Section 8 reserves (e.g. hiring a new fulltime staff person). Thus far MTW Authorization has not been required for implementation of this initiative.

F. MTW Authorizations

Attachment C, Section B.1. Single Fund Budget with Full Flexibility – Sections 8 and 9 of the 1937 Act and 24 C.F.R. 982 and 990.

VII. Sources and Uses of Funding

Sources and Uses by Program

The Sources and Uses of Funds and other pertinent financial information are contained in this section of the annual MTW report. First is a streamlined presentation of the agency's fiscal year in a sources and uses format. Included with that presentation is a "Variance Analysis" that attempts to explain and discuss some of the more significant variances between "actual" and "budget" that occurred during fiscal year ending June 30, 2009. Individual AMP by AMP operating statements as required under HUD's asset management model can be found in the Appendix

The fiscal year 2009 audit is expected to be presented to LMHA's Board of Commissioners by December, 2009. The audited financial statements for fiscal year ending June 30, 2008 are also included as an Appendix to this report.

Use of MTW Fungibility

MTW's funding fungibility allows LMHA to utilize available resources outside the general guidelines that apply to traditional PHAs. During the fiscal year ending June 30, 2009, LMHA used this authority to allocate current year Section 8 funding and Section 8 reserve funds for the following projects:

$5,000,000 was transferred from the Section 8 Reserve fund back to the Section 8 Voucher program. This was necessary because Section 8 leasing staff have been aggressively issuing vouchers in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. This over-leasing situation caused current year expenses to far exceed current year income. Section 8 leasing staff are no longer issuing new vouchers in an attempt to more favorably align expenses with available income. However, this has been difficult to do. Due to the bad economy, the attrition rate for voucher holders has been less than half of the historical norms. Other measures are currently being discussed to reduce housing assistance payments costs. These include capping rent increases, becoming more restrictive on the number of bedrooms required for certain family sizes and composition, and reevaluating current utility allowance standards.

$1,509,000 was transferred directly to the public housing sites. This was a planned, budgeted transfer that was used primarily to offset operating subsidy shortfalls in the public housing program. HUD has been regularly funding operating subsidy at approx. 89% of eligibility, resulting in a significant decline in revenue. However, HUD has funded the Section 8 Voucher Program at 99.1% for 2009, and for more than 100% in each of the two previous years.

Tenant services projects utilized $35,000 of Section 8 reserve funding. This was primarily for resident scholarships.

LMHA contributed approximately $869,000 to the HOPE VI Liberty Green project in an effort to leverage other public and private funding in this innovative mixed-finance, mixed-income neighborhood revitalization effort. Section 8 reserves have allowed the Housing Authority to more comprehensively revitalize the former public housing site by supplementing the Capital and Replacement Housing Factor Funding typically utilized in this type of development. The end result is an exceptional neighborhood design with an improved mix of incomes that would not have been attainable absent the additional Section 8 leverage.

LMHA also used its MTW funding fungibility to transfer $4,990,000 from the Capital Fund program to the Public Housing program. This exceeded the planned, budgeted amount of $2,352,000. The additional transfer of funds became necessary due to numerous unforeseen circumstances. They included:

$1,020,000 less in federal operating subsidy than planned. It has become extremely difficult to project federal operating subsidy from year to year. Pro-rata funding levels vary from year to year, and HUD does not make a final determination of funding levels until late in the calendar year. Additionally, any overpayments or underpayments that have occurred throughout the year are not "netted-out" until late in the calendar year (usually September). By that time, LMHA has already closed its fiscal year (June 30th), and any adjustment made affects the subsequent fiscal year's budget. In the case of LMHA's fiscal year ending June 30, 2009, HUD recaptured $900,000 in overpayments that were booked in fiscal year ending June 30, 2008. Consequently, the actual federal operating subsidy received for fiscal year ending June 30, 2009 was well under budgeted levels.

$458,000 less in anticipated investment earnings. At the time of budget preparation interest rates were approx. 5%. They have now fallen to approx. .2%. PHA's are very limited in the types of investments they may purchase. All investments must be fully collateralized by government securities.

$1,291,000 more in utility costs than budgeted. Louisville experienced a colder than average winter and spring, contributing to increased consumption. The acquisition of additional public housing units also helped to boost consumption. Also, natural gas rates rose 24%.

The Public Housing Program produced a small surplus of $11,000 for fiscal year ending June 30, 2009, compared to a budgeted surplus of $60,000. Variances of any significance are explained in more detail in the "Variance Analysis" attached to the Sources and Uses statement.

Central Office Cost Center

The Central Office Cost Center (COCC) operated at a $2,146,000 surplus for fiscal year ending June 30, 2009, compared to a budgeted surplus of $1,119,000. This was primarily due to more fee income than anticipated. The public housing sites utilized the skilled trade services of LMHA's central maintenance function to a greater extent than expected which generated additional fees. Also, the over leasing situation in the Section 8 Voucher Program (see first bullet point above) generated additional management and bookkeeping fees for the COCC. These items, coupled with some savings generated in Administrative Salaries (due to vacancy credits and charging off some salary expense to the American Recovery and Reinvestment Act grant) resulted in a larger surplus than what was originally budgeted.

Capital Fund Program

The Capital Fund program broke even for FYE 6/30/09. However, there were more capital funds drawn down from HUD and expended during the fiscal year than anticipated in the budget. The amount of funds drawn down exceeded budget by approx. $3,024,000. This was almost entirely due to the additional transfers from the Capital Fund to the Public Housing Program ($2,638,000 over budget) as explained above relative to the uses of MTW funding flexibility for the MTW grant. Other variances from budget to actual in the Capital Budget are more fully explained in the detailed "Variance Analysis" that immediately follows the Sources and Uses statement.

Section 8 Voucher Program

The Section 8 Voucher Program operated at a $3,461,000 deficit for the year. This far exceeded the budgeted $332,000 surplus. Although federal subsidy received for the Section 8 Program was considerably more than budgeted, it was still necessary to transfer an additional $5,000,000 from the Section 8 Reserves to the Section 8 Voucher Program. This was primarily due to a large overrun for the housing assistance payments line item. Section 8 staff aggressively increased leasing rates in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. This was possible because of the accumulation of significant Section 8 reserves. Reserve levels had risen due to generous HUD funding levels (that exceeded 100% of eligibility) in the two previous years. As explained in the first bullet point of this narrative, LMHA has now taken steps to reduce voucher utilization and to reduce HAP expenses for vouchers currently in place.

Other situations that contributed to the deficit in the Section 8 Program include a reduction in expected investment earnings, and increased management and bookkeeping fees payable to the COCC because of the over leasing of vouchers described above. These are more fully explained in the variance analysis that follows the Sources and Uses statement.

State and Local Funds

There were no receipts or expenditures for the State & Local category. Consequently, there is not a column for this on the Sources and Uses statement.

Summing up, LMHA finished fiscal year ending 6/30/09 with an overall $1,304,000 deficit. The main sources of the deficit were the larger than expected surplus in the COCC, and the unexpected deficit in the Section 8 Voucher Program.

Louisville Metro Housing Authority
Sources and Uses FYE 6/30/09 (1,000s)

C:\Users\Sarah\Documents\LMHA 09\MTW Report FY2009\Tables IN\fwdfinancialinfofor63009mtwreport\[Sources & Uses with Variance Analysis - MTW Report.xls]Sources & Uses

	Public Housing AMPs			Central Office Cost Center (COCC)			Capital Budget			Section 8 Voucher Pgm			LMHA Consolidated	
Sources of Funding	'08-'09 Planned	'08-'09 Actual		'08-'09 Planned	'08-'09 Actual		'08-'09 Planned	'08-'09 Actual		'08-'09 Planned	'08-'09 Actual		'08-'09 Planned	'08-'09 Actual
Federal Subsidy	$14,949	$13,929	a				$9,486	$12,510	i	$60,491	$64,731	m	$84,926	$91,170
Dwelling Rental	5,782	5,768											5,782	5,768
Excess Utilities	208	178											208	178
Non-dwelling Rental	12	171											12	171
Fee Income				9,819	10,624	g							9,819	10,624
Interest Income	579	121	b	121	51	b				968	146	b	1,668	318
Other Income	452	319		50	54								502	373
Transfers from Other Funds	3,861	6,499	c								5,000	n	3,861	11,499
Total Sources	**$25,843**	**$26,985**		**$9,990**	**$10,729**		**$9,486**	**$12,510**		**$61,459**	**$69,877**		**$106,778**	**$120,101**
Uses of Funding														
Administration	$2,995	$2,787	d	$5,405	$5,112	h	$683	$1,818	j	$3,808	$3,771		$12,891	$13,488
Fee Expense	$2,833	$2,841					$949	$1,018		$1,890	$2,208	o	$5,672	$6,067
Resident Services	500	412		19	39		100	192		992	755		1,611	1,398
Utilities	6,419	7,710	e		9								6,419	7,719
Maintenance	10,858	11,424	f	3,039	3,123			243		6	9		13,903	14,799
Protective Services	1,195	1,005		6	21					17	13		1,218	1,039
General	902	738		295	201					34	76		1,231	1,015
Extraordinary Maint/Capital Exp							5,402	4,249	k				5,402	4,249
Rental Assistance Payments	81	57								51,977	64,997	p	52,058	65,054
Transfers to Other Funds				107	78		2,352	4,990	l	2,403	1,509	q	4,862	6,577
Total Uses	**$25,783**	**$26,974**		**$8,871**	**$8,583**		**$9,486**	**$12,510**		**$61,127**	**$73,338**		**$105,267**	**$121,405**
Surplus (Deficit)	**$60**	**$11**		**$1,119**	**$2,146**		**$0**	**$0**		**$332**	**($3,461)**		**$1,511**	**($1,304)**

Variance Analysis: (all numbers in $1,000s)

a. Federal Subsidy ($1,020 under budget) - the budget for FYE 6/30/09 was prepared very early in calendar year 2008. It was based on actuals for calendar year 2007. Calendar year 2008 subsidy was not finally determined until late September, 2008. HUD "netted out" any overpayments or underpayments made earlier in the year in the final few months of 2008. However, LMHA's FYE 6/30/08 had already been closed out by that time. Consequently, the adjustment made by HUD occurred in the new fiscal year (6/30/09). The adjustment resulted in approx. $900,000 less subsidy received in the last 6 months of calendar year 2008 as opposed to the first six months, which caused the variance of actual to budget for FYE 6/30/09.

b. Interest Income (Public Housing $458 under budget; COCC $70 under budget; Sec 8 Voucher Pgm $822 under budget) - at the time of budget preparation, interest rates were approx. 5%. They quickly fell and are currently at .2%. Additionally, the Section 8 Voucher Program was significantly over leased during the fiscal year (which is allowed under MTW), resulting in fewer dollars available for investment. These situations resulted in interest income being significantly less than anticipated.

c. Transfers from Other Funds ($2,638 over budget) - additional transfers from the Capital Fund Program became necessary to keep the Public Housing Program balanced. Less federal subsidy and interest income (as described in "a" and "b" above) caused income to be well under budget. Higher than budgeted utility expense (as described in "e" below) contributed to expenses exceeding budgeted levels.

d. Administration Expense ($208 under budget) - salaries were $179 under budget due to vacancy credits. Court costs related to eviction proceedings made up the balance.

e. Utility Expense ($1,291 over budget) - there are several reasons that utility costs exceeded budgeted levels. Winter and spring weather fell below average temperatures, contributing to increased consumption. LMHA added units to its inventory which also served to increase consumption. Natural gas rates rose 24%. Finally, the 6/30/09 budget was underestimated because it was based primarily on the prior year's spending levels. Due to all of the above items, LMHA spent $952,000 more in FYE 6/30/09 than in FYE 6/30/08.

f. Maintenance Expense ($566 over budget) - this overrun occurred primarily in the area of Maintenance Contracts. The three areas that contributed the most were unit turnaround costs ($289,000), HVAC costs ($110,000), and plumbing costs ($61,000). Maintenance materials also exceed budget. With the changes necessitated by "asset management", there was not a full year of historical data to utilize when developing the maintenance budgets. As LMHA operates under asset management each year, there will be more historical data to help in budget preparation.

g. Fee Income ($805 over budget) - fee income was difficult to budget due to a lack of historical data under asset management. As historical data is accumulated, future budgets should be more accurate. Other factors also contributed to actual fee income exceeding budget. They include: 1) greater than anticipated utilization of LMHA's central maintenance workforce to complete work orders at public housing sites. These work orders generate fees payable to the COCC based on time worked and skilled trade; 2) increased Section 8 voucher utilization (over-leasing) resulted in additional management and bookkeeping fees earned in the COCC; and 3) unplanned fee income from the HOPE VI mixed-finance project at Liberty Green.

h. Administration Expense ($293 under budget) - primarily due to vacancy credits and a portion of COCC salaries being absorbed by the American Recovery and Reinvestment Act grant for time devoted to bringing stimulus projects to fruition.

i. Federal Subsidy ($3,024 over budget) - additional capital funds were drawn down from HUD to be utilized for the expenses explained in "j" and "l" below. Due to favorable weather and good construction progress, funds were drawn down on several Capital Fund programs originating in prior years. The budget projection was for a single year.

j. Administration Expense ($1,135 over budget) - these costs included architectural and engineering fees, consultant costs, and attorney fees related to LMHA's HOPE VI, mixed-finance project at Liberty Green. Progress on this revitalization effort was ahead of schedule. As LMHA utilized HOPE VI funds at an accelerated pace in an effort to close out the project and a HOPE VI grant, Capital Funds (which supplement the HOPE VI funds) were also utilized at an accelerated pace.

k. Extraordinary Maintenance and Capital Expenses ($1,153 under budget) - $127,000 in costs were transferred from the Capital Fund Program to another grant in order to utilize those funds before the deadline on that grant. The balance is due to the extensive amount of startup time required for new projects for which capital funds became available after the completion of the Liberty Green HOPE VI grant.

l. Transfers to Other Funds ($2,638 over budget) - additional transfers to the Public Housing Program became necessary to keep the Public Housing Program balanced. Less federal subsidy and interest income (as described in "a" and "b" above) caused income to be well under budget. Higher than budgeted utility expense (as described in "e" above) contributed to expenses exceeding budgeted levels.

m. Federal Subsidy ($4,240 over budget) - the budget is prepared from the best information available at the time. It is important to note that the federal subsidy is calculated on a calendar year basis as opposed to LMHA's fiscal year (June 30th). Consequently, one subsidy calculation covers parts of two LMHA fiscal years. It is extremely difficult to estimate subsidy income when funding levels vary so much from year to year, and the determinations are not made until late in the actual year. Calendar year 2008 subsidy was calculated by increasing the 2007 PUC (per unit cost) by 4.4%. This number was then funded at 101.453% of eligibility. This resulted in considerably more subsidy than anticipated and affected LMHA's fiscal year ending 6/30/09. Calendar year 2009 subsidy (which also affects LMHA's fiscal year ending 6/30/09), was initially funded at 95% of eligibility. However, this was more recently restored to 99.1% of eligibility. Also, LMHA has added vouchers to its inventory since the time of initial budget preparation. They include Veterans Affairs Supportive Housing, Katrina DHAP conversions, Knights of St. John's conversions, and other DHAP conversions.

n. Transfers from Other Funds ($5,000 over budget) - this transfer was not planned at the time of budget preparation. However, LMHA has over leased vouchers due to generous funding levels and significant reserves available from prior years (as allowed under MTW flexibility). The attrition rate for voucher holders fell significantly from prior years, probably due to difficult economic conditions. This kept HAP expense levels very high. Consequently, it became necessary to transfer Section 8 Reserve funds back to the Section 8 Voucher Program.

o. Fee Expense ($318 over budget) - Section 8 utilization has increased substantially, resulting in increased management and bookkeeping fees paid to the Central Office Cost Center (COCC). Also see "n" above and "p" below.

p. Rental Assistance Payments ($13,020 over budget) - Leasing levels are budgeted at 95% of funds estimated to be available. However, with so much additional funding made available in 2007 and 2008, Section 8 staff aggressively increased leasing rates in an effort to provide much needed housing to the thousands currently on LMHA's waiting list. Section 8 staff has now stopped leasing additional vouchers so as to attempt to bring actual HAP expenses back in line with funds available. This has been difficult to achieve as the success rate for finding Section 8 units among previously outstanding voucher holders has increased from approx. 40% to 80%. Additionally, the historical attrition rate has fallen significantly. This is likely due to the poor economic conditions. LMHA is taking steps to reduce HAP costs by capping rent increases, becoming more restrictive on the number of bedrooms required for certain family sizes and composition, and reevaluating current utility allowance standards.

q. Transfers to Other Funds ($894 under budget) - the budget number was included before staff, with the approval of HUD and LMHA's audit/finance committee (comprised from members of the Board of Commissioners), decided to transfer$20,000,000 of equity from the Section 8 Program to the Section 8 Reserve Fund. This occurred at the end of fiscal year ending 6/30/08. Consequently, there were no transfers out charged against this line item in the current fiscal year. Additionally, the high leasing rate for vouchers would have made any transfer impossible.

VIII. Administrative

Certification of Compliance with MTW Statutory Objectives

Louisville Metro Housing Authority
Name of Applicant

Moving to work Demonstration Program
Program/Activity Receiving Federal Funding

Acting on behalf of the Louisville Metro Housing Authority as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the composition of households served:

I certify that the Louisville Metro Housing Authority will or will continue to meet the statutory requirements of the Moving to Work Demonstration Program (MTW) by:

1) Assuring that at least 75% of the families assisted by the Agency are very low-income families;

2) Continuing to assist substantially the same number of families as would have been served had the amounts not been combined: and

3) Maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.

I hereby certify that all the information stated herein is true and accurate.

Tim Barry
Name of Authorized Official

Executive Director
Title

Tim Barry
Signature

9/30/09
Date

IX. Appendices