

**Choice Neighborhoods
Planning Grant**

**U.S. Department of Housing
and Urban Development**

**OMB Approval No.
2577-0269
(exp. 4/30/2018)**

The public reporting burden for this collection of information for the Choice Neighborhoods Program is estimated to average fifteen minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information and preparing the application package for submission to HUD.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

**CHOICE NEIGHBORHOODS PLANNING GRANT
APPLICATION CHECKLIST/TABLE OF CONTENTS**

NARRATIVE EXHIBITS

Page Number

Exhibit A: SUMMARY INFORMATION

A Executive Summary 1-3

Exhibit B: THRESHOLD REQUIREMENTS

B Threshold Narrative (if any) 4

Exhibit C: CAPACITY

C Capacity Narrative Response 5-12

Exhibit D: NEED

D Need- Severe Physical Distress of the PH and/or Assisted Housing 13-16

Exhibit E: SOUNDNESS OF APPROACH

E.h Neighborhood Selection 17-20

E.i Resident Engagement 20-22

E.j Community Engagement 22-24

E.k Needs Assessment 24-26

E.l Visioning and Decision Making 26-28

E.m Partnerships 28-30

E.n Doing While Planning 30-31

E.o Action Activities 31-34

E.p Staffing Plan 34

E.q Planning Schedule 34-35

E.r Budget 35-36

E.s Consistency with Other Planning Documents 36

Exhibit F: LIKELIHOOD OF IMPLEMENTATION

F Likelihood of Implementation Narrative Response 37-44

Exhibit G: NOFA PRIORITIES

ATTACHMENTS

1. Key Eligibility Data Form (HUD-53152)	<u>46</u>
2. Eligible Applicants Documentation	<u>N/A</u>
3. Documentation for Planning Coordinator (if applicable)	<u>DPC 1-13</u>
4. Eligible Target Housing Doc. –Severe Distress of Targeted Project Cert. (HUD-53232)	<u>47</u>
5. Eligible Neighborhoods Documentation – Eligible Neighborhoods Data	<u>END 1-5</u>
6. Eligible Neighborhoods Documentation – Inadequate School Doc. (HUD-53153)	<u>48-49</u>
7. Resident Involvement Certification (HUD-53151)	<u>50</u>
8. Need – Rehabilitation Cost Estimate from PNA	<u>51-52</u>
9. Need – Structural Deficiencies Documentation	<u>53-56</u>
10. Need – Design Deficiencies Documentation	<u>57-59</u>
11. Need – Substandard Housing Documentation	<u>N/A</u>
12. Need – Part I Violent Crimes Documentation	<u>60</u>
13. Evidence of Local Partnerships	<u>13.a-13.ab</u>
14. Staffing Plan	<u>61</u>
15. Planning Schedule	<u>62</u>
16. Budget	<u>63-65</u>
17. Documentation to Support Consistency with Other Planning Efforts	<u>CPE 1-7</u>
18. Alignment with Existing Efforts	<u>66-67</u>
19. Evidence of Local Government Support	<u>68</u>
20. Leverage Documentation (HUD-53154)	<u>LEV 1-2</u>
21. Bonus Points-Preferred Sustainable Status Certification, if applicable (HUD-2995)	<u>69-70</u>
22. City and Neighborhood Maps	<u>71-72</u>
23. Current Site Plan	<u>73</u>
24. Photographs of the Target Housing and Neighborhood	<u>74-75</u>
25. Application Certifications – Planning Grants (HUD-53156)	<u>ACP 1-3</u>
26. Application for Federal Assistance (SF-424)	<u>Grant Application Package</u>
27. Disclosure of Lobbying Activities (SF-LLL)	<u>Grant Application Package</u>
28. Applicant/Recipient Disclosure/Update Report (HUD-2880)	<u>Grant Application Package</u>
29. Facsimile Transmittal (HUD-96011)	<u>Grant Application Package</u>

Exhibit A – Executive Summary

Louisville Metro Housing Authority (LMHA)

Individual attachment file: ExhibitAExecutiveSummary.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) A: Executive Summary

The Context: Louisville recently received the dubious and disheartening distinction of ranking #4 on 24/7 Wall St.’s listing of the nation’s most segregated cities. And there is no doubt that the line of racial and economic demarcation starts at 9th Street - the eastern boundary of Russell, our target neighborhood – seen in the past as an impenetrable wall between West Louisville and the rest of the City. But economic investment along the northern and southern edges of Russell is rapidly chipping away at this wall, with new businesses along Main Street’s “museum row” jumping the 9th Street divide into Shippingport, an emerging wine and spirits tourist district directly north of Russell between Market Street and the Waterfront. Plans for a new YMCA and Walmart directly south of the neighborhood on Broadway are moving forward, along with growing nodes of investment within Russell (see Ex. F.u), further catalyzing our Transformation Plan (TP). The last remaining impediment in the 9th Street bulwark is Beecher Terrace - a severely distressed, 75-year-old, 768-unit barracks-style family public housing development owned by the Louisville Metro Housing Authority (LMHA).

As described in Ex. E.h, Russell was once one of Louisville’s most desirable and racially diverse neighborhoods. Its streets were lined with a mix of homes ranging from mansions to shotguns, bringing together households with diverse incomes. A series of Urban Renewal projects decimated its original Walnut Street corridor, a once thriving commercial and entertainment district. With the momentum building in and around Russell, we now have the opportunity to right the wrongs of past discriminatory housing policies, which have been largely responsible for the City’s ongoing geographic racial segregation. A re-envisioned 9th Street boulevard can remake the connections that once existed between downtown and the near west neighborhoods, with Russell as a central gateway.

As our plans become more concrete, so do Russell’s market possibilities. CNI planning

Exhibit (Ex.) A: Executive Summary

participants have shown a surprisingly strong interest in contemporary housing designs and live/work spaces, as well as traditional housing types - a perfect fit for Russell's eclectic mix of architecture and land uses. The neighborhood also has a potential market niche among West Louisville empty nesters looking to downsize, as well as Millennials who are trending toward urban locations. Russell's affordability index is also a plus for those who want to live near downtown, but can't afford the Central Business District's rapidly rising prices.

The Neighborhood: Russell's (population 9,590) borders are defined by the city-adopted comprehensive plan (9th Street, I-264, Market Street, and Broadway). The primarily African American neighborhood (91% vs. 23% city-wide) is beset by systemic poverty. Median household income is \$14,209, just 1/3 the \$44,159 median income city-wide. Russell's 30% unemployment rate surpasses that of the U.S. at the height of the Great Depression (25%), forcing 60% of households to use food stamps in a given year (vs. 16% city-wide) and putting homeownership out of reach of most (18% are homeowners vs. 62% city-wide). Russell is home to 6 HUD-assisted housing sites, with 2 directly abutting Beecher Terrace, the City's largest public housing site, with current rehab costs estimated at 55.75% of HUD's TDC Limit (Ex.D.d).

The Response: Jackie Floyd's grandson Robert wants to know when the next *Vision Russell* meeting is. This Roosevelt-Perry Elementary student enjoys greeting community members at CNI events. His grandmother is one of 4 Neighborhood Outreach Workers (NOWs) dedicated to engaging Russell residents in our planning efforts. "My goal every morning when I wake up is to do something positive that will make our community a better place," says Ms. Floyd, and she and her grandson are not alone. To date, nearly 600 individual Russell residents and stakeholders have taken part in at least one *Vision Russell* event or meeting, clear evidence of a growing grassroots groundswell to create: 1) A neighborhood full of quality places to live; 2) A connected

Exhibit (Ex.) A: Executive Summary

place with connected people; 3) A center for arts and culture; and 4) A great place to grow and thrive. Among the broad coalition of key partner organizations helping us achieve this vision are Louisville Metro Government; Jefferson County Public Schools; Louisville Metro Police Department; University of Louisville and Bellarmine University; and Russell anchor institutions, such as the Kentucky African American Heritage Center, Louisville Central Community Centers, Urban League, St. Peter's Church, Urban League, YMCA, and New Directions Housing Corporation (NDHC), who also serves as our CNI outreach specialist. The Center for Neighborhoods is expanding their role to facilitate the Action Activity selection process, along with Russell Neighborhood Institute graduates. Together, our partnership is firmly committed to successfully carrying out the CNI Action Activity phase, as well as continuing efforts on the Planning and Implementation phases. Our early win accomplishments are generating community excitement, and additional capacity building is underway to prepare residents and stakeholders to help manifest the TP's goals and strategies, including the work of Choose Russell, a newly formed neighborhood organization, and NDHC, a NeighborWorks America member.

Action Activities: Neighborhood residents have told us they are eager to begin implementing our Russell TP, especially the types of projects that Action Activity funds can help realize – clean-up and maintenance of vacant lots and properties, and creative ways to put them back into productive use; financing to attract or expand businesses; facelifts for ailing buildings; art and signage to announce Russell's rebirth as a cultural, entertainment, and food mecca and tout its rich history; and providing resolution to the neighborhood's food security and access issues once and for all. Neighbors are also seeking connection – to resources, information, each other and the rest of the City – which can be enhanced thru greater broadband and Wi-Fi connectivity. Now is the time to take these Actions, and residents are ready to get started NOW.

Exhibit B – Threshold Requirements

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitBThresholdRequirements.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) B: Threshold Requirements

LMHA's application meets all threshold requirements as specified in the FY2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants NOFA and General Section to HUD's FY2015 NOFAs for Discretionary Programs. As a Public Housing Authority, the Louisville Metro Housing Authority (LMHA) is an **eligible applicant**. Beecher Terrace, a severely distressed (see Att.'s 4, 9 and 10) Section 9 public housing project (Att. 1) is the **eligible target housing**. The target neighborhood, Russell, meets the **eligible neighborhood** criteria (Att.'s 5, 6 and 12). The neighborhood boundaries (9th Street, I-264, Market Street, and Broadway) conform to those published in Louisville's adopted comprehensive plan, *Cornerstone 2020*. LMHA held a **resident meeting** and training session with Beecher Terrace residents on 1/7/2016, which covered the planning process anticipated to be funded by this Choice Neighborhoods Planning and Action Grant. This meeting fulfilled all relevant requirements, including those for physical accessibility, limited English proficiency, and effective communication, as certified to in Att. 7.

LMHA is the recipient of an FY2014 CNI Planning Grant for Beecher Terrace and the Russell neighborhood, and LMHA is submitting a **single application for Action Activities only**. Beecher Terrace has not received a **prior HOPE VI Revitalization grant** or **ARRA CFRC funds** under Category 2, 3, or 4 Option 1. This application is consistent with a HUD-approved **Consolidated Plan** (Att. 17), the LMHA's **MTW Plan** (Att. 17), and with the jurisdiction's **Analysis of Impediments to Fair Housing**. The LMHA has no outstanding **civil rights matters**, no **federal debarments and/or suspensions**, and no **delinquent federal debts**. This application includes CNI **applicant certifications** (Att. 25) and required **standard forms** (Att.'s 26, 27, 28 and 29). The LMHA's **DUNS number** is 5574256420000, and the LMHA is an active registrant in **SAM.gov**.

Exhibit C - Capacity

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitCCapacity.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) C: Capacity

a. Capacity of Lead Applicant: LMHA has both the qualifications and capacity to continue to effectively lead the inclusive CNI planning and community engagement process underway in Russell, while coordinating the Action Activity process outlined in Ex. E.o. The Authority has previously led multi-faceted planning and implementation efforts in the Park DuValle, Phoenix Hill and Smoketown neighborhoods, serving as Housing Implementation Entity and master developer for the award-winning HOPE VI sites in those communities. The mixed-income, mixed-finance redevelopment approach used for Park DuValle (funded in 1996), Liberty Green (2003/2004) and Sheppard Square (2010) has successfully addressed the critical need for affordable housing, while attracting households with a variety of incomes to these revitalized areas. Specifically, LMHA and its developer partners have replaced 2,091 public housing (PH) units with 3,838 newly constructed or acquired mixed-income units across the City, including 1,167 for-sale units. These outstanding production levels, which include one-for-one replacement of PH units at Liberty Green and Sheppard, were made possible through funding sources totaling over \$500 million, including private investments, HOPE VI, PH development, and other federal and City funds (RHF, Section 8 reserves, CDBG, HOME, LIHTC).

Twenty years of HOPE VI planning and implementation, plus a solid year of Russell CNI planning, has given our in-house team the experience needed - including collaborative visioning and community planning processes, architectural and landscape design, LEED AP certification, property management, mixed-finance, relocation, case management/resident services, and HUD policy innovation - to successfully complete and implement Russell's Transformation Plan (TP) and Action Activities. Our team's efforts have resulted in multiple national and local awards, including those for incorporating ENERGY STAR; Enterprise Green Community and LEED standards; and municipal waste reduction measures (composting/ recycling) into our HOPE VI sites, and for successfully transitioning more than 220 families to homeownership opportunities

Exhibit (Ex.) C: Capacity

using LMHA's Housing Choice Voucher Program, which includes intensive pre and post purchase counseling.

Many of those involved in our Russell CNI efforts have been collaborating with LMHA on neighborhood transformation initiatives since our first HOPE VI efforts at Park DuValle. This group of government and school officials, community and supportive service providers, financing entities, neighborhood residents, churches, businesses and other stakeholders has formed a number of partnerships over the years to accomplish specific tasks. One such association, the Smoketown/ Shelby Park Coalition, completed an extensive planning process that resulted in a comprehensive, City-adopted, Smoketown Neighborhood Plan. The Plan's key recommendation was the development of a separate in-depth housing strategy, which LMHA coordinated using a series of visioning workshops (facilitated by the Center for Community Progress and Urban Design Associates) that resulted in schematic plans for housing and for the neighborhood's most troubled blocks, and which called for the rebuild of Sheppard Square as a mixed-income community; the adaptive reuse of underutilized and vacant commercial properties; and the in-fill construction of single-family homes. This planning process also produced the 2011 Quality of Life Action Plan for Smoketown/ Shelby Park, which was authored by New Directions Housing Corporation. The document - built on the pillars of: 1) Housing, 2) Safety, Health, Wellness and Greenspace, 3) Education, 4) Jobs and 5) Economic Development - continues to serve as a guide for the transformation efforts underway in Smoketown.

In addition to the \$99 million of HOPE VI funds and leverage invested in Smoketown for housing and infrastructure, a separate LMHA-led coalition of partners has obtained millions in funds from the Centers for Disease Control (CDC), the Robert Wood Johnson Foundation and other sources to make policy and environmental changes that promote community safety, increase physical activity, enhance access to affordable, healthy food, and improve health

Exhibit (Ex.) C: Capacity

outcomes – including the transformation of a vacant lot next to Sheppard into an organic community garden that boasts an “edible” classroom for students, 33 garden plots, an orchard, a 10-station “exercise garden” and a playground.

In 10/15, LMHA assisted YouthBuild Louisville (YBL) in a streetscape revitalization project that involved 200+ YBL participants, General Electric employees and LMHA staff, who worked together to transform critical blocks adjacent to Sheppard and YBL’s campus headquarters into a pedestrian-friendly corridor, complete with bus shelters, a wiffle ball field, benches, crosswalks, customized “Smoketown” waste bins, 16 bike racks and 160 street trees.

Our Smoketown neighborhood planning efforts also included a household level needs assessment of Sheppard residents, along with a series of public meetings, training sessions and focus groups that included participants from the site and the neighborhood. The input gathered from community members during these events, along with data from a variety of sources, including the U.S. Census, and the CDC’s Behavioral Risk Factor Surveillance System, were then used by LMHA staff and more than 20 partners to design and implement an array of community and supportive services (CSS) that responded to identified needs. LMHA is also well versed in Uniform Relocation Act regulations, and has successfully conducted 6 large relocation efforts in-house. Relocation specialists and case managers use *Tracking at a Glance* software to follow HOPE VI and Family Self-Sufficiency (FSS) households’ progress on case management goals. Diane Foster, CSW and LMHA’s Special Programs Department Director, led all these efforts, as well the Beecher Terrace resident needs assessment conducted last April. Ms. Foster and her staff (12 case managers and 2 FSS Coordinators) bring decades of successful relocation and CSS efforts to our CNI processes, and have received HUD Best Practices awards for their outstanding Neighborhood Network and FSS programs.

Adding capacity to our CNI efforts is Bernard Pincus, a licensed architect and LMHA’s

Exhibit (Ex.) C: Capacity

HOPE VI and Capital Improvements Director, who will continue to serve as Project Manager for the Housing component of the Russell TP. Relying on his 29 years in mixed-use urban development, including rental, homeownership and commercial construction, renewable energy sources and green technologies, and the maintenance and modernization of LMHA properties, Mr. Pincus will ensure that Beecher's redevelopment plans and Russell Action Activities are well-designed, and completed in a cost-efficient and timely manner. Previous to leading LMHA's HOPE VI and Capital Improvements department, Mr. Pincus worked in commercial design and for the Louisville Metro Parks Department.

Kathleen O'Neil, MSW and LMHA's Executive Planner, will continue her role as Russell CNI Project Coordinator, ensuring that our planning efforts will result in an effective and implementable TP that incorporates the voices of Russell residents, stakeholders and other CNI partners. Ms. O'Neil has 34 years of experience in HOPE VI and other affordable and market rate housing development in Louisville. She and Sarah Galloway, LMHA's MTW Coordinator and our CNI Technical Advisor, also led the planning and coordination of the CSS and Evaluation components of Lexington's Bluegrass/ Aspendale HOPE VI program. They have worked closely with the dedicated cadre of partners described earlier, to secure resources and implement projects that enhance LMHA's revitalization efforts and improve resident quality of life. Ms. O'Neil also oversees the project management mechanisms that hold our CNI partners and consultants accountable for their various planning tasks, including ensuring key milestones and deliverables are met, holding monthly TF and CC meetings where partners report on their progress to date and brainstorm solutions to challenges, quarterly meetings with Russell's faith based leaders, and regular meetings and phone calls with our consultants and TF co-leads. A full-time Project Assistant recently joined our team to help ramp up for the implementation of Russell's TP and Action Activity Plans.

Exhibit (Ex.) C: Capacity

b. Resident and Community Engagement: LMHA's past and current planning efforts have used a variety of engagement strategies to ensure that a wide group of residents and stakeholders are at the planning table. Among the methods used: community, resident and task TF meetings (which have drawn nearly 600 individual community members since our FY2014 CNI planning grant award last January); surveys and needs assessments; key stakeholder interviews and focus groups; and multi-media communications. LMHA holds all public and resident meetings in accessible spaces with interpreter services for those with Limited English Proficiency, and provides childcare and transportation services for both public housing and community residents attending meetings as needed.

To ensure that Russell's TP reflects the community's needs and priorities, each TF is co-led by a key Russell stakeholder (paired with a City agency representative), and Beecher and neighborhood residents and stakeholders sit on each TF (Ex. E.i, E.j). As in our HOPE VI efforts, our CNI engagement process is designed to continually build capacity among community members to help realize the vision for Russell, and has included a number of training opportunities over the past year (see Att.13.a, 13f, 13x).

Participation in our planning process continues to grow thanks in part to CLearly Stated Communications (CLR), which is working with traditional and social media outlets to secure coverage of our CNI efforts. CLR's efforts resulted in approximately one million *Vision Russell* related media impressions last quarter, touting the neighborhood and business surveys, our design workshop, and the Community Conversation on Education.

c. Capacity of the Planning Partners: EJP Consulting Group will continue to serve as the *Vision Russell* Planning Coordinator (PC); however, they will not have a direct role in the Action Activity process (Ex. E.p). EJP has been actively engaged in HUD's CNI program since its inception, and has successfully acted as PC or technical advisor for 14 Planning and

Exhibit (Ex.) C: Capacity

Implementation grantees. Renowned for its HOPE VI expertise, this certified WBE has more than 20 years of on-the-ground experience structuring and implementing neighborhood revitalization, mixed-finance development, impactful resident services programs, and productive public/private partnerships. EJP has acted as program manager for 30+ large-scale revitalization efforts that leveraged over \$6 billion in place-based investments, and their planning efforts have resulted in 32 HOPE VI grants. The firm is also known for their work in the redevelopment of public and assisted housing, as well as their expertise in green development, case management, education initiatives, data collection, outcome measurement, and strategic planning. EJP Principal Rhae Parkes, our CNI planning coordinator's project manager, brings over 20 years in affordable housing development and human capital planning, as well as expertise in CNI, HOPE VI, mixed-finance development, RAD, relocation strategies and integrating supportive services into community development efforts.

EJP's team includes Goody Clancy and Associates (GC), a planning and architecture firm that has worked with 6 CNI planning and implementation grantees. In addition to their current work with *Vision Russell*, GC created the master plan for RiverPark Place, a mixed-use community on Louisville's waterfront, which will include 1,500 housing units, a marina, restaurants and retail stores arranged around a central square. GC's experience with complex, distressed urban settings will ensure that our CNI efforts result in a thoughtful plan that reconnects the Russell neighborhood to downtown Louisville's Central Business District and Waterfront, while creating an inviting gateway to West Louisville. GC's designs have won 150+ awards, including those from the American Institute of Architects, the United Nations, the Urban Land Institute, and the Congress for New Urbanism.

Since their contract award in February 2015 (Att. 3), EJP's team has been involved in all aspects of the Russell TP development including: facilitating the planning process; conducting

Exhibit (Ex.) C: Capacity

stakeholder interviews, community and TF meetings, and an interactive workshop designed to determine community members' preferences on housing, open spaces, transportation, retail and other neighborhood amenities; working with LMHA and NDHC staff to complete surveys with 544 Beecher Terrace households and an additional 532 neighborhood residents and stakeholders; analyzing data and compiling an existing conditions report; engaging local consultants, including outreach, communications and market specialists; and developing key goals and strategies for each component of the draft TP outline that was submitted to HUD on January 15th, guided by community input and evidence-based research. EJP will continue their work with *Vision Russell* by helping to develop the Beecher Terrace housing replacement plan, financial pro-formas, a data management plan and partnership agreements, and the final TP.

To help ensure meaningful participation in CNI activities, *Vision Russell* partner and contractor New Directions Housing Corporation (NDHC) is leading the community engagement and capacity building charge, and will continue this role during the Action Activity process. NDHC's CNI team includes a dedicated, full-time Outreach Coordinator and 4 Neighborhood Outreach Workers (the NOWs) who encourage community and Beecher Terrace resident participation in planning activities and training opportunities through door-to-door canvassing, and by "going where people are" – neighborhood festivals, church and school events, community centers, etc. (Ex. E.i, E.j). The NOWs conducted the neighborhood survey and are currently working on a survey of Russell businesses, as well as block and parcel level assessments of high priority areas. NDHC has also arranged training opportunities for Russell residents, stakeholders and CNI team members, including participation in the NeighborWorks America Community Leadership Institute (CLI) they hosted in Louisville last October. The Russell team who attended the CLI event was awarded a \$2,000 Action Grant to kick start efforts to recondition vacant lots (Att. 13.x). NDHC also brings 35 years of neighborhood revitalization experience, having

Exhibit (Ex.) C: Capacity

worked closely with City government to renovate and reuse vacant properties, such as their conversion of the former Russell Junior High School into 84 affordable LIHTC units. NDHC's annual *Repair Affair* couples 1,500+ volunteers with building materials to repair the homes of approximately 150 low-income elderly and disabled households each year.

As described in Ex. E.o, the Center for Neighborhoods (CFN), along with graduates from their recent Russell Neighborhood Institute (RNI) training program, will facilitate our Action Activities selection process. CFN's team brings a diversity of skills and perspectives to the work of neighborhood engagement and organizing, as well as extensive experience in community visioning, planning, asset mapping, data mining and analysis. To further build capacity for our Action Activity process, 5 RNI graduates are now participating in a 12-week CFN program that teaches neighborhood leaders to identify the community's priorities, focus their planning efforts, and design action activities that bring those priorities to fruition.

Gretchen Milliken, Louisville Metro Director of Advanced Planning, co-leads our Coordinating Committee, and brings over 20 years of experience in urban planning, architecture and sustainable design to our *Vision Russell* efforts. She works closely with EJP and GC to ensure that the needs of the community are incorporated into and addressed in the Russell TP and to develop conceptual designs for the project. Over 40 additional Metro Government staff members, as well as Mayor Greg Fischer, are regularly involved in our planning efforts, including Laura Grabowski (Assistant Director of Housing and Community Development and Housing TF co-lead), Betty Atkins (Public Health and Wellness's Community Resource Development Director and People TF co-lead) and Scott Love (Economic Development Coordinator and Neighborhood TF co-lead). Their roles and contributions, as well as those of other key CNI partners, are described further in Att. 13.

Exhibit D - Need

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitDNeed.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) D: Need

d. Severe Physical Distress of Public Housing

Current Rehabilitation Costs: A Physical Needs Assessment (PNA) completed in May 2014 by an independent, registered engineering firm, T.H.E. Engineers, Inc., confirms that the Beecher Terrace site and its units are severely distressed. A signed letter from the firm's registered engineer and excerpts from the PNA in Attachment 8 show an average estimated per unit current rehabilitation cost of \$106,196 or 55.75% of HUD's current TDC Limit for a 2-BR walkup unit (\$190,487). No improvements have been made to change conditions at the site since May 2014.

Structural Deficiencies: The PNA also served as the basis for T.H.E.'s letter in Att. 9, which outlines the extensive structural deficiencies at the site. Construction at Beecher began in 1939, at the same time as its twin public housing development Clarksdale (a severely distressed site that LMHA razed in 2004 in conjunction with its Liberty Green HOPE VI Revitalization).

Beecher has a unique exterior wall system – an all-in-one structural brick/block that makes for sturdy wall construction, but provides no cavity space for mechanical systems or insulation, causing both excessive energy loss and condensation problems, which feed continual mold and mildew growth. The site originally had flat tar and gravel roofs. In an effort to improve the buildings' aesthetics, gabled roofs were later added, which has unintentionally shortened the life of shingles because of ineffective venting between the old and new systems. The shingles are now well over 20 years old and in need of replacement.

Heat and hot water at Beecher is supplied by an antiquated boiler system. While the boilers themselves have approximately 4 to 5 years of useful life, replacement parts for the boilers and their controls are increasingly difficult to find, and hot water storage tanks are failing. Heat regulation within individual apartments is not possible with this system and a constant challenge for residents, who often resort to opening windows when it's too hot, or turning on their stoves when it's too cold, creating dangerous situations. This also makes for costly operations, at least

Exhibit (Ex.) D: Need

twice that of conventional heating methods. Exposed piping running to convectors in units also becomes extremely hot, which has caused past injuries to residents. Keeping units cool in Kentucky's humid summers is also a challenge, and residents typically supply their own window units, which vary greatly in efficiency and output of condensation. These AC units, along with a growing number of power dependent devices, are pushing the load on the undersized electrical system, sometimes exceeding the wiring's rating. Updating the electrical system in units would require a complete overhaul of the site's electrical infrastructure if amenities such as dryers, dishwashers and central air were to be added.

Heat and humidity abound in units, and combine with condensation from window AC's to exacerbate mold and mildew problems within units, which reoccur despite frequent remediation attempts. Leaking foundations in buildings with basements, and frequent water backups from aging waste lines, add to the moisture problem. Only a portion of units have circulating range hoods, adding even more humidity to the air, along with grease-born vapors. The ongoing dankness in apartments has also caused paint to peel, exposing previously encapsulated lead-based paint that requires ongoing attention from maintenance staff. These moist conditions have also created a perfect breeding ground for cockroaches. Roaches have many negative consequences for residents' health due to certain proteins found in their feces, saliva and body parts, which can cause allergic reactions or trigger asthma symptoms, especially in children.

Beecher's building exteriors and site conditions present the most visible signs of distress. Large sections of the facades bear multiple coats of paint, covering repeated graffiti tagging. Birds, roosting on wiring strung below the vinyl siding of upper floors, pose potential health risks, such as histoplasmosis and other serious diseases, including encephalitis and meningitis, caused by direct contact with bird droppings, bird parasites, or contaminated soil or water.

Tree roots have invaded the original clay tile pipes laid for combined storm and sewer

Exhibit (Ex.) D: Need

drainage during the 1940s, often clogging them, which could cause underground contamination.

Root systems have raised large sections of sidewalk and encroached into yards, creating trip hazards and accessibility barriers throughout the site, as well as ongoing maintenance problems.

Design Deficiencies: Beecher Terrace originally consisted of 808 dwelling units in 59 residential buildings. During earlier modernizations, some units were merged and reconfigured, leaving the current ACC unit count at 768. The site is LMHA's largest property, covering 31.4 acres on 8 city blocks. While the perimeter boundaries and main North/South cross streets make use of the surrounding city street grid, the East/West connectors are narrow alleyways, effectively creating large "superblocks" and a series of isolated, interior courtyards, which have become epicenters of crime. Residents rightly complain about drug dealing, gambling and other nuisance activities, frequently committed by non-residents who target the site because of its large high-risk population. Gang mailboxes, located in these unsafe courtyards, are prone to vandalism and theft. Police report that courtyards and narrow alleyways are difficult to patrol, and emergency vehicles lose precious minutes negotiating speed bumps and tight turns onto alleyways.

Traversing the site can also be difficult, especially for persons in wheelchairs. Sidewalks contain heaved sections, and do not meet ADA width guidelines. Some areas lack sidewalks completely, forcing residents to walk in alleys or parking lots. Parking lots and designated handicapped parking spaces are in short supply, and unsightly, undersized dumpsters (often overflowing with trash) take up precious street parking. Due to the shortage of parking near their apartments, some residents pull their vehicle up into their yard to drop off groceries or family members, leaving ruts in the lawn. Ponding water in these ruts and other low areas creates a breeding ground for mosquitos in the summer (which carry West Nile disease in this region) and the potential for serious slip and fall injuries on ice when temperatures dip below freezing. Resolving parking and alleyway issues would require the demolition of buildings across the site.

Exhibit (Ex.) D: Need

A third of units have bedrooms less than 100 sq.ft. (the Louisville Property Maintenance Code minimum requirement for 2-person occupancy), closet space is scarce, and no units meet ADA accessibility or visitability standards. Center load-bearing walls make room reconfiguration extremely difficult, and restrict our ability to make the needed mechanical systems upgrades that would allow for additional amenities and bathrooms (even 3-bedroom units only have one bath). Per documentation in Att. 10, Beecher units are also extremely energy inefficient with utility costs 37.7% higher than comparatively sized units at LMHA's Sheppard Square site.

In addition to the potential hazards described earlier, one of the largest and most pervasive threats to residents' health is the unrelenting stress they endure from living at Beecher. Untreated trauma, such as that experienced by adults and children who are constantly exposed to criminal activity and violence, or who struggle with ongoing economic and family instability, has been shown to result in elevated corticosteroid levels that damage the brain, hindering learning, making it difficult to retain information, and negatively impacting the decision making process. This has huge long-term implications for families and their ability to move out of poverty.

e. Severe Physical Distress of the Targeted Neighborhood

Neighborhood Poverty: The Poverty/ELI rate for the Russell neighborhood is 63.89% (see Att. 5). **Long-term Vacancy:** The long-term vacancy rate is 16.73% - nearly five times the rate for Jefferson County (Att. 5). **Part I Violent Crime:** Part I violent crimes per 1,000 persons for the Patrol Service Area in which Beecher is located (Division 1, Beat 3) averaged 29.66 for the 3-year period from 2012 to 2014 - over 5 times Louisville Metro's rate of 5.91 (Att. 12).

f. Need for Affordable Housing in the Community: The shortage ratio of housing units affordable to very low-income renter households in Jefferson County is 1.39 (Att. 5).

Inadequate Schools: Russell's Roosevelt-Perry Elementary is a persistently lowest-achieving, Title I school (Att. 6).

Exhibit E – Soundness of Approach

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitESoundnessOfApproach.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) E: Soundness of Approach

h. Neighborhood Selection: Ask a Louisvillian what separates West from East Louisville, and the answer is immediate – 9th Street, a clear and formidable divide permeating the City’s consciousness. To its east lies the booming Central Business District, which has seen \$1.8 billion in reinvestment over the past two decades, thriving inner ring neighborhoods, and well-to-do suburbs. To its west are the City’s earliest settlements – historically rich neighborhoods that once pulsed with life, but now suffer from years of disinvestment and population decline.

Directly west of this “9th Street Divide” sits Russell, our target neighborhood. Mere blocks from the Ohio River and a stone’s throw from downtown, this once vibrant gateway to West Louisville was one of the city’s earliest, most desirable, and racially diverse neighborhoods. Streets were lined with a mix of homes ranging from elegant mansions to shotguns, bringing together households across the income strata. As new housing was developed away from the river, many white families began leaving the area, and by the 1940s, Russell was known as “Louisville’s Harlem.” Muhammad Ali Boulevard, formerly Walnut Street, became a thriving entertainment and business district for black entrepreneurs, replete with professional offices, theaters, restaurants, and nightclubs. The neighborhood’s steady decline did not begin until after World War II, and was inadvertently hastened by Urban Renewal and “slum” clearance efforts, which decimated Russell’s commercial district. Large subsidized housing complexes began filling in the gaps; today, Russell is home to 6 HUD-assisted housing sites, with 2 directly abutting our target housing, the 768-unit Beecher Terrace, a severely distressed, barracks-style, family public housing site owned by the Louisville Metro Housing Authority (LMHA).

For years, West Louisville stakeholders have advocated for reinvestment in Russell, bemoaning the structural violence that engulfs the neighborhood (population 9,590), where residents’ life expectancy is on average nearly a decade less their fellow Americans (69.5 years vs. 79 years); 60% live in poverty; residents are primarily African American (91% vs. 23% city-

Exhibit (Ex.) E: Soundness of Approach

wide); and where employment opportunities have slowly dwindled, making homeownership out of reach for most (18% homeowners vs. 62% city-wide).

Although all are affected, low-income families have suffered most from the decades of general disinvestment in the Russell area, which is sadly lacking in amenities, and, while on the cusp of change, is still one of the city's largest food deserts. Poor health indicators, including the city's highest death rates due to heart disease and HIV, make the Park DuValle Health Center one of its few thriving businesses. Russell's 460 vacant lots and high long-term residential vacancy rate (17%) also speak to its problems. All 4 of the neighborhood's public schools have Title I status (including our focus school, Roosevelt-Perry Elementary, which has been designated persistently lowest-achieving), and its violent crime rate is 5 times the city's. With 52 shootings and 11 homicides in 2015 alone, Russell residents rightly complain that their home is the city's epicenter of violent crime.

While Russell has struggled in recent decades, there are unmistakably signs that it has reached a tipping point, as multiple forces align, intent on returning the neighborhood to its halcyon days. Its proximity to downtown Louisville's Central Business District, major transportation corridors, and the planned westward expansion of Waterfront Park all make Russell a prime location for housing and business redevelopment. In 2005, Junior Achievement raised over \$5.5 million to move their headquarters to Russell, and built 2 learning labs in a refurbished warehouse attached to Central High School Stadium. The African American Heritage Foundation's work to preserve the area's cultural heritage and historic buildings resulted in the 2010 adaptive reuse of a former trolley garage as the Kentucky Center for African American Heritage (KCAAH). The Center is a vital, contemporary institution, providing space for the exhibition of visual arts and performances of all types, as well as education programs, including the Plato Academy. This newly launched program, funded through a \$1.5 million allocation from the Kentucky Transportation Cabinet,

Exhibit (Ex.) E: Soundness of Approach

provides students with historic preservation training (see Att. 13.v).

Less than a block west from KCAAH, Community Ventures Corporation (CVC) just completed the conversion of a long vacant cafeteria into a 13,356 square foot kitchen incubator. Meanwhile, Louisville Central Community Centers (LCCC) continues to revitalize their Old Walnut Street headquarters and to promote their bold vision for Muhammad Ali Boulevard, one that foretells an international Arts and Cultural District that bolsters tourism and maximizes economic development throughout Russell (Ex. F.u). University of Louisville's Office of Public Health Practice relocated to LCCC's campus last summer, and is establishing a Youth Violence Prevention Research Center there, funded through a \$5.7 million CDC grant, that will implement and evaluate a large community-level campaign over 3 years looking to change social norms that affect behavior, using youth ambassadors from West Louisville.

Housing rehab and development are also clearly on the rise. Since 1990, Russell stakeholders have constructed or refurbished more than 600 neighborhood homes. Baja Works brought \$4 million in housing investment to Russell with an adaptive rehab project that created 78 senior units across from the historic, Olmsted-designed Elliot Park in 2005, while a partnership between non-profit developer Housing Partnership, Inc. (HPI) and Zion Baptist CDC brought \$3 million in 2006 with the construction of another 34 accessible senior units (Att. 13.r). As outlined in Ex. F.u, many other new or rehab housing development efforts are also underway or on the drawing board, including those by New Directions Housing Corporation (NDHC), Oracle Group, CVC, Louisville Urban League, Telesis and church-based CDC's, including St. Peter's MOLO Village.

And more commercial and green space investment is on the horizon – non-profit developer Seed Capital KY is breaking ground this August on the FoodPort, a 24-acre, \$54 million campus for food-related businesses that will bring 240+ permanent jobs to the Russell neighborhood - and is committed to compassionate hiring policies. Directly across from the FoodPort, Louisville

Exhibit (Ex.) E: Soundness of Approach

Grows has begun converting 3 vacant lots into Produce Park – an orchard featuring educational and community gathering spaces. The park will create a green buffer between the FoodPort and residential properties, as well as increasing fresh food access.

Russell’s desirable physical location and large inventory of historically significant structures, coupled with this impressive volume of physical, economic and human capital development, has begun to change Russell’s story from one of flight, decline and disinvestment to one of renewal and growth, making it an ideal candidate for our CNI planning process.

i. Resident Engagement: Residents of our public housing communities have always been at the forefront of LMHA’s neighborhood transformation efforts, and the Russell CNI planning and Action Activity processes are no different. We have woven in multiple ways to ensure meaningful resident engagement, which will result in Transformation and Action plans that reflect Beecher Terrace resident concerns and priorities. An early and important step in our engagement efforts was to invite Beecher residents to serve on the CNI Coordinating Committee (CC) during its formation in 7/2014, where they continue to provide invaluable input at monthly CC meetings. Any new resident council officers elected during the CNI planning process will also be invited to join the CC (next election is 2/10/16). Even before grant award, Beecher households participated in a meeting on 7/8/14 where they discussed the community’s strengths, challenges, and priorities as part of an exercise that kicked off our CNI visioning process (Ex. E.1). At a second meeting on 9/16/14, residents met our planning coordinator, and were able to ask additional questions about what the planning process would look like should we receive the grant. Starting with our grant announcement on 1/16/15, Beecher residents have been invited to participate in all CNI activities, including 45 events, workshops, and Task Force (TF) and community meetings. LMHA staff initially recruited over 50 Beecher residents to participate on TFs during needs assessment interviews (Ex. E.k), and Neighborhood Outreach Workers

Exhibit (Ex.) E: Soundness of Approach

(NOWs) continually promote the TFs as a way for residents to be closely involved in the planning of their new community. Meeting reminders are mailed, emailed or relayed by phone, as requested by the individual, and our CNI master contact list is checked against sign-in sheets after every meeting and event to ensure contact information remains up-to-date. Information on CNI events is also posted on-site in the management and Resident Council offices, and in the Baxter Community Center, and promoted by staff and council members. Our CNI team has received encouraging feedback and seen an increase in resident and community member attendance since starting the *Vision Russell* newsletter last September, which is delivered to every household in the neighborhood. Each issue highlights upcoming events, as well past CNI activities and other news related to the goals of the CNI program, including new development activity and resources coming to Russell, such as the first phase of the West Louisville Wi-Fi project, which created 3 free Internet hotspots in the neighborhood.

Thanks to constructive criticism received by residents early on in our planning process and their ongoing involvement in meeting and event preparations, the *Vision Russell* team has been successful in making meetings more hands-on and ensuring that our agendas are accessible, deepening attendees knowledge of the Russell community and increasing their capacity to participate in the planning and implementation processes. The excitement has been palpable at many CNI activities since this revamp, especially at the Russell bus tour and design workshop described in Ex. E.j. Beecher residents have also taken advantage of other capacity building opportunities during our first year of planning, including the HUD Choice Convening for new planning grantees, 3 NeighborWorks conferences and the Russell Neighborhood Institute (Att. 13.a). A Beecher resident is also registered to attend the March 2016 HUD Choice Convening.

Recognizing that residents may be particularly interested in certain “hot button” topics, our CNI team developed “Community Conversations” which focus on specific issues that have

Exhibit (Ex.) E: Soundness of Approach

surfaced as residents' highest priority concerns. Thus far, topics have included Russell's Existing Conditions and Education; conversations on Crime and Safety and Workforce Development are planned for this spring. The NOWs also launched "Kitchen Conversations" in 1/16 as a way to bring the planning process to targeted groups of people (Ex. G.a), including Beecher residents. The Housing TF is preparing now for a Relocation Plan Workshop with residents in 4/16, which will include displays on the evolving conceptual housing designs for Beecher. For additional details on resident engagement in the Action Activity process, see Ex. E.o.

j. Community Engagement: Our community engagement efforts echo the same tenets and processes used to involve Beecher households. Recognizing that the very makeup of the CC would help legitimize the planning process, our CC is almost entirely comprised of Russell residents and community-based partners, save for LMHA and Louisville Metro Government (LMG) staff, which ensures meaningful community engagement in decision-making and the overall planning process. Like Beecher residents, community members are continually invited to participate in TF meetings, workshops and other CNI events through a variety of outreach methods, including sign up cards that are made available at meetings and various community locations; press releases; flyers; calendars of events; notices on the *Vision Russell*, LMHA and LMG's websites; newsletters; emails; mail; and phone calls. The 3 Metro Council members whose districts overlay Russell have been participating in CNI activities, and encouraging their constituents to make their voices heard by providing information on CNI events and updates on planning progress via their e-newsletters.

As described above, the CNI team revamped its meeting format after feedback early in the planning process to be less "sit and get" and more interactive, replete with hands-on activities, break out discussion groups, as well as ample time for community members to provide input and ask questions. We have also found that holding a "meet and greet" before meetings, and having

Exhibit (Ex.) E: Soundness of Approach

staff and CNI team members stay afterward, affords community members the opportunity to share deeper insight and input on emerging goals and strategies. This time is often when valuable resources and connections are discovered, and difficult questions are broached, especially when there are differences of opinions or discomfort in sharing within the group setting. These issues are always brought forward in our TF and CC meetings, where many a lively debate has occurred (and will likely continue) as these groups prioritize and work towards consensus on our TP goals and strategies (Ex. E.1). When there are differences of opinion, CNI staff and consultants have drawn upon Russell's existing conditions report, best practices research and/or the work of other localities that have had measurable success in planning and sustaining neighborhood-wide transformation to help further inform the discussion and reach accord.

We have purposely reached out to community members who represent a broad cross section of interests to gain deeper insight into neighborhood needs and priorities. Both residents and management of multi-family apartment communities participate on TFs and the CC, as well as neighborhood business owners, who are currently being surveyed (Ex. E.k), to better understand their workforce and economic needs, and connect them with city resources. Russell's extensive network of churches (who own a significant portion of the neighborhood's properties) are represented on the CC and TFs. Quarterly meetings are held with a coalition of faith-based leaders to provide a discussion forum for their unique concerns and challenges. Russell churches regularly distribute information on CNI events to their congregants, and have invited the NOWs to conduct surveys and talk about our planning efforts at festivals and other church events. Our TFs and CC also include members of "Choose Russell," the newly formed neighborhood organization which is working to build capacity to help implement the Transformation and Action Activity Plans (Att.13.f).

Russell's children have also had an ongoing voice in the planning and decision-making

Exhibit (Ex.) E: Soundness of Approach

processes for their neighborhood, and youth age 13+ will have a vote in the selection process for Action Activities. Our Community Conversations and Design Workshops include “Kids Corners” with age appropriate visioning and planning activities, and several young residents joined in on the Bus Tour and PhotoVoice activity. LCCC’s Youth Council will be assisting with the windshield survey of Muhammad Ali blocks (Ex. E.k), and 2 young entrepreneurs from Beech Technologies are helping develop *Vision Russell’s* website (Att. 13.o). Developing youth leaders helps ensure a strong civic infrastructure to guide Russell’s revitalization long term.

Lastly, our Planning, Action, and implementation processes have been designed to engage Beecher and Russell residents through Section 3 employment opportunities, including paid positions for NOWs and RNI graduates, who will help facilitate the selection of Action Activities. See Ex. C.o for additional details on our overall engagement plans for the Action Activity process, including efforts to solicit proposals from residents.

k. Needs Assessment: To develop an effective TP, it is essential that stakeholders and community members share a common understanding of Russell’s baseline conditions. This also helps ensure that the goals and strategies developed through the planning process align with the most critical neighborhood needs, and that progress towards these goals and the efficacy of related strategies can be accurately measured. While the collection of data is a key component of this process, this phase of planning can also serve as an invaluable opportunity to begin building resident and stakeholder capacity; to elicit community buy-in to the planning process; and to generate excitement about what’s possible for the neighborhood and those who live there. The CNI team also felt it was imperative to better understand community members’ needs before diving into the planning phase of the process. To best accomplish this and to reap the additional benefits described earlier, the team began the data collection phase by scheduling individual meetings with Beecher Terrace heads of households after the CNI kickoff event on 3/24/15.

Exhibit (Ex.) E: Soundness of Approach

LMHA worked with planning coordinator EJP to develop the survey, and tested it with LMHA's Family Self-Sufficiency (FSS) case managers, who would be meeting with Beecher families. In addition to assessing each household's current needs and views about Beecher and their neighborhood, these meetings gave staff the opportunity to have in-depth discussions about the planning process with residents, and to encourage their involvement on a TF and/or the newly formed Choose Russell neighborhood organization. A total of 544 Beecher households (78%) took part in the survey, and each received a \$20 gift card in appreciation for their time.

LMHA then worked with EJP and our CNI outreach specialist NDHC to develop a survey for the larger neighborhood, including those who live, work or worship in Russell. To check ease of use, the instrument was first tested with residents living at NDHC's Russell Apartments, and then launched by the NOWs using a multi-modal and locational approach (on-line, computer tablets, hard copies, door-to-door, "going where people are" such as churches, community events, etc.) to maximize the survey's reach. NOWs concluded the neighborhood survey process in 10/15. A total of 481 surveys were completed, including 309 from Russell residents, achieving our participation goal of 10% of the neighborhoods' 3,075 non-Beecher households.

Our initial analysis of existing conditions data led to the decision to conduct 2 additional assessments which are now nearing completion – a survey of neighborhood businesses and a "windshield" survey of high priority street blocks in Russell that have been identified as potential early development locations. LCCC's Youth Council will be assisting with the survey of blocks along Muhammad Ali Blvd. in conjunction with their work on the Arts and Culture District envisioned for that corridor (Ex. F.u.).

In addition to survey instruments, EJP and LMHA staff have gathered numerous types of data from existing local and national sources and during key stakeholder interviews, including demographic and socioeconomic information, health characteristics, employment status and

Exhibit (Ex.) E: Soundness of Approach

projections, current land use and zoning, vacant lots, foreclosed properties, housing conditions, school enrollment and performance, transit information, inventories of retail, parks and other neighborhood amenities, services and utilization rates, and crime statistics. Environmental assessments for Beecher (Phase I) and the neighborhood were completed in 7/15, and a Market Analysis finalized on 1/14/16 showed pent up demand for new affordable rental options, and probable increased market rate demand as redevelopment moves forward. A commercial market analysis of Russell is planned after the business survey is completed and analyzed this spring. In preparation for a Section 106 historical review, LMHA is currently procuring an archeologist to survey Beecher Terrace, as well as Old Walnut and Baxter Square parks. EJP has also compiled a master matrix of existing assets and services, which is regularly shared with partners, and reflects ongoing input from TF and CC members, and other sources, such as LMG's recently completed "West Louisville Strategies" and SDAT's "West of 9th " reports.

EJP mined the sources above to produce a draft Existing Conditions report (ECR), which was submitted to HUD with our TP outline on 1/15/16. This crucial background data has been shared with the CNI team and community members through a variety of means to help inform our planning processes, including joint TF/CC meetings on 7/21/15 and 11/18/15 and a community workshop on 7/21/15. (Input from the 7/21 meetings was pivotal in the revamping of our engagement processes, as described above in Ex. E.i and E.j). The presentations from these and other meetings have also been posted online to ensure their ongoing availability.

I. Visioning and Decision-Making: Fundamental to the success of any true transformational process is a shared vision and agreed upon plan of action through which an end goal will be achieved. For our team, the development of this "roadmap" began even before the CNI Planning Grant application was submitted. On 7/8/14, LMHA and its planning partners invited Beecher residents, community members, and other stakeholders to attend an initial workshop where

Exhibit (Ex.) E: Soundness of Approach

participants met in breakout groups to work through a series of structured questions designed to help participants begin to visualize their ideal future for Russell; to stimulate discussion about the neighborhood's strengths and challenges; and to begin to identify priority goals. Results from the breakout sessions were shared with the larger group, and posted to the LMHA website. The CNI planning team then summarized common themes, and asked community members at a second meeting held on 9/16/14 to confirm that we had accurately captured the essence of the initial discussion; to provide an additional opportunity to provide input; and consequently, to refine the common theme statements. The CC used this input to complete a visioning and guiding principles exercise on 12/17/14, as did the 4 TF's during their initial meetings in 6/15. By the time the TF's met, existing conditions data for the neighborhood was also available, further ensuring that the more granular visions and goals developed by these working groups in the areas of Education, Housing, Neighborhood and People were specific to the strengths and challenges of the neighborhood.

This early work coalesced around 4 pillars that en*Vision Russell* as: 1) A neighborhood full of quality places to live; 2) A connected place with connected people; 3) A center for arts and culture – past, present and future; and 4) A great place to grow and thrive. Our work is continually evaluated in light of this overarching vision, especially at critical milestones during the planning process, when the CC, TF's, and wider community reconvene to share progress to that point, solicit feedback, and discuss ways to align the work of TFs in cases where similar strategies have emerged. Touchstone meetings were held to ensure all involved shared a common understanding of the existing conditions in Russell (7/21/15); to solicit feedback on potential design concepts related to housing, transportation, open spaces, and neighborhood amenities (10/21/15); and to share each TF's emerging strategies before the TP outline was drafted (11/18/15). Future meetings will re-visit neighborhood and housing design concepts (3/16);

Exhibit (Ex.) E: Soundness of Approach

affirm strategy prioritization before the draft TP is submitted to HUD (6/16); garner input on designs for Beecher and replacement housing (Fall 2016); and solicit feedback before the TP is finalized (12/16). Meanwhile, complementary Community Conversations continue to explore specific, high priority issues, such as health, crime, and workforce development (Ex. E.i).

During the first half of the CNI grant period, the TF's focused primarily on the development of goals and strategies for their focus areas, including high-level prioritization, and the results are reflected in the TP outline submitted to HUD in 1/16. Over the next several months, the TF's will shift their work to more detailed prioritization of goals and strategies, and the 4 TF's will hold more joint meetings, so the impact of various strategies on identified goals can be evaluated holistically. The CNI team has identified a series of prioritization exercises we will be adapting from promising practices and neighborhood planning guidebooks.

m. Partnerships: The CNI planning process currently underway in Russell demonstrates LMHA's most ambitious effort yet in bringing together a broad group of partners to develop a focused vision and implementable plan for neighborhood transformation. Many of these same partners have been part of previous collaborative efforts to turn around other struggling areas of our City (Ex. C.a). As demonstrated in the letters in Att. 13 and throughout this application, we have a strong cadre of 20 Metro departments (13.ab), including but not limited to Public Health and Wellness (13.i), Advanced Planning (13.b), Housing and Community Development (13.q), Economic Development (13.y), Office of Safe and Healthy Neighborhoods, Louisville Metro Police Department, Louisville Metro Parks (13.s) and 4 Metro Council members, who are providing invaluable expertise and facilitation through the City's processes, as well as several key staff who co-lead our CC and TFs. Other organizations that are dynamically engaged in our planning process include Jefferson County Public Schools (13.l), University of Louisville (13.t) and Bellarmine University; non-profit funder Metro United Way; key anchor institutions LCCC,

Exhibit (Ex.) E: Soundness of Approach

whose CEO co-leads our Neighborhood TF (13.p), Kentucky Center for African American Heritage (13.v), Louisville Urban League, the YMCA (13.h), and the Louisville Free Public Library (13.c); workforce investment board KentuckianaWorks (13.o); job training and youth leadership program YouthBuild (13.j); youth entrepreneurial developer Junior Achievement; downtown development and master planner Louisville Downtown Partnership (13.e), market-rate developer City Properties; affordable and mixed-income housing developers New Directions, who also serves as our CNI outreach specialist (13.x), Telesis Corporation (13.aa), Housing Partnership, Inc. (13.r), St. Peter's Church/Molo Village CDC (13.g), and Habitat for Humanity; small business and homeownership developer Community Venture Corporation whose Executive VP co-leads our Housing TF; philanthropic organization C.E. & S. Foundation (13.z); food access and production developers Seed Capital (13.d), New Roots and Louisville Grows (13.u); national mayoral consortium for violence prevention Cities United, whose CEO co-leads our Education TF (13.w); as well as 45 faith based leaders, including the senior pastor of St. Peter's Church, who serves as our People TF co-lead, and the senior pastor of Asbury Chapel AME, who serves on LMHA's Board of Commissioners and our CC (13.m). In addition to the extensive group of partners listed above, over 101 additional organizations are participating in CNI TF meetings and community events. As described below in Ex. E.o, the Center for Neighborhoods will be facilitating the Action Activity selection process, along with graduates of their recent Russell Neighborhood Institute (13.a). Several of our partners are also graduates of the Leadership Louisville Center's Bingham Fellows Program (noted on the staffing plan in Att. 14), where they selected West Louisville as their community focus issue in 2014. Together, this extensive group of organizations is firmly committed to working along LMHA and other CNI partners on the Action Activity phase of our Russell transformation process, as well as continuing efforts on the Planning phase.

Exhibit (Ex.) E: Soundness of Approach

As we move into the implementation phase of our planning process, the CNI team is scheduling meetings with additional partners that can provide the financial resources needed to help implement the TP. On 2/11/16, LMHA and LMG staff will meet with the new leadership at the Kentucky Housing Corporation, the state's LIHTC program administrator, to discuss funding for our first phase of Beecher Terrace replacement housing. The team will also be meeting with staff from the Louisville Affordable Housing Trust Fund, which manages the city's revolving loan and HOME funds; One West, a non-profit community development organization focusing on Louisville's nine West Louisville neighborhoods; local and national foundations; and other financial institutions this spring and summer to begin securing financial commitments for the TP's pro-formas. LMHA will also be reaching out to newly elected Metro Council President David Yates in February to brief him on Russell's CNI initiative and its positive impact on Louisvillians and the greater Louisville area.

n. Doing While Planning: *Vision Russell* is seizing the opportunity to align our planning efforts with the many fresh food initiatives currently underway in the neighborhood, including those by Seed Capital, New Roots, Louisville Grows and CVC. With this influx of activity focusing on healthy food options, the CNI team has decided to shift our "Doing While Planning" efforts to another top community concern that is currently receiving less attention – tackling the incredible backlog of needed repairs to the housing stock. Homeowners who are already underwater on their investment have shared with us how they struggle trying to decide whether to sell the home they love, cut their losses and move on, versus investing in repairs they might never recoup. To begin addressing this issue, the Housing TF has held several sub-committee meetings to develop a process to distribute \$200,000 in committed CDBG funds for a pilot homeowner rehab program within targeted areas of Russell (Att.13.q), which will be supplemented by \$150,000 secured from the state's Affordable Housing Trust Fund. To maximize impact, the initiative will

Exhibit (Ex.) E: Soundness of Approach

also be coordinated with NDHC's annual Repair Affair program, concentrating the renovation efforts of these 1,200 volunteers within these designated blocks (Att. 13.x). The City will be dedicating additional funding for homeowner rehab once Russell receives its NRSA designation.

NDHC has also been successful in helping CNI team members who attended the 2014 and 2015 NeighborWorks America Community Leadership Institutes (CLI) obtain \$2,000 Action Grants for each year. 2014 funds were used to create a mini-Neighborhood Institute, which included a bus tour to showcase assets in Russell and 3 other neighborhoods for residents and stakeholders. The CNI members who attended the 2015 CLI will receive a \$2,000 Action Grant in 2/16 to begin reconditioning vacant properties in Russell into gathering, gardening and arts spaces. LMG has pledged a conditional matching grant to this "Doing While Planning" activity.

o. Action Activities Process: From the start of our CNI planning process, Russell residents have said they want to see more change in their neighborhood **now**, especially tangible actions that address the neighborhood's challenges and confirm that they are being heard. So our **Action Activity** selection process does just that – it builds upon community input that is forming Russell's TP, and empowers residents to facilitate the selection process and be the final decision makers. Therefore, the first step in the selection process will be a community-wide meeting (including TF and CC members) facilitated by Center for Neighborhoods (CFN) and Russell residents who recently graduated from CFN's Russell Neighborhood Institute (RNI). Meeting participants will identify potential Action Activities that reflect the top priorities and strategies included in the draft TP, which will be submitted to HUD by 7/16/16. Attendees will work in break out groups to develop Action Activities recommendations that match the level of specificity given in the draft TP. For example, some draft TP strategies may be highly defined (e.g., "Create a welcoming gateway to the Russell Neighborhood at the intersection of 9th Street and Muhammad Ali. using public art or creative signage"), while others may leave greater room

Exhibit (Ex.) E: Soundness of Approach

for interpretation (e.g., “Conduct a homeowner façade improvement program on critical blocks,” without the precise locations and number of houses specified). Using the draft TP’s priorities and level of specificity as a guide ensures that the Action Activity selection process starts at a point of neighborhood consensus. Potential Activities will then be further vetted by the CNI team to ensure they: 1) fall within HUD’s eligible categories; 2) can realistically be completed within the grant period; and 3) do not duplicate efforts that are already fully funded, or where sufficient funding is readily available from other sources. The goal at this point in the process is not to select the actual Activities, but to compile a comprehensive list of possible Activities that fit the criteria listed above, which will be taken to the community for further prioritization.

Once an initial list of potential Activities has been identified, the CC, CFN facilitators, and RNI graduates will meet to review each Activity to decide whether or not a call for proposals will be issued. In some cases, a clear sole source might obviate the need for this step (for example, the local utility company might be the only entity qualified to install historic gas lighting). Likewise, implementation by a City agency or LMHA might provide the most cost effective use of funds if a program or structure is already in place that could simply be expanded (e.g., using the city’s existing land banking program to target vacant lots in Russell). Note that any LMHA or City staff time to administer activities will be an in-kind contribution, and Action grant funds will only be spent on actual Activities.

For Activities that could feasibly and cost effectively be implemented by a variety of organizations, individuals, and/or groups of residents (e.g., creative signage to enhance neighborhood branding), a call for proposals will be made. Respondents will be asked to describe how they will implement the Activity, including a projected budget; their plans to engage and/or build capacity of community members to effect positive change in the neighborhood; and their capacity to complete the project within the grant period. A variety of outreach methods (NOWs,

Exhibit (Ex.) E: Soundness of Approach

media, newsletters, announcements at church services, etc.) will be used to encourage Russell residents, community-based organizations, and Section 3/MBE/WBE/DBE concerns to submit proposals. Proposals will then be reviewed by the CC, CFN facilitators, and RNI graduates to ensure they conform to grant requirements; are feasible; and that respondents are not, nor are they proposed to be, federally debarred or suspended. Again, the goal is not to select actual Activities, but to compile a list of viable proposals to be added to the list of potential Activities for which proposals were not solicited, creating a final “slate” to be put forth to the community.

Formal invitations (in addition to our usual outreach methods) will then be mailed to each Russell household announcing a community voting and participatory budgeting (PB) event. Instructions for completing a web-based ballot and a list of alternate voting times and locations will also be included in the mailing to maximize residents’ voting options. The event itself will be structured much like a science fair with information booths on each Activity option, which attendees can visit following a short presentation describing the voting process. Ballots will ask residents to select their highest priority Activity first, followed by their second, third and fourth choices, etc., allocating their budget accordingly up to the currently projected amount of \$1,875,000. Over a period of several weeks, NOWs and RNI graduates will also “bring the vote” to residents on location at senior housing developments, churches, community centers, youth group meetings, and other venues, using tablet computers to work one-on-one with voters to complete their selections. Particular attention will be focused on traditionally marginalized populations and those who may need assistance voting, such as persons with disabilities or Limited English Proficiency.

Once voting has closed and results have been tallied, final Activities will be selected in the order of most votes received, until all available funds have been allocated. A formal Action Plan will be submitted to HUD within 6 months of grant award, and the final Action Activities will be

Exhibit (Ex.) E: Soundness of Approach

announced at a community celebration upon the Plan's approval. Progress updates on the implementation of Action Activities will also be shared regularly with the community.

p. Staffing Plan: Our Action Activity staffing plan (Att. 14) builds upon the same structure as our planning process – a Coordinating Committee, 4 Task Forces, plus an expanded role for 2 partners – CFN and graduates from the RNI, who will serve as facilitators for the entire Action Activity selection process (Ex. E.o). LMHA will continue in their role as Lead Applicant and coordinate the overall Action Activity process to ensure a smooth interface with the TP planning and implementation processes. LMHA staff will also draft the calls for proposals, the Action Plan and all agreements with Action Activity funding recipients; develop the voting tool and process; coordinate community meetings; and administer any other required steps in the Action phase. While our planning coordinator EJP and architectural consultant GC will not be involved in the Action phase, 2 of our Planning consultants will have key roles. NDHC will lead the outreach and engagement efforts related to Action Activities, and continue their capacity building efforts among residents and stakeholders. CLR, our public relations consultant, will assist with outreach efforts using various media outlets. As described in Ex. E.o, our 4 TFs and CC working groups will help community members identify potential Action Activities from the top priorities and strategies included in the draft TP. The CC will also serve as a working group to assist with the proposal process. All time spent on the administration of the Action grant will be provided in-kind or paid from non-CNI sources.

q. Planning Schedule: Our Action Activity process builds upon our HUD-approved Planning Grant Schedule in Att. 15. **7/18/16:** (based on a 6/27/16 grant award) Our CNI team holds a community meeting, facilitated by the CFN and RNI graduates, to identify potential Action Activities using the draft TP submitted to HUD on 7/7/16. **8/17/16:** The CFN and RNI graduates facilitate a CC meeting to review and decide whether each Activity will have a “call for

Exhibit (Ex.) E: Soundness of Approach

proposals” issued, be sole sourced, or administered in-house. **9/1/16:** 30-day call for proposals window begins, as well as outreach efforts to encourage applicants. **10/5/16:** CFN and RNI graduates facilitate a special CC meeting to review proposals, and compile a final list of potential Activities. Formal voting event invitations are mailed to all Russell residents; outreach efforts begin for the event and voting process. **10/15/16:** CFN and RNI graduates help the CNI team facilitate an interactive Community Voting/PB event. On-line voting tool is launched, and NOWs and RNI grads start “bringing the vote” to Russell residents on location. **11/7/16:** The selection process closes, votes are tallied, and final Activities are selected in the order of most votes received. LMHA staff begins drafting the Action Plan. **11/21/16:** Action Plan is sent to HUD for review and approval. **Upon HUD Approval:** The Activity selection results are shared at a community celebration. Agreements are executed with funding recipients. **11/30/17:** Action Activities are completed. **12/16/17:** Final reports on each Activity, including a budget reconciliation, a narrative describing outcomes, impacts, and lessons learned, and photos are submitted to LMHA by each entity completing the work. **By 12/23/17:** Final Action Grant report is sent to HUD.

r. Budget: LMHA’s most recently approved CNI Planning Grant budget, which includes \$425,000 in HUD funds and \$600,000 in LMG cash leverage for a total CNI budget of \$1,025,000, can be found in Att. 16. Recognizing the importance of capacity building, we allocated a significant portion of the budget for community outreach and engagement, including empowerment, capacity building, youth engagement, community conversations and special planning activities (4.88%); the neighborhood, business and block surveys, using NOWs (11.03%), computer tablets (0.17%), and incentives for participation (0.20%); partners and staff to attend HUD’s CNI conferences (1.61%); and other training events (0.49%) throughout the planning process. Funds were also apportioned to provide supports for residents to be engaged in

Exhibit (Ex.) E: Soundness of Approach

the planning process, including childcare and transportation for meetings (0.49%); translation/interpretation services (0.59%); and meeting materials and printing, including *Vision Russell* newsletters (1.07%).

The majority of the CNI budget is being utilized for the planning coordinator, architectural and engineer fees, studies, and other costs related to the planning and development of the TP. These include funds for our planning coordinator EJP Consulting Group and other consultants to help develop, implement and analyze resident, neighborhood, business and block surveys, compile data and prepare an existing conditions report, facilitate meetings and workshops, and prepare and produce the final TP (36.34%); design and develop neighborhood and site conceptual plans and elevations (6.34%); provide communications and PR services, including *Vision Russell* website development (4.19%); conduct market analyses (2.44%) and a Phase I environmental study for Beecher and environment assessment of Russell (0.96%); and for other architectural/engineering fees including archeological and geotechnical studies (5.32%).

Grant funding and leverage have also been allocated for technical assistance to develop and draft components of the TP, including a consultant who is supporting the Education TF's work (3.90%); technical writing, policy and best practices research (2.44%); legal consultants (1.95%); and financial consultants (5.85%). Budget funds have also been allocated to support our "Doing While Planning" activities (1.46%), and LMHA project management, administration and support (8.28%). As of 2/1/16, LMHA has also provided cash contributions of \$177,256 toward the administration of CNI efforts, and \$11,030 for incentives to Beecher households.

s. Consistency with Other Planning Documents: As indicated in Att.17, the proposed Russell TP is consistent with the Louisville/Jefferson County Metro Government's Consolidated Plan, LMHA's FY 2015 and FY 2016 MTW Plans, and *Sustain Louisville*, a regional sustainability plan adopted by 84 local governmental jurisdictions.

Exhibit F – Likelihood of Implementation

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitFLikelihoodImplementation.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) F: Likelihood of Implementation

t. Alignment with Existing Efforts: The Beecher Terrace public housing development and the surrounding Russell neighborhood are located in an officially designated Priority Project Area (see Att. 18). By adopting Russell as a “PPA,” the City has committed to strategically investing its monetary and staffing resources toward Russell’s revitalization. Within the past 2 years, the City has dedicated \$200,000 in CDBG funds to Russell for rehab of owner-occupied houses; \$500,000 toward the development of the Louisville Central Community Center’s (LCCC) “Family Strengthening Conference Center”; and an additional \$1.4 million to support the Cedar Street Development, a public-private partnership between the City and two CNI partners, Community Ventures Corporation (CVC) and the Louisville Urban League, which is constructing 29 market rate homes in the 1900 block of Cedar Street. The City is also developing a Neighborhood Revitalization Strategy Area (NRSA) plan for Russell, and intends to dedicate additional CDBG funds for activities identified in the NRSA plan upon its approval by HUD.

u. Creating Lasting Momentum: While Russell still bears many of the markers of a distressed neighborhood, multiple forces are clearly aligning to build momentum for its successful transformation. Its geographical desirability – directly adjacent to a vibrant, culturally rich Downtown and Central Business District, close proximity to the 85-acre Waterfront Park, as well as direct access to the city’s major transportation corridors – has recently pushed it to the forefront for sustainable housing and business redevelopment – and Russell has benefited from spillover effects from rehab and other economic development activities underway in 2 adjacent NRSA’s, Portland and Shawnee.

Russell is also home to many of the city’s anchor educational, civic, cultural and faith-based institutions, including the Kentucky Center for African American Heritage (KCAAH), a Carnegie library (the first in the nation built for and staffed by African-Americans), the

Exhibit (Ex.) F: Likelihood of Implementation

Louisville Metro Fire Department's headquarters, Central High School and its football stadium, 3 elementary schools, the Urban League, LCCC, and dozens of historic churches (Att. 22).

Stabilizing and enhancing the housing stock has been a primary focus of several CNI partners, who have obtained more than \$9 million to construct and refurbish 600+ neighborhood homes since 1990. Pioneer Park, a 4-block redevelopment area, includes 84 newly-constructed homes at a variety of price points that have weathered the housing bubble well, with some now valued over \$300,000 (Louisville's median home value is \$105,900). Habitat for Humanity has built or renovated over 100 homes in Russell, and is employing innovative, cost effective technologies in their Rehab Program to improve the energy efficiency of older housing stock. One of their ReStores is located in the nearby Portland neighborhood, providing reasonably priced construction materials to homeowners and rehabbers in the area. Our housing partner New Directions (NDHC) has recently renovated 2 historic Russell properties to serve as refugee housing, applied for LIHTCs to renovate the HUD-assisted 83-unit Russell Apartments, and is working on plans for a recently-acquired property directly across from the KCAAH at an intersection critical to our Transformation Plan (TP) (Att. 13.x). Telesis, owner of City View Park, a 500+ HUD-assisted site across the street from Beecher, will soon undertake a comprehensive "refresh" of the development to update curb appeal, including façade, landscaping and streetscape. Telesis is also exploring redevelopment possibilities for a 3-acre commercial site on the City View footprint, and has committed to coordinating these efforts with the CNI team, so that any future uses address neighborhood needs (Att. 13.aa).

Russell is home to 3 National Register Districts containing many architecturally distinct, yet affordable homes with solid bones awaiting restoration. These areas are the focus of a number of development activities that will enhance our Russell TP efforts, including the Cedar Street

Exhibit (Ex.) F: Likelihood of Implementation

Development, which is currently entering its 2nd phase, adding 29 new market-rate homes to 14 constructed between 2005 and 2008 (Ex. E.t), and the restoration of 14 historic structures in Russell and the adjacent Shawnee neighborhood by Oracle Design Group, including a vacant 19th-century mansion that is being adaptively rehabbed into affordable apartments.

LCCC is leading many of the efforts to recreate a vibrant Russell neighborhood, having invested more than \$12 million to help generate jobs in West Louisville and to revitalize Old Walnut Street - a multi-purpose commercial, cultural and family services hub that is home to their central offices. In 2015, LCCC celebrated the grand opening of an 8,000 square-foot “Family Strengthening Conference Center,” and welcomed the University of Louisville’s Office of Public Health Practice, which is bringing a Youth Violence Prevention Research Center to the campus (Ex. E.h). During 2016, LCCC hopes to begin construction on the remaining components of the master site plan, including an eCommerce Business Incubator that will house 12-15 businesses, a commercial kitchen, restaurant, and performing arts theater (Att. 13.p). In 2014, LCCC garnered \$75,000 in pro bono services from the American Institute of Architects (AIA), which funded a 3-day community visioning workshop for Muhammad Ali Boulevard facilitated by an AIA Sustainable Design Assessment Team. The results are manifesting visible excitement among residents and stakeholders, who now foresee an internationally-renowned Arts and Culture District along the corridor, anchored by the KCAAH (Att. 13.v).

St. Peter’s Church has recognized the momentum building in Russell and is engaged in conversations with the CNI planning team to examine ways their historic church property (which has lain vacant for several years and is directly across from Beecher) can be given new life in a way that best serves the needs of the community. The result is a phased, mixed-use development plan for St. Peter’s campus, which includes the construction of retail and office space,

Exhibit (Ex.) F: Likelihood of Implementation

apartments, a new worship space, and joint-use space in the original sanctuary. Initial discussions are also exploring the inclusion of Beecher replacement housing units at the redeveloped site. To help prepare residents for the homeownership (HO) and rental opportunities that will be created during TP implementation, St. Peter's has also secured preliminary staff funding and formalized a partnership with a national organization to provide credit counseling and HO preparation services. This initiative also includes a \$250,000 fund for small credit building loans (Att. 13.g).

The City is also actively engaged in building momentum for Russell's rebirth. The Mayor's West Louisville Strategies for Success is a multi-prong, coordinated initiative moving West Louisville, including Russell, toward a vision of prosperity. This comprehensive approach is dedicated to improving outcomes in the following areas - **Education:** The City has signed a unique "mutually accountable partnership" agreement with Jefferson County Public Schools, which is increasing collaboration between Metro and the school system; created an Out of School Time Coordinating Council; launched a Cultural Pass program that allows children free access to local educational and cultural institutions; created the 15K initiative to support 15,000 African Americans in obtaining college degrees; and built the "cradle to career" pipeline, a framework we are building upon in the Education component of the Russell TP. **Safe and Healthy Neighborhoods:** In 1/2015, the new Mayor's Office of Safe and Healthy Neighborhoods issued the *One Love Louisville Community Plan*, which aims to reduce the number of violent deaths and the number of youth exposed to violence. The City has also received 2 federal Right Turn grants, totaling \$2.25 million, to help 500 youth from distressed communities who are involved in the juvenile corrections system. A \$200,000 City-funded expansion of the program is targeting 100 additional youth in the Shawnee and Russell neighborhoods. Also part of this pillar are financial education and asset building classes held in

Exhibit (Ex.) F: Likelihood of Implementation

partnership with 6 banking institutions, and the release of *Healthy Louisville 2020*, a comprehensive roadmap to help improve the City's health, including specific goals to improve West Louisville residents' health measures. **Economic Development:** The last 3 City budgets have included funds for significant West Louisville land acquisitions, and Metro staff has actively pursued high value users for these properties. This strategy has already realized huge dividends for the Russell neighborhood, with a new Walmart and YMCA (which will offer a daycare, health clinic, and bank, in addition to the Y's traditional fitness programming) in the works at 18th and Broadway, and the \$53 million FoodPort set to be constructed on 30th Street. The City has also created 3 wi-fi hotspots in Russell, part of its ongoing efforts to bridge the digital divide, and offered Coding at the Beech, a program housed at the Baxter Community Center that teaches youth coding skills (7 graduates of the inaugural class launched Beech Technologies, which generated \$20,000 in revenue last year). The WeHire program is using Connectors to help link residents with jobs and job readiness training, and KentuckianaWorks is providing workforce development solutions through its Manufacturing Career Center and the Etsy Craft Entrepreneurship Program, which provides micro-business training to underemployed, low-income adults, at the Nia Center (across the street from Russell at 29th and Broadway). **Built Environment:** In 2013 the City hired RKG Associates to conduct a comprehensive *Vacant and Abandoned Property Neighborhood Revitalization Study*, which recommended the adoption of officially designated "Priority Project Areas" to help strategically target limited resources where they can have the most impact and greatest effect (Ex. F.t). In Russell, this resulted in Rsquared (which stands for Reuse & Revitalize), an initiative that harnesses the power of civic innovation, coupled with public and private partnerships, to create sustainable uses for underutilized properties city-wide. The City has also implemented a successful \$1.8 million revolving loan

Exhibit (Ex.) F: Likelihood of Implementation

fund for brownfield cleanup, and in 12/2015, submitted an EPA Brownfield Assessment grant application for Russell. During 2015, Metro also invested funds in major infrastructure improvements along Russell's West Market Street commercial corridor, including new curbs, crosswalks, green infrastructure, and benches. The City is continuing its planning efforts to reimagine 9th Street as a gateway to West Louisville, including ways to enhance pedestrian connectivity at 9th and Main with new lighting. A study to look at possibilities for removing or modifying the Interstate 64 ramps will begin early this year.

Plans to make Russell a healthy, local food destination are also coming to fruition. Community Ventures, a community based non-profit helping Kentucky residents increase income and build assets through small business ownership, homeownership and job creation, has converted a former cafeteria into a food business incubator, with plans for a restaurant and small grocery outlet to follow. Chef Space opened in 11/2015, and will provide space, business support, and micro loans for as many as 50 chefs, caterers, bakers and other value added food producers. Meanwhile, Seed Capital KY, through a unique public-private partnership with the City, is preparing to transform a 24-acre vacant lot at 30th and Muhammad Ali into the West Louisville FoodPort, which will provide urban farming, access to fresh food, and 240+ new jobs within Russell. The \$54 million project is set to break ground in 2016, and confirmed tenants include FarmedHere (a vertical farming operation), The Weekly Juicery, Piazza Produce, Just One Organics and the KY Cooperative Extension Service, which plans to run a demonstration garden onsite. Russell residents sit on Seed Capital's Community Council, which is developing a Community Benefits Agreement to include commitments to hire area residents, veterans, refugees, and ex-offenders. Across the street, Louisville Grows has broken ground on a community orchard first envisioned through the Rsquared initiative.

Exhibit (Ex.) F: Likelihood of Implementation

Looking ahead, the future can be bright for Russell. Its advantages are clear, and many stakeholders are working together to set a new course. Although past efforts have been fragmented and focused on singular issues and areas, a cohesive neighborhood vision is rapidly emerging from the planning process, which can be further catalyzed through Action Activities.

Likelihood of Funding for Implementation: As the CNI Housing Implementation Entity, LMHA has pledged a minimum of \$20 million in existing funds for the acquisition and/or redevelopment of Beecher public housing replacement units. The funds will be used for this purpose whether or not the agency receives a future CNI Implementation Grant. In order to affirmatively further fair housing, all replacement units will be located either within Russell or in non-impacted census tracts elsewhere in the city. The CNI team is examining phasing strategies and funding sources for the site's redevelopment including LIHTC, RAD, and Section 8 reserves. With 220 Beecher residents age 55+, LMHA will explore the use of Section 202 funds to help ensure an ample supply of accessible, service-enriched housing for this growing population. The fungibility provided through our MTW status may also provide other avenues for financing.

Louisville Metro Government (LMG), our CNI Neighborhood Implementation Entity, intends to contribute additional funds toward NRSA plan activities in addition to its substantial prior *Vision Russell* funding commitments (Ex. F.v). The City has also adopted Russell as a "Priority Project Area," a designation that ensures Metro financial and staff resources will continue to be directed toward the neighborhood (Ex. F.t). LMHA and LMG will also to continue to examine all place-based federal grant programs to enhance the implementation of our TP - the City submitted an EPA Brownfield Assessment Grant application for Russell in 12/2015; is currently preparing applications for a Promise Zone designation and the DOT's Smart City Challenge; and intends to apply for DOJ Byrne Criminal Justice Innovation Program funds this spring.

Exhibit (Ex.) F: Likelihood of Implementation

In addition to LMHA and LMG, many of our partners are already investing heavily in Russell, and a network of funders is beginning to focus on West Louisville initiatives. One West, a non-profit community development organization born out of the 2014 Bingham Fellows class (Ex. E.m), is fostering sustainable economic development in 9 West Louisville neighborhoods by establishing new pathways to private and public capital. A Coordinating Committee member is facilitating discussions between our CNI team and a consortium of local foundations that are currently working independently on West Louisville initiatives, but would like to maximize their impact by combining resources to work on a focused project. The CNI team is also exploring the use of state tourism tax credits to help with Russell's Arts and Culture District creation.

Conformance with Local and Regional Plans: The TP currently under development conforms to local and regional plans, among which are: the City's comprehensive plan, *Cornerstone 2020*; *Consolidated Plan* (Att. 17); *Analysis of Impediments to Fair Housing Choice*; *Blueprint for Safe and Healthy Neighborhoods*; *Russell Urban Renewal Master Plan*; *Sustain Louisville* (Att. 17); as well as the City's 20-Year Action Plan for Fair Housing and Parks, Open Space, Bike, and Pedestrian Master Plans. The CNI team is also working closely with LMG staff on a NRSA plan for Russell, and to ensure the final TP is closely aligned with the City's upcoming 9th Street Corridor study and that it meets all requirements to be a City-adopted Neighborhood Plan.

v. Local Government Support: As evidenced by Mayor Fischer's letter in Att. 19, the City is in full support of our CNI planning process for Russell and Beecher Terrace, as well as our application for Action Activities funding. The City has provided significant resources to support these efforts, including a firm leverage commitment of \$375,000. LMG has also provided \$600,000 in cash and \$77,876 in supporting leverage for our FY2014 CNI Planning Grant, and the Mayor has dedicated staff support from nearly every division of Metro Government.

Exhibit G – NOFA Priorities

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitGNOFAPriorities.pdf

Attached to application in zip file: ExhibitsAthruG.zip

Exhibit (Ex.) G: NOFA Priorities

Participative Planning and Implementation: LMHA and its partners have built in numerous measures to ensure that traditionally marginalized populations are able to meaningfully participate in our CNI planning process, and will continue these steps during the Action Activities process. Many of our TF and CC members work directly with these groups, including NDHC, HPI, Oak & Acorn Center, and Christian Health Center West (who work with the elderly/disabled); Catholic Charities (immigrants); MOLO Village (ex-offenders); Urban League (racial and ethnic minorities); City View Park (HUD-assisted housing residents); and Beecher Terrace (public housing residents). Russell’s faith based leaders also continually reach out to these groups, as do the NOWs, who’ve been holding “kitchen conversations,” and “going where people are” (festivals, fast food outlets, barber shops, door to door, etc.) to gather input and extend invitations to CNI planning activities. Transportation, childcare and interpretation services are also provided at CNI community events to help address any barriers to participation.

As described in Exhibit E.o, a variety of outreach methods will be used (NOWs, media, newsletters, etc.) to encourage Section 3 and MBE/WBE/DBE concerns to submit Action Activity proposals. The NOWs and RNI graduates will also “bring the vote” to traditionally marginalized populations to ensure they can participate in the selection of Action Activities.

Renewable Energy: LMHA certifies that the Russell TP will incorporate renewable energy technologies on-site in the redevelopment of Beecher Terrace, our target housing. LMHA began using these technologies at Liberty Green, its premiere green HOPE VI site, and the first mixed-income development in Kentucky to receive the EPA National Energy Star Award in Excellence in Affordable Housing (2007). Its Community Building, which features ICF wall construction and geo-thermal heating and cooling, has LEED Certification. All units at the new Sheppard Square HOPE VI site meet Enterprise Green Community standards, and LEED-ND certification is pending for the Smoketown neighborhood. LEED-ND will also be sought for Russell.

CHOICE NEIGHBORHOODS PLANNING GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Russell

ELIGIBLE APPLICANT

You must provide the following information for the Lead Applicant and, if applicable, the Co-Applicant

Lead Applicant: Louisville Metro Housing Authority

Type of Eligible Applicant ☒ Public Housing Agency ☐ Local Government ☐ Tribal Entity
(check one) PHA Code: KY-001

☐ Nonprofit ☐ For profit developer applying jointly with a public entity

Mailing Address: 420 South Eighth Street, Louisville, KY 40203

Executive Officer Name & Title: Tim Barry, Executive Director

Telephone: 502-569-3420 Fax: 502-569-3459 Email: barry@lmha1.org

Primary Contact Name & Title: Tim Barry, Executive Director

Telephone: 502-569-3420 Fax: 502-569-3459 Email: barry@lmha1.org

Co-Applicant (if any): N/A

Type of Eligible Applicant ☐ Public Housing Agency ☐ Local Government ☐ Tribal Entity
(check one) PHA Code: _____

☐ Nonprofit ☐ For profit developer applying jointly with a public entity

Mailing Address: _____

Executive Officer Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

Primary Contact Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

If you have selected an outside Planning Coordinator, provide the following information:

Planning Coordinator: EJP Consulting Group, LLC (Planning coordinator for our FY2014 CNI Planning grant only)

Mailing Address: PO Box 336, Manchester, VA 98353

Executive Officer Name & Title: Rhae Parkes, Partner

Telephone: 202-248-1967 Fax: 866-582-5103 Email: parkes@ejpconsultinggroup.com

Primary Contact Name & Title: Rhae Parkes, Partners

Telephone: 202-248-1967 Fax: 866-582-5103 Email: parkes@ejpconsultinggroup.com

Attachment 2 – Eligible Applicants Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att2EligibleApplicantsDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

N/A

Attachment 3 – Documentation for Planning Coordinator

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att3DocforPlanningCoordinator.pdf

Attached to application in zip file: Attachments1thru10.zip

**CONTRACT FOR CHOICE NEIGHBORHOODS PLANNING
COORDINATOR SERVICES**

This Contract is entered into by and between the Louisville Metro Housing Authority, 420 South Eighth Street, Louisville, Kentucky 40203 (herein "LMHA"), and EJP Consulting Group, LLC, P.O. Box 336, Manchester, WA 98177 (herein "Planning Coordinator") on this 17th day of February, 2015.

It is hereby agreed as follows:

**ARTICLE I
SCOPE OF SERVICES AND DUTIES**

1.0 Scope. Planning Coordinator shall perform, on behalf of and for LMHA, all of the planning coordination services set forth in the Request for Proposal issued June 25, 2014 and titled Request for Proposals for Choice Neighborhoods Planning Coordinator (Contract No. FC-1412-HD, Proposal No. 1363, a copy of which is attached hereto, incorporated herein by reference, and marked as Exhibit A), as well as those set forth in the scope of services outlined in Attachment 3 in the Russell Choice Neighborhoods Planning Grant application submitted to HUD on August 9, 2014 (a copy of which is attached hereto, incorporated herein by reference, and marked as Exhibit B). Further, Planning Coordinator shall perform planning coordination services as directed by the Executive Director of LMHA or other LMHA staff with respect to LMHA's implementation of a neighborhood transformation planning process for the Russell neighborhood and Beecher Terrace public housing development. Such services shall include, but are not limited to: a) conducting meetings between LMHA staff, LMHA'S Board of Commissioners, Louisville Metro staff, Choice Neighborhoods committee and task force members, other Russell neighborhood stakeholders, and Russell and Beecher Terrace residents; b) providing technical assistance on policies, strategies and financing related to the Choice Neighborhoods planning, implementation and transformation process; c) facilitating interactions between LMHA and its partners with officials of the U.S. Department of Housing and Urban Development (HUD) in Louisville and Washington, D.C. as needed; and d) any other assignments requested by LMHA in regards to the Russell Choice Neighborhoods planning, implementation or transformation process.

1.1 Reporting Requirements. Planning Coordinator shall take all responsible steps to represent LMHA in the above matter and will take all reasonable steps to keep LMHA informed of progress, relevant facts, and respond promptly to LMHA's inquiries regarding the Project. LMHA agrees to keep Planning Coordinator advised of relevant facts, and to cooperate with Planning Coordinator and keep them informed of new developments concerning the Project.

ARTICLE II

TERM

2.0 Term. This Contract shall be effective as of February 17, 2015 and extend through the duration of the Choice Neighborhoods planning grant period. If a subsequent grant or funds are received to implement elements of the Russell Choice Neighborhoods transformation plan, then this contract can be extended upon mutual agreement of both parties. The services provided by Planning Coordinator hereunder shall be taken in such sequence and with such reasonable dispatch as to facilitate the expeditious completion of the planning coordination work assigned at the lowest practical cost.

2.1 Termination. This Contract may be terminated at any time by LMHA at will or for cause upon thirty (30) days written notice to Planning Coordinator. Planning Coordinator shall be compensated for all completed services and related expenditures under this Contract as of the date of termination.

ARTICLE III

FEES

3.0 Payments. LMHA shall pay Planning Coordinator for all reasonable planning coordination services rendered hereunder, pursuant to the Proposal submitted on July 15, 2014, and particularly the "Fee Proposal Submittal" set forth at Tab 4 thereof (copy of proposal attached hereto, incorporated herein by reference, and marked as Exhibit C). Planning Coordinator shall staff the Project in the manner described in the Proposal.

3.1 Expense Reimbursement. LMHA shall reimburse Planning Coordinator for such reimbursable expenses relating to the planning coordination work assigned and generally chargeable to a client at cost plus a 10% administrative fee, and approved in advance by LMHA. Said expenses shall include those set forth at Tab 4 of the Proposal submitted by Planning Coordinator and the categories set forth therein (see Exhibit C). Other expenses not set forth in the Proposal which are reasonable in amount and necessary to accomplish the scope of services of this Contract shall also be reimbursed by LMHA.

3.2 Consultants. The Planning Coordinator's project team shall be as noted in the Proposal set forth in Exhibit C. Other consultants shall not be retained by Planning Coordinator without the prior written authorization of LMHA.

3.3 Monthly Statements. Planning Coordinator shall submit to LMHA a monthly statement of account which clearly sets forth the date of performance, the designated items of work, the name of the planning coordinator who performed the work, the time charged thereto (in 1/10 hour segments, or multiples thereof, in connection with an hourly rate), and the total number of hours charged under each rate for the planning coordinator or staff members listed.

3.4 Payment Time Period. LMHA agrees to pay Planning Coordinator for all approved invoices within thirty (30) days from the date the invoice is received by LMHA.

3.5 Contract Completion. At the conclusion of the performance of Planning Coordinator services, all unpaid charges shall become due and payable. All documents and files of LMHA related to the Project shall be forwarded to LMHA, along with all property of LMHA in Planning Coordinator's possession at that time.

3.6 Maximum Fees. Planning Coordinator fees pursuant to this Contract shall not exceed \$437,500 per contract term, unless prior written authorization is granted by LMHA to exceed that amount.

ARTICLE IV HUD REQUIREMENTS

4.0 Subcontracting with Small and Minority Firms, Women's Business Enterprises, and Labor Surplus Area Firms. Planning Coordinator shall take all necessary steps to ensure that, whenever possible, subcontracts are awarded to small business firms, minority firms, women's business enterprises, and labor surplus area firms.

4.1 Equal Employment Opportunity. During the performance of this Contract, Planning Coordinator shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, veteran's status or handicap. Such action shall include, but not be limited to: (1) employment; (2) upgrading; (3) demotion; (4) transfer; (5) recruitment or recruitment advertising; (6) layoff or termination; (7) rates of pay or other forms of compensation; and, (8) selection for training, including apprenticeships.

4.2 Interest of Members of Congress. No Member of or delegate to the Congress of the United States of America shall be admitted to any share or part of this Contract or to any benefit that may arise hereunder.

4.3 Interest of Members, Officers, or Employees and Former Members, Officers, or Employees. No member, officer or employee of LMHA, no member of the governing body of Louisville Metro Government, and no other public official of Louisville Metro Government who exercises any functions or responsibilities with respect to LMHA, shall, during his or her tenure, or for one year thereafter, have any interest, direct or indirect, in this Contract or the proceeds thereof.

4.4 Limitations of Payments Made to Influence Certain Federal Financial Transactions. Planning Coordinator agrees to comply with Section 1352 of Title 31, United States Code, which prohibits the use of Federal appropriated funds to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with any of the following covered Federal actions: (1) the awarding of any Federal contract; (2) the making of any Federal grant; (3) the making of any Federal loan; (4) the entering into of any cooperative agreement; or (5) the modification of any Federal contract, grant, loan, or cooperative agreement. Planning Coordinator further agrees to comply with the requirement of the Act to furnish a disclosure (OMB Standard Form LLL- Disclosure of Lobbying Activities, or other forms required pursuant to The Lobbying Disclosure Act of 1995) if any funds other than Federal appropriated funds (including profits or fees received under a Federal transaction) have been paid or will be paid to any

person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, or an employee of a Member of Congress in connection with a Federal contract, grant, loan or cooperative agreement.

4.5 Examination and Retention of Planning Coordinator's Records. LMHA, or any of its duly authorized representatives shall, for at least three (3) years after final payment under this Contract, have access to and the right to examine any of Planning Coordinator's directly pertinent books, documents, papers, or any other records involving activities related to this Contract, for the purpose of making audit, examination, excerpts, and transcriptions of such records.

4.6 Equal Opportunity for Business and Lower-Income Persons (HUD Act of 1968, Section 3). Planning Coordinator agrees to comply with HUD regulations in 23 CFR Part 135, which implement Section 3. As evidenced by the execution of this Contract, Planning Coordinator certifies that they are under no contractual or other impediment that would prevent compliance with 24 CFR Part 135 regulations.

4.7 Certification of a Drug-Free Workplace.

A. Definitions. As used in this clause:

"Controlled Substance" – means a controlled substance in Schedules I through V of Section 202 of the Controlled Substance Act (21 U.S.C. 812) and as further defined in regulation at 21 CFR 1308.11 – 1308.15.

"Conviction" – means a finding of guilty (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes.

"Criminal drug statute" – means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, possession or use of any controlled substance.

"Drug-free Workplace" – means the site(s) for the performance of work done by Planning Coordinator in connection with a specific contract at which employees of Planning Coordinator are prohibited from engaging in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance.

"Employee" – means an employee of Planning Coordinator directly engaged in the performance of work under a Government Contract. "Directly engaged" is defined to include all direct cost employees and any other employee who has other than a minimal impact or involvement in contract performance.

B. Duties. Planning Coordinator, if other than an individual, shall within thirty (30) calendar days after award (unless a longer period is agreed to in writing for contracts of thirty (30) calendar days or more performance duration), or as soon as possible for contracts of less than thirty (30) calendar days performance duration:

1. Publish a statement notifying such employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in Planning Coordinator's workplace(s) and specifying the actions that will be taken against employees for violation of such prohibition.

2. Establish an ongoing drug-free awareness program to inform such employees about –

- The dangers of drug abuse in the workplace;
- The Planning Coordinator's policy of maintaining a drug-free workplace;
- Any available drug counseling, rehabilitation, and employees assistance programs; and
- The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

3. Provide all employees engaged in performance of this Contract with a copy of the statement required by subparagraph b.1 of this clause.

4. Notify such employees in writing in the statement required by subparagraph b.1 of this clause that, as a condition of continued employment on this contract, the employee will –

(i) Abide by the terms of the statement; and

(ii) Notify the employer in writing of the employee's conviction under a criminal drug statute for violation occurring in the workplace no later than five (5) calendar days after such conviction.

5. Notify LMHA in writing within ten (10) calendar days after receiving notice under subsection b.4(ii) of this provision from an employee, or otherwise, receiving actual notice of such conviction. The notice shall include the position or title of the employee.

6. Within thirty (30) calendar days after receiving notice under subsection b.4(ii) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:

(i) Take appropriate personnel action against such employee, up to and including termination; or

(ii) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State or local health, law enforcement, or other appropriate agency.

7. Make a good faith effort to maintain a drug-free workplace through implementation of subparagraphs b.1 through b.6 of this clause.

C. Planning Coordinator, if an individual, agrees by award of this contract or acceptance of a purchase order, not to engage in the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance in the performance of this Contract.

D. In addition to other remedies available to LMHA, Planning Coordinator's failure to comply with requirements b. or c. of this clause may, pursuant to FAR 23.506, render the Planning Coordinator subject to suspension of Contract payments, termination of the contract for default, and suspension or debarment.

ARTICLE V

MISCELLANEOUS

5.0 Arbitration – Any claim or controversy arising out of or relating to this Contract or the breach thereof shall be submitted to binding arbitration by an arbitrator mutually selected by the parties, and Judgment upon the award rendered by the arbitrator may be entered in any Court having jurisdiction thereof. It is agreed between the parties that the Commonwealth of Kentucky shall have jurisdiction over the arbitration, and that any such hearings shall be held in Jefferson County, Kentucky.

5.1 Changes – Any and all changes or modifications to this Contract must be in writing and signed by both the Planning Coordinator and an authorized representative of LMHA.

5.2 Governing Law – This Contract is made and entered into in Jefferson County, Kentucky and shall be construed and enforced in accordance with the laws of the Commonwealth of Kentucky. The above notwithstanding, nothing in this agreement shall be construed to require or allow the Planning Coordinator or LMHA to act in violation of any law, rule, or regulation of the Commonwealth of Kentucky or the United States of America.

5.3 Entire Agreement - This Contract, consisting of 10 pages, the above-listed Exhibits, and any subsequent addenda agreed to in writing by both parties, contains the entire agreement between the parties.

5.4 Claims/Lawsuits - Planning Coordinator shall indemnify LMHA, and its employees, from liability arising out of the negligence of Planning Coordinator (or its employees acting within the course and scope of their employment) in connection with any and all claims or lawsuits that may arise out of the provision of services under the terms of this Contract. LMHA shall indemnify Planning Coordinator, and its employees, from liability arising out of the negligence of LMHA (or its employees acting within the course and scope of their employment) in connection with any and all claims or lawsuits that may arise out of the provision of services under the terms of this Contract.

5.5 Notices - Any notice required under the terms of this Agreement shall be sent by United States Certified Mail to the principal place of business of each of the parties hereto as specified below:

LMHA:

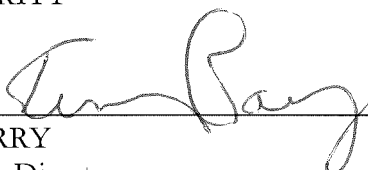
Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville Kentucky 4020

Planning Coordinator: Authorized Representative

EJP Consulting Group, LLC,
20201 21st Place NW,
Shoreline, WA 98177

IN TESTIMONY WHEREOF, the Parties have executed this Contract on this
17th day of February, 2015.

LOUISVILLE METRO HOUSING
AUTHORITY

BY: 
TIM BARRY
Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203

EJP CONSULTING GROUP, LLC

BY: 
RHA E PARKES
Partner
EJP Consulting Group, LLC
P. O. Box 336
Manchester, WA 98177

Planning Coordinator Scope of Work

EJP Consulting Group, LLC (EJP) will serve as the Planning Coordinator for the Louisville Metro Housing Authority (LMHA), the Lead Applicant, and their CNI Team. They will provide initial planning services from grant submission through anticipated grant award (January 2015) via an initial contract with LMHA. Additional services with EJP will be arranged through a second contractual agreement if LMHA receives an FY 2014 Choice Neighborhoods Planning Grant. In its capacity as Planning Coordinator, EJP will manage the day-to-day activities of all planning team members to ensure that a coordinated and collaborative process will result in an impactful and feasible Transformation Plan for the Beecher Terrace target public housing development and the surrounding Russell neighborhood. EJP will participate on the HUD monthly calls, meet with LMHA and its partners regularly, develop a data storage and retrieval system for the project, and provide detailed guidance throughout on the requirements of the CNI Implementation NOFA so the community can be well positioned when pursuing implementation funding. The following outlines the projected 24-month planning process and identifies those parties responsible for key tasks.

Task 1: Implement a Comprehensive Resident and Community Engagement Process

Successful planning efforts rely upon the meaningful involvement of residents, civic leaders and other stakeholders representing public, non-profit and private sectors. These community stakeholders are an essential source of information regarding needs and assets of the community, of creative solutions for addressing prioritized needs, and of both financial and in-kind resources to ensure long-term sustainability of transformation efforts. EJP, as the Planning Coordinator, will oversee the implementation of a multi-faceted community engagement process. Specifically, EJP, with the assistance of the CNI Team, will facilitate meetings, develop agendas and background materials, provide technical information and national best practices to support decision-making, and assist with reports and recommendations coming from each of the following groups in an effort to build local capacity:

1. **Coordinating Committee (CC).** Comprised of high profile community leaders, these are 'big thinkers' who know how to integrate multiple programs and resources into a catalytic and comprehensive transformation plan for a defined community, and key neighborhood stakeholders whose buy-in is essential for project success. The CC will meet monthly to discuss the status of the planning effort and to identify challenges or concerns with the process and the direction of the plan itself. The co-leads of the Community Advisory Committee and the Housing, People, Neighborhood Task Forces will also sit on the CC to ensure that the work of all groups is coordinated and that any issues or gaps in resources are identified and resolved quickly.
2. **Community Advisory Committee (CAC).** Representatives of the resident councils of the 6 HUD-assisted properties in Russell (who will also serve as Resident Outreach Workers) and other neighborhood-based groups will review the work of the individual Task Forces and provide advice to the CC. The CAC will generally meet prior to the CC to be able to voice pros/cons of the Task Force work.
3. **Housing, Neighborhood, and People Task Forces.** Each Task Force will be charged with analyzing the specific needs associated with their component and proposing programs and initiatives to overcome historic obstacles to meaningful and sustainable change in the past. Each Task Force will be co-chaired by an acknowledged 'thought leader' from a City agency, who can provide technical assistance and help build capacity throughout the planning process, and a representative from a key neighborhood stakeholder group that is already working to improve conditions related to the component. EJP will work with the LMHA to finalize membership and outline the roles and responsibilities of Task Force members. In general, the task force as a whole will meet monthly, although specific sub-committees may meet more frequently.
4. **Residents of the Beecher Terrace public housing development.** The residents of Beecher Terrace will most directly be impacted by the Transformation Plan. They will need to relocate for a period of time and will be given the right to return if they are lease-compliant. Initial resident meetings will focus on rights and responsibilities associated

with relocation and re-occupancy, with the goal of working with residents to design a responsible and equitable relocation plan with robust case management services.

EJP's experience supports the need to address the relocation fears and concerns first, before residents can comfortably participate in design and visioning sessions. EJP will provide guidance on HUD regulations and share relocation best practices from other localities. EJP will also ensure residents are actively engaged in developing the housing program and the design process, and provide training regarding mixed-income communities, how to read plans, how to access the Russell CNI website and other key resources, and the importance of designing 'green' and energy efficient housing. During the initial capacity-building phase of the planning process, resident meetings will be held approximately every two months; they will be held quarterly thereafter.

5. **Community workshops/charrettes.** The Choice Neighborhoods public workshops will be scheduled at four key points in the planning process to provide information and seek broad public input on the neighborhood transformation plan as it develops. Task Force chairs will present key information and assessment findings in the early workshops for community confirmation and input, followed by specific design, program and investment ideas for housing, services, education programs, and neighborhood improvements in later workshops. These public meetings will include presentations, break-out groups to conduct exercises and encourage community dialogue, report-outs back to the larger forum, as well as dissemination of best practices most relevant to the challenges, assets and identified priorities of the targeted neighborhood. The proposed workshop structure follows:

Community Workshop #1: Neighborhood Background Report

Between grant application and grant announcement the CNI Team will assemble related data, studies and documents applicable to the Russell neighborhood (this process will be done with LMHA's own funds to help prepare the CNI Team for the planning process upon grant award.) This information will be summarized in a Neighborhood Background Report with the purpose of creating a common understanding among stakeholders. These findings will be presented shortly after CNI planning grant award in an open house format with experts staffing each topic station with the goal of creating an overarching purpose statement.

Community Workshop #2: Community Needs Assessment and Learning from Others

This community workshop will feature a presentation of demographic data and trends, results of the resident and community needs assessments, availability (or lack) of services, and neighborhood assets. The meeting format will be interactive, enabling the public and community stakeholders to ask questions and provide input. Participants will be asked to discuss the needs assessments results, identify additional obstacles to neighborhood revitalization, and prioritize those problems most salient to the Russell neighborhood. This workshop will also focus on best practices from other localities that have had measurable success in planning for and sustaining community transformations – at the resident, housing, and neighborhood levels. The best practices will be selected to address the priority problems and challenges identified in the needs assessments, with a focus on developing innovative partnerships that enhance residents' quality of life.

Community Workshop #3: Transformation Strategies and Design Charrette

This more charrette-like meeting will focus on housing design alternatives to establish a final housing program. What sites are available for housing development? What are appropriate densities and housing typologies for the various replacement sites? What is the income and unit mix? Each of the task forces will also present preliminary strategies for addressing their specific areas of expertise, based on the community needs assessment, best practices nationwide, and assets in the neighborhood including institutions, services and programs, public facilities, transit-oriented development opportunities, educational opportunities, health services, etc. Community feedback will provide guidance on the type and adequacy of the strategies to transform the targeted neighborhood.

Community Workshop #4: The Transformation Plan

The final workshop will focus on the comprehensive neighborhood Transformation Plan (as informed by input from Workshop/Charrette #3) which will identify the key initiatives for change and will include housing development (ensuring one-for-one replacement), programs to improve resident quality of life and economic self-sufficiency, neighborhood infrastructure improvements, etc. An action plan will also be presented which identifies financial resources, responsible implementing agencies, and a schedule for measuring key milestones.

6. **Website and Information Dissemination.** EJP will work with LMHA and its partners to run an open and transparent planning process; keep residents and the community informed; and provide a range of opportunities for input and engagement. EJP will work with LMHA and the City to utilize their websites for posting key project information and meeting summaries; for soliciting public comment; for advertising Section 3 opportunities; and for announcing key events in advance. The LMHA will translate key information and provide interpretation at meetings in Maay Maay and Somali, the primary non-English languages spoken by Beecher Terrace residents. The CNI Team will also establish a system for electronic sharing and storage of project information between key stakeholders.

Task 2: Set the Context and Undertake a Community Needs Assessment

EJP will guide a comprehensive needs assessment of the Russell community, which will form the basis for the development of a needs-based, asset-driven Transformation Plan. Specific assessments include the following:

1. **Conduct a detailed resident needs survey of all Beecher Terrace households and a representative sample of Russell households.** A household-level survey is critical to gathering information used to determine preferences for replacement units, relocation needs, existing services utilization and gaps, and key health and education needs for all age groups. Beecher Terrace and Russell residents will be surveyed using a well-tested survey instrument designed to identify their community and supportive services needs. EJP will assist with the design of the survey instrument (in consultation with the Task Forces and community), train the local surveyors who will administer the survey form and summarize results. LMHA and a local partner will take the lead in administering the survey and EJP will undertake the analysis of the survey data. EJP will also identify a variety of methods for involving neighborhood children in the planning process including using a photography exercise to engage kids in an assessment of their current environment; engaging them in community surveys or public facilities utilization counts; holding separate design meetings with teens; etc.
2. **Neighborhood existing conditions assessment.** Prior to grant award, (using LMHA funds and in-kind contributions), the CNI Team will document key conditions with greatest impact on the Transformation Plan including demographic profile, transit routes, land use patterns, zoning, building conditions and vacancies, flood zones, property ownership, and institutions and amenities, among other issues. This information will be used to compile a comprehensive Russell Neighborhood Background Report, which will serve as a common foundation for the work of the task forces. As needed, the EJP team will work with the CNI Team to refine the existing conditions analysis to capture and map all required CNI elements.
3. **Services gap analysis.** This analysis will focus on the existing services and assets in the neighborhood ranging from educational and health services to training and workforce development to financial management and self-sufficiency programs to early childhood and youth programming. This list of existing services will be compared to the results of the resident and community needs assessments to develop a detailed gap analysis which will inform the development of the People (and Education) component of the Transformation Plan.
4. **Conduct market studies for targeted residential and non-residential projects.** Specialized market analysts will assess both the Russell neighborhood and Beecher Terrace site characteristics and suitability; identify demand for both rental and for-sale product by income level, for both new development and rehab of existing housing in the

neighborhood; provide a comparability review of recent, under-construction and planned development activity; and identify/quantify demand for commercial/retail facilities.

5. **Inventory potential funding sources for transformation activities.** EJP and the development team will provide a review of federal, state and local funding opportunities that can be leveraged for the Transformation Plan. Key opportunities to be explored include programs for green and energy-efficient development; transit-oriented development; crime prevention; workforce development; etc. EJP will work with the LMHA and its partners to identify potential sources of public and private funds for the rental units, for-sale units, economic development, and non-residential facilities including, but not limited to LIHTC, historic tax credits, CDBG, HOME, TIF, municipal capital funds, affordable first mortgage products, downpayment/closing cost assistance programs, tax-exempt bonds, etc.
6. **Master Developer.** LMHA will serve as master developer for both on- and off-site replacement housing. EJP will assist LMHA by reviewing their proposed approach and financing to ensure that they are viable.
7. **Procure other team members.** If necessary, EJP will assist LMHA procure other team members including Section 3 firms to complete aspects of the Transformation Plan. The extent of additional procurements will be determined during the planning process.

Task 3: Create the Vision and Program Components

Schedule Community Workshop #1: Neighborhood Background Report

1. **Explore best practices for comprehensive community transformation.** EJP will organize case studies, white papers, and other best practice documents to identify a toolkit of programs, initiatives and interventions that have been successful in similar communities and neighborhoods. Best practices will focus on each of the plan components: housing, people, education, and neighborhood – to ensure that the state-of-the-art information is available to guide the Transformation Plan.

Schedule Community Workshop #2: Community Needs Assessment and Learning from Others

2. **Develop replacement housing alternatives (HOUSING).** Goody Clancy will develop various design options for providing replacement housing on the Beecher Terrace site, in the Russell neighborhood, and in other non-impacted areas of the city, including possibilities for construction on vacant, city-owned land. Plans will include options for site planning, building scale, density and unit types for residential development, open space and recreation areas, infrastructure improvements, pedestrian and vehicular connections and identify opportunities for mixed-use development. Any proposed development will be based on market study data and economic feasibility and will incorporate state-of-the-art 'green' technology, renewable energy technologies and other sustainable design methods to maximize energy efficiency and create a healthy living environment.
3. **Prepare integrated services delivery system (PEOPLE).** EJP will assist the CNI Team in identifying existing service providers and facilities for key programs; propose new programs based on gap analysis; identify key partnerships with emphasis on education, employment and health programs; and develop the strategy for ensuring long-term sustainability. EJP will build on LMHA's long-time involvement in the community and its active participation in a wide range of interagency collaborations focused on service delivery to low-income populations. EJP will work with LMHA and key stakeholders to develop a continuum of high quality learning programs and services for children from early childhood through college and on to sustainable careers. Although significant attention will be given to Roosevelt-Perry Elementary (a low-performing Title I school), work will focus on both formal in-school education programs as well as day care, after school programs, tutoring, and other developmental learning opportunities. Best practices used to improve test scores and quality education will be explored and discussed, with the goal of identifying those most promising for the neighborhood children.

4. **Identify options for enhancing community assets (NEIGHBORHOOD).** This task will drill down on specific improvements for the neighborhood and opportunities for economic development related to commercial potential. A key focus will be on providing improved public access to and through the Russell neighborhood and to link to potential training and employment opportunities.
5. **Connect Choice Neighborhoods activities in the neighborhood to city, county and regional efforts** to broaden partnership network and provide greater access to housing opportunities, services and jobs.

Schedule Community Workshop #3: Transformation Strategies and Design Charrette

Task 4: Prepare Comprehensive Neighborhood Transformation Plan

EJP, along with the CNI Team, will be responsible for drafting and finalizing the Transformation Plan based on the work of the Coordinating Committee, the Community Advisory Committee and Task Force members, technical planning studies, and input from the four community workshops. The Plan will address many of the requirements of the most recent Choice Neighborhoods Implementation Grant, so LMHA and its partners will be ready to submit an application for upcoming CNI Implementation NOFA rounds, as well as pursue other funding opportunities to implement the Transformation Plan.

1. **Finalize specific transformation activities.** The EJP Team will work with key stakeholders to identify service programs, infrastructure improvements, mixed-income replacement housing (meeting the one-for-one requirement), and other key initiatives that will collectively catalyze the revitalization of the neighborhood across all three key components of the CNI Program (Housing, Neighborhood, and People).
2. **Develop viable financing plan and confirm resource commitments for development components.** EJP will work with the development team and other leaders in the community to identify funding sources for all development projects (housing, infrastructure, parks and open space, commercial, retail, transportation, etc.) and operating costs, and to seek firm commitments to implement the development components.
3. **Prepare integrated services plan (PEOPLE), with funding and in-kind resource commitments from all partners.** The underlying concept of the Choice Neighborhoods program is that it is insufficient to transform the physical environment without also providing opportunities for residents to break the cycle of poverty and improve their quality of life. To achieve these goals, many residents require case management and other community and supportive services to improve access to quality education, healthcare, job training and jobs, counseling, financial management classes, early childhood and youth programs, etc. EJP will help lead the PEOPLE component of the Plan, working in concert with key stakeholders and service providers in the community. EJP will also provide technical guidance and help lead the Education sub-component, ensuring a well-integrated approach to transforming the social and economic conditions in the neighborhood. EJP will work the LMHA and other housing providers to prepare a responsible relocation strategy in consultation with impacted residents.
4. **Develop detailed action plan.** The CNI Team, guided by EJP, will identify specific activities/initiatives, outline detailed action steps for each initiative, identify implementing agency/entity, and prepare a detailed schedule for implementation. This action plan will include a process for coordinating and integrating various initiatives, with continued community involvement and engagement.
5. **Identify early implementation projects.** In addition to recommending that LMHA pursue a first phase housing start, EJP will assist in identifying early start and critical community improvement initiatives such as a community garden, neighborhood improvement/clean-up project, neighbor circles, parenting classes, etc. to illustrate how vision can turn into reality through small steps as well as large initiatives.
6. **Design Performance Measurement system.** "What gets measured gets done." For each component, EJP will work with the Task Forces to identify specific goals, program activities, outcomes, and indicators to track progress during

and after implementation to measure impact in four key areas: (1) revitalizing distressed housing; (2) transforming the neighborhood; (3) supporting positive outcomes for residents; and (4) enhancing the capacity of local stakeholders to transform other neighborhoods. EJP will also work with local educational institutions and other entities to lead the data management plan developed by EJP.

Schedule Community Workshop #4: Transformation Plan

7. **Russell Transformation Plan.** The draft Russell Transformation Plan will be presented to the community during Workshop #4. Based on feedback from this workshop, EJP will finalize the plan and submit to HUD for review and approval.

4838-1975-8876, v. 1

CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am a licensed engineer ☒ architect ☐ (check one).
2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.
3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.

Check one:

- A. ☒ The development currently meets the above definition of severe physical distress;

Or

- B. ☐ The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Craig D. Morgan

Signature: Craig D. Morgan Date: 1/14/2016

License number: 17792 State of Registration: Kentucky

Lead Applicant: Louisville Metro Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):

Beecher Terrace

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Attachment 5 – Eligible Neighborhoods Documentation – Eligible Neighborhoods Data

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att5EligibleNeighborhoodsData.pdf

Attached to application in zip file: Attachments1thru10.zip

MAPPING TOOL DATA FOR FY2015 CHOICE NEIGHBORHOODS PLANNING GRANTS

Version – 11/12/2015

Russell Neighborhood

Target Area ID: 9119995

Email of User: kathleenoneil@iglou.com

Name of Lead Applicant: Louisville Metro Housing Authority

Address of Lead Applicant: 801 Vine Street Louisville Kentucky 40204

Email of Lead Applicant: kathleenoneil@iglou.com

Name of Target Geography: Russell Neighborhood

Name(s) of target Development(s) and type of eligible housing, as submitted by user to the mapping tool:

Development-1: Beecher Terrace (Public Housing)

Development-2:

Development-3:

Development-4:

Estimated number of All Housing Units in Target Area (Census 2010): 4685

Is the Target Area County non-Metropolitan (OMB 2013): No

Eligible Neighborhood Threshold:

Section III.C.1.c of the NOFA describes four criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the four criteria: the neighborhood poverty/ELI rate [(1)(i)] and high vacancy [(1)(ii)(2)]. If you are relying on data on crime, substandard housing, or inadequate schools in order to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA. Refer to the Statutory and Regulatory Requirements section of the NOFA for more information.

(1)(i) at least 20 percent of the households have extremely low incomes or 20 percent of persons are in poverty

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 63.89

(1)(ii)(2) high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish as a whole; or the rate is greater than 4 percent

Target Neighborhood Vacancy Rate: 16.73

Vacancy Rate In Surrounding County: 3.58

Distress of the Target Neighborhood Rating Factors:

This Mapping Tool provides the data used for 2 of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:

Concentration of Persons in Poverty in Target Area (ACS 2013) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2012).

Maximum of previous two criteria, poverty and ELI rate: 63.89

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2015 / ACS 2013)

In Target Area: 16.73

In Surrounding County/Parish: 3.58

Need for Affordable Housing in the Community Rating Factor:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2012)

Target Area County ratio: 1.39

National ratio: 1.70

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas. If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on the portion of the 2010 housing units located in each Census area. The 2010 housing unit data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance.

For example, based on a user defined geography, 80 percent of the housing units in the locally defined neighborhood/community are in a block group with a poverty rate of 40 percent and 20 percent of the units are in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: $(80\% \times 40\%) + (20\% \times 10\%) = 34\%$.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2013** refers to the US Census American Community Survey 2009-2013 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.
2. **CHAS 2012** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2008-2012 five-year estimates see <http://www.huduser.gov/portal/datasets/cp.html> for more information.
3. **Census 2010** refers to block-level 2010 decennial counts of housing units
4. **USPS 2015** refers to the United States Postal Service long-term vacancy data as of September 30, 2015.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2013 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2012. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2013 and the USPS 2015, which ever source produces the greatest percentage.

For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

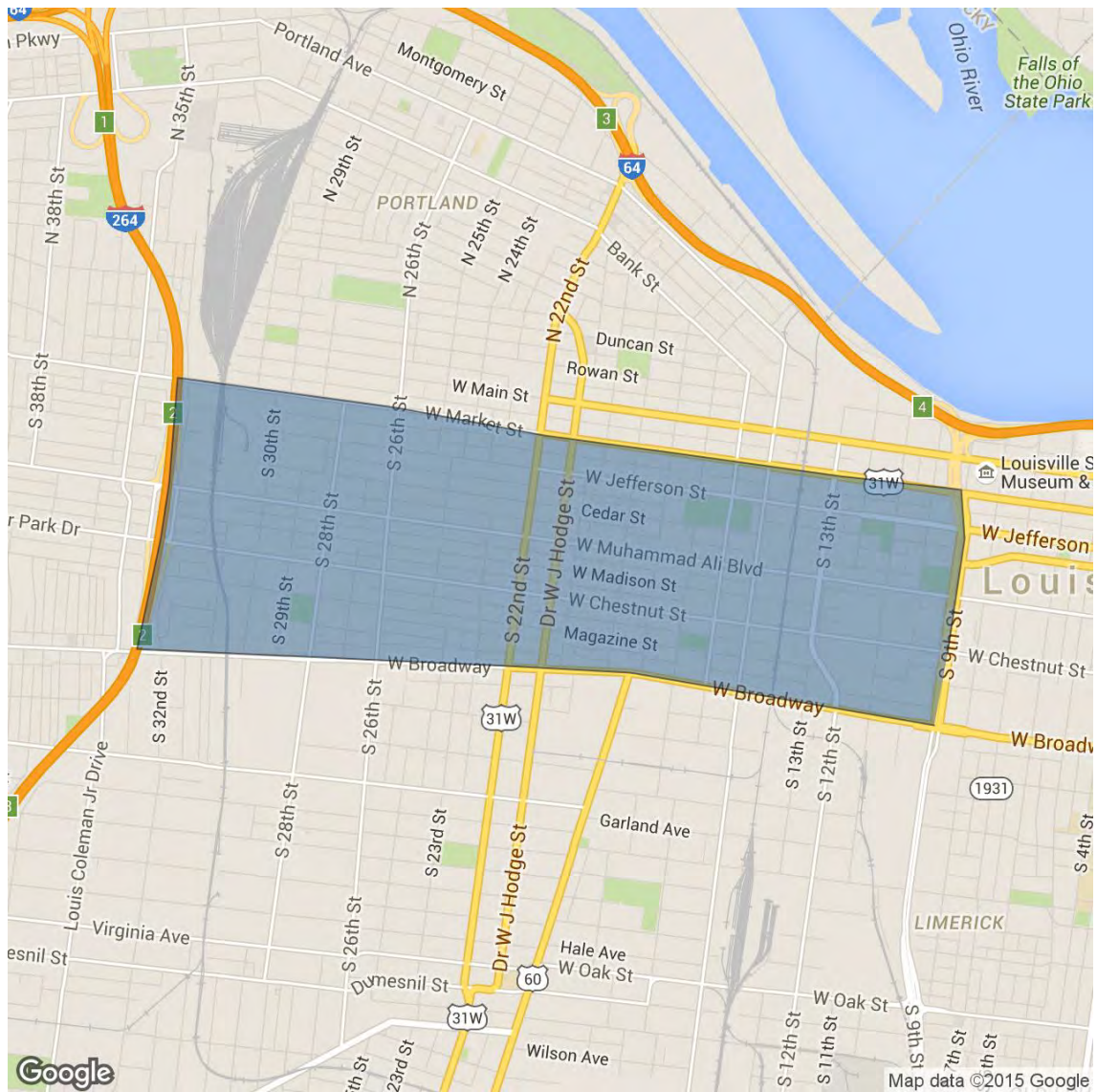
Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2009-2013 rate. For more information on HUD's USPS dataset, see:

<http://www.huduser.gov/portal/datasets/usps.html>

Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2012. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

Project Map Snapshot for 9119995



Attachment 6 - Eligible Neighborhoods Documentation- Inadequate School Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att6InadequateSchoolDoc.pdf

Attached to application in zip file: Attachments1thru10.zip



KENTUCKY SCHOOL REPORT CARD

College/Career-Readiness for All



[Back To Report Card Search](#)

[Profile](#) [Accountability](#) [Assessment](#) [Program Review](#) [Learning Environment](#) [Finance](#) [Delivery Targets](#) [Career and Technical Education](#)

1615 West Broadway
Louisville KY 40206
Phone: (502) 485-8319
Fax: (502) 585-5239

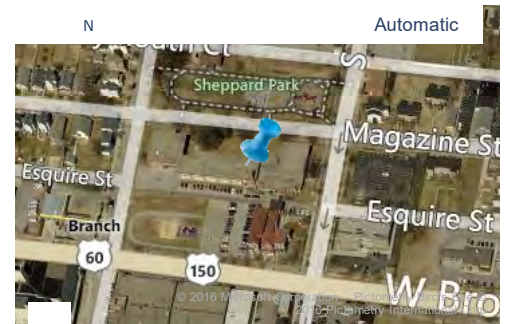
Roosevelt Perry Elementary
Jefferson County
School Membership: 416
Grade Range: Preschool-5th
Status: Title 1 Eligible - Schoolwide School

School Year: 2014-15
School Code: 275530
Classification: A1
Principal: Mrs. Kimberly Marshall

Last Updated Date: 10/31/2015

2014-15 School Council Members			
Bobbie Verbist	Edward Brown	Erin Pille	Kim. Nichole Marshall
Maeandria Jones	Mary Leslie		

Accountability Performance					
Level	Year	Overall Score	Percentile in KY	Classification ¹	Rewards and Assistance Category ²
Elementary School	2014-2015	42.1	2	Needs Improvement	Priority School
	2013-2014	43.5	3		



Note

- Percentile in Kentucky compares performance to the locked percentile generated in 2013. The locked percentile creates an overall score target for schools by level and districts to reach Proficient and Distinguished. To view how the overall scores of schools or districts compare for the current and prior years and their associated rank by level, please visit the Open House section of the KDE website and choose the Accountability tab at: <http://openhouse.education.ky.gov/Data>
- The Accountability Profile contains an updated overall score and percentile based on Next-Generation Learners and Program Reviews. This update allows the data displayed to be comparable to the current year accountable results. Because of these changes, the data displayed may not match what was presented in the School Report Card for the year.
- Membership does not include preschool students.
- R: Prior year data for reconfigured schools is calculated using the current school configuration to generate an AMO Goal per 703 KAR 5:225.

Classification¹

- Distinguished school/district scores from the 90th to 99th percentile in the state.
- Proficient school/district scores from the 70th to 89th percentile in the state.
- Needs Improvement school/district scores below the 70th percentile in the state.
- Progressing School/District has met its AMO, student participation rate for the all students group and each subgroup, and has met its graduation rate goal.

Rewards and Assistance Category²

- School/District of Distinction scores from the 95th to 99th percentile, has met its current year AMO, student participation rate, graduation rate goal and the graduation rate is above 60 for the prior two years. In addition, districts cannot have a school labeled as Priority or Focus.
- High Performing School/District scores from the 90th to the 94th percentile in the state, has met its current year AMO, meets student participation rate, graduation rate goal and the graduation rate is above 60 for the prior two years. In addition, districts cannot have a school labeled as Priority or Focus.
- High Progress School/District has met its current year AMO, student participation rate and graduation rate goal and has a graduation rate above 60 for the prior two years and has an improvement score indicating the school/district is in the top 10 percent of improvement.
- Priority School is a school that was identified as a Persistently Low Achieving (PLA) school.
- Focus School has a non-duplicated gap group score in the bottom 10% of the state, has an individual group of students scoring significantly low or has a graduation rate less than 60 for two consecutive years.
- Focus District has a non-duplicated gap group score in the bottom 10% for all districts. Focus districts are identified annually based on data annually.

CHOICE NEIGHBORHOODS – PLANNING GRANTS
Resident Involvement Certification

As part of your application for Choice Neighborhoods Planning Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete this form. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: Louisville Metro Housing Authority

Name of Targeted Public and/or Assisted Housing Site(s):
Beecher Terrace

Resident Involvement threshold requirement (from Section III) is as follows:

In accordance with section 24(e)(2)(D) of the 1937 Act, applicants must involve affected residents at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded. As of the application deadline date, you must have conducted one meeting with residents of the targeted public and/or assisted housing. That meeting **must** have covered the planning process anticipated to be funded by Choice Neighborhoods Planning Grant. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the planning process proposed in this application. You must demonstrate compliance with this threshold by using the certification form provided and include the form in the attachments section of your application. The certification form must include name of the target public and/or assisted housing site, the date of the resident meeting, and be signed and dated by the Lead Applicant Executive Officer

Physical Accessibility. All training sessions and meetings must be held in facilities that are physically accessible to persons with disabilities. Where physical accessibility is not achievable, recipients and subrecipients must give priority to alternative methods of product delivery that offer programs and activities to qualified individuals with disabilities in the most integrated setting appropriate in accordance with HUD's implementing regulations for Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794) at 24 CFR Part 8. In addition, all notices of and communications during all training sessions and public meetings shall be provided in a manner that is effective for persons with hearing, visual, and other communication-related disabilities or provide other means of accommodation for persons with disabilities consistent with Section 504 of the Rehabilitation Act of 1973 and HUD's section 504 regulations. See 24 CFR Section 8.6.

Limited English Proficiency. All applicants must take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency (LEP), pursuant to Title VI of the Civil Rights Act of 1964 and Executive Order 13166. This may mean providing language assistance services to ensure meaningful resident and community involvement for persons with LEP as a result of their nationality. The Department published *Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons* (72 Fed. Reg. 2732; January 22, 2007) to assist recipients of HUD assistance in identifying language assistance needs and developing language assistance plans.

I certify that the Resident Involvement threshold requirement (above) has been met.

Name of Lead Applicant Executive Officer: Tim Barry

Title: Executive Director

Signature:  Date: 1/14/2016

Date of Resident Meeting: January 7, 2016

Attachment 8 – Need- Rehabilitation Cost Estimate from Physical Needs Assessment (PNA)

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att8RehabCostEstimatefromPNA.pdf

Attached to application in zip file: Attachments1thru10.zip

**Physical Needs Assessment
Capital Fund Financing Program /
Operating Fund Financing Program**

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

**OMB Approval No.
(exp.)
HUD-52828**

HA Name Louisville	HA Number KY001	FY of Assessment	Date Prepared 8/1/2014
-----------------------	--------------------	------------------	---------------------------

(1.0) Development / AMP Data

(1.1) Management Office Address (1.3) Development No. KY001000002 (1.4) DOFA Date 2/28/1941
(1.2) Dev/AMP Name BEECHER TERRACE

(1.5) Total Units 808 < LMHA Note: There are currently 768 units on the site. 40 of the original 808 units reflected in PIC have been merged with other units and no longer exist.
(1.6) Total Buildings 59
(1.7) ACC 768
(1.8) Non-ACC 40
(1.9) Occupancy Type(s)
S-F Detached 0 Maintenance 0
SF Semi-Detached 0 Community 0
Row or Townhome 59 Office Buildings 0
M-F/Walkup 0 Storage Buildings 0
Elevator 0 Other Buildings 0

(1.11) Bedroom Distribution							
	Eff	1BR	2BR	3BR	4BR	5BR+	6BR+
(1.11a) ACC	0	363	246	159	0	0	0
(1.11b) Non-ACC	9	29	0	2	0	0	0
Total Units	9	392	246	161	0	0	0

Avg Bedrooms per Unit 1.691831683

(2.0) Physical Needs Assessment Summary Data

(2.1) Units Inspected 47
(2.2) Buildings Inspected 59
(2.3) Gross Property Area 1619812
(2.4) Parking Area 55844
(2.5) Paved Area 166800
Inspection Date 5/23/2014
(2.6) Company Name T.H.E. Engineers, Inc.

(2.7) Units Inspected by Bedroom Size							
Eff	1BR	2BR	3BR	4BR	5BR	6BR+	
0	8	20	19	0	0	0	

(3.0) Total Physical Needs Summary

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Site	\$13,197,135.53	\$0.00	\$1,473,086.47	\$0.00	\$0.00	\$14,670,222.00
Building Exterior	\$4,295,751.38	\$0.00	\$0.00	\$0.00	\$650.65	\$4,296,402.03
Unit	\$64,065,465.73	\$1,231,827.36	\$301,025.10	\$8,370,415.56	\$68,127,013.18	\$142,095,746.94
Totals	\$81,558,352.64	\$1,231,827.36	\$1,774,111.57	\$8,370,415.56	\$68,127,663.83	\$161,062,370.97

Major Category	Immediate	Years 1-5	Years 6-10	Years 11-15	Years 16-20	Total Needs
Windows	\$1,632,698.29	\$0.00	\$0.00	\$0.00	\$0.00	\$1,632,698.29
Roofs	\$2,070,699.01	\$0.00	\$0.00	\$0.00	\$0.00	\$2,070,699.01
Kitchen	\$1,313,954.88	\$0.00	\$301,025.10	\$0.00	\$767,987.99	\$2,382,967.97
Bathroom	\$1,524,047.45	\$0.00	\$0.00	\$233,426.93	\$673,764.87	\$2,431,239.24
Walls	\$358,461.22	\$0.00	\$0.00	\$0.00	\$0.00	\$358,461.22
Totals	\$6,899,860.84	\$0.00	\$301,025.10	\$233,426.93	\$1,441,752.86	\$8,876,065.73

I certify that no improvements or updates listed in this PNA have been made since 5/23/2014.

Signature  Date 2/8/2016
Tim Barry, Executive Director of Louisville Metro Housing Authority

(4.0) Physical Needs Cost Estimate

(4.1) Category	(4.2) Estimated Useful Life	(4.3) Useful Life Remaining	(4.4) Method	(4.5) Total Quantity	(4.6) Current Needs Quantity	(4.7) Cost Per Quantity	(4.8) Immediate Repairs Needed	Total Long Term Needs
Site	(in yrs)	(in yrs)						
Wrought Iron	7	0	LF	60832	30416	\$2.21	\$67,085.53	\$1,540,172.00
Porous Pavers	30	0	SF	525202	525202	\$25.00	\$13,130,050.00	\$13,130,050.00
Site Subtotals							\$13,197,135.53	\$14,670,222.00
Building Exterior	(in yrs)	(in yrs)						
Asphalt Shingles	40	0	SF	491967	491967	\$4.21	\$2,070,699.01	\$2,070,699.01
Hardiboard Siding	50	0	SF	71966	71966	\$4.98	\$358,461.22	\$358,461.22
Solid Core (Wood Or Metal)	40	0	Each	188	188	\$1,240.65	\$233,242.21	\$233,242.21
Storm/Screen Doors	20	0	Each	4	2	\$325.33	\$650.65	\$1,301.30
Window - 1st floor	50	0	SF	8083	8083	\$73.79	\$596,416.38	\$596,416.38
Window - 2nd Floor	50	0	SF	7711	7711	\$78.92	\$608,580.82	\$608,580.82
Window - 3rd Floor	50	0	SF	5093	5093	\$83.98	\$427,701.09	\$427,701.09
Building Exterior Subtotals							\$4,295,751.38	\$4,296,402.03
Unit	(in yrs)	(in yrs)						
Two-zone HVAC split unit	15	0	Each	402	201	\$10,639.47	\$2,138,533.47	\$4,277,066.94
Three-zone HVAC split unit	15	0	Each	330	165	\$12,403.53	\$2,046,582.45	\$4,093,164.90
Four-zone HVAC split unit	15	0	Each	214	107	\$14,443.22	\$1,545,424.54	\$3,090,849.08
Smoke/Fire Detectors	15	11	Each	2670	890	\$258.20	\$229,800.00	\$689,400.00
Interior Lighting (In Unit)	20	0	Each	3560	1780	\$145.21	\$258,475.93	\$516,951.85
Resilient	20	0	SF	46916	23458	\$62.15	\$1,457,960.96	\$2,915,921.92
Door, Interior	15	0	Each	1892	946	\$362.55	\$342,968.05	\$685,936.11
Resilient	18	0	SF	574104	287052	\$68.60	\$19,692,729.46	\$39,385,458.92
Wall Surface - Concrete/Plaster	75	2	SF	23518	9599	\$88.50	\$849,508.65	\$2,081,336.01
Wall Surface - Concrete/Plaster	13	0	SF	36246	18123	\$79.49	\$1,440,660.75	\$3,044,540.86
Wall Surface - Concrete/Plaster	75	20	SF	864420	352824	\$88.50	\$31,224,819.16	\$76,500,913.13
Cabinets	20	0	LF	9352	4676	\$51.91	\$242,751.32	\$485,502.64
Sink with Fixtures	40	0	Each	473	473	\$1,154.26	\$545,966.89	\$545,966.89
Range / Stove	20	0	Each	946	473	\$349.22	\$165,181.07	\$330,362.13
Cooktop	20	0	Each	946	473	\$12.68	\$5,998.68	\$11,997.36
Range Hood	10	0	Each	1419	473	\$265.14	\$125,411.55	\$376,234.65
Grease Shield	20	0	Each	946	473	\$112.12	\$53,031.82	\$106,063.63
Refrigerator	10	2	Each	1419	473	\$371.28	\$175,613.55	\$526,840.66
Bathtubs / Shower Units	20	0	Each	946	473	\$1,148.75	\$543,358.77	\$1,086,717.54
Toilet	35	0	Each	473	473	\$576.30	\$272,592.23	\$272,592.23
Sink with Fixtures	35	0	Each	473	473	\$727.83	\$344,263.42	\$344,263.42
Bathroom Vanities	20	0	Each	946	473	\$275.70	\$130,406.10	\$260,812.21
Exhaust Fans	15	0	Each	946	473	\$493.50	\$233,426.93	\$466,853.85
Unit Subtotals							\$64,065,465.73	\$142,095,746.94
GRAND TOTAL							\$81,558,352.64	\$161,062,370.97

Attachment 9 – Need- Structural Deficiencies Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att9StructuralDeficienciesDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

January 19th, 2016

Mr. Bernard H. Pincus, Director of Capital Improvements
Louisville Metro Housing Authority, 420 S. 8th Street, Louisville, KY 40203

Reference: Choice Neighborhoods Deficiencies: Part I – Structural Deficiencies

Dear Mr. Pincus:

From May through July 2014, T.H.E. Engineers, Inc.'s inspection personnel toured, inspected, analyzed architectural drawings, performed energy audits, and assessed the physical needs of the Beecher Terrace development. (We have also confirmed that no improvements have been made since July 2014.) Based on our analysis, we have determined that Beecher is in a severe state of physical distress. This letter summarizes the major structural deficiencies at the site.

ON-SITE INFRASTRUCTURE

- The construction of Beecher Terrace began in 1939. The buildings and grounds were likely a picturesque neighborhood with minimal vehicular traffic, appropriate landscaping, and minimal electrical loads. Over time the trees and roots have grown into storm drains, raised sidewalk areas, damaged sewer lines, and encroached on many common areas, creating unsafe walking surface conditions, expensive maintenance, and increased pressure on the high-density population.
- The size, age and condition of the trees now pose a risk from falling limbs and debris, and with limited common areas, the risk is naturally higher. Additionally, it is an ongoing challenge to keep ground cover growing below the drip line of these trees.

STRUCTURAL ELEMENTS

- Each building has external horizontal flashing mid-way around its perimeter which serves as an inverted "trough" for cable TV, phone and other utility wires, many of which are probably no longer operational. Numerous bird nests were also visible in the "troughs" as we walked around the buildings. Not only is this unsightly, but, the massive amounts of waste creates a significant health hazard for all residents, guests and especially for small children, who might play in the area. Rerouting and enclosing all of the wires are just a few of the tasks required to fix this single item.
- Beecher's roofs have exceeded their twenty-year life expectancy. There are numerous missing or torn shingles; many roofs have noticeable variations, indicating structural shifting, sagging and failure. Maintenance staff has made numerous repairs in an effort to extend lives of the roof; however, they currently require replacement.
- Existing exterior wall construction is structural brick/concrete block, with no insulation or space for same.

MECHANICAL SYSTEMS

- Units are heated and hot water is provided by central boiler systems which were replaced in 2001. The useful life for this equipment is normally twenty years; this equipment is now 2/3rd through its projected life cycle. The domestic hot water storage tanks have started to fail and have been replaced as needed. The boiler controls are becoming obsolete with replacement parts hard to find. The central boiler system has an operation cost double that of conventional heating methods.
- Hot water is piped through convectors in each room for heat. Residents have little or no method of regulating heat within their units resulting in open windows during winter months. The exposed pipes, which lead to each convector, become extremely hot and have caused burn injuries.

- Units were constructed in 1939 without central air-conditioning; the window units used by residents frequently overload the electrical circuits, especially when there are multiple A/C units. Adequately cooling all units would require the installation of individual PTAC units in multiple rooms, which would be costly and inefficient.
- All of the units have range hoods but only a portion of hoods are vented to the exterior.
- Heat and humidity accumulation in units has led to condensation, which has resulted in mold and mildew problems. It has also caused paint to peel, exposing previously-encapsulated lead-based paint.
- Kitchen cabinets and plumbing fixtures are old and failure prone. Years of water spills, leaks, poor cleaning, mold, water run overs from multiple sinks and tubs, coupled with high humidity and temperatures has created a breeding ground for roaches and mold behind every cabinet.

ELECTRICAL SYSTEM

- Electrical systems are outdated with undersized panel boxes located in living rooms or in kitchens next to the stove, making it difficult to reach if there is a fire. Meters must also be read from inside units. Depending on the size and quantity of A/C units, overloaded circuits are a common occurrence during the summer, and the increase in other power dependent devices (TV's, chargers, computers) makes maintaining stable power even more difficult. Without major electrical upgrades, adding dryers, central A/C, and other amenities is not possible. In addition to individual units upgrades, all buildings and the entire site need reevaluation, and the adjacent electrical grid would need upgrading as well. Adding amenities to an already taxed system would require penetrating every unit in multiple places and revising building electrical supply infrastructure. Due to the buildings' wall construction, unsightly surface conduit must be used for this additional wiring.
- Cable and telephone wires run the exterior length of the building and much of it is exposed or stuffed inside flashing (see above under building structures).

PLUMBING SYSTEM

- Units are equipped with electric stoves which some residents use for heat during the spring and fall when the heating boilers are not operating, creating dangerous situations.
- Large trees at Beecher Terrace have caused many problems including damage to the original clay tile pipes installed for sewer drainage. Tree roots have penetrated joints in the piping resulting in sewer blocks, maintenance repairs, and environmental problems.
- A few buildings at Beecher Terrace have basements. Over the years cracks have occurred in the basement foundation walls resulting in water infiltration during storms. Some sump pumps have been installed to remove storm water; however, the usefulness of these basements is diminished due to these conditions.
- All units have washer hook-ups, but due to the condition of the existing waste lines, back-ups are frequent.

ENVIRONMENTAL

- The LMHA has indicated that the removal of asbestos materials in crawl spaces and basements has been completed. It is possible that buried hot water pipes between buildings are wrapped with an asbestos-containing material, and the tar parging behind the brick/block may contain asbestos, as it was found during the demolition of Beecher's sister site, Clarksdale. These environmental issues will need to be addressed prior to any demolition or reconstruction.

In conclusion, the Louisville Metro Housing Authority's staff has worked hard to maintain the structural integrity of Beecher's buildings. However, to address the aforementioned structural deficiencies, plus the numerous design deficiencies outlined in our 2nd letter, would be cost prohibitive, and still result in units that are obsolete and energy-inefficient by today's standards. Please feel free to contact me if you have any questions about these deficiencies.

Craig D. Morgan

Craig Morgan, PE
craig@thengrs.com

MASTER WALL - CEILING - SLAB - DOOR VALUES

HOUSING AUTHORITY: LOUISVILLE METRO
PROJECT: KY 1-2 BEECHER TERRACE

WALL: BRICK/FRAME - MAIN 1ST FLOOR OUTSIDE WALLS

THICKNESS	MATERIAL	U VALUE	R VALUE
	Outside Air Film	5.880000	0.170068
3 5/8"	Face Brick	2.300000	0.434783
	Concrete Block	0.854700	1.170001
1 5/8"	Plaster	0.683800	1.462416
	Inside Air Film	1.470000	0.680272
TOTAL R VALUES =====>			3.917540
TOTAL U VALUE (U=1/R) =====>			0.255262

WALL: VINYL/BRICK/FRAME - MAIN 2ND FLOOR OUTSIDE WALLS

THICKNESS	MATERIAL	U VALUE	R VALUE
	Outside Air Film	5.880000	0.170068
	Vinyl Siding (6" Horizontal)	1.639000	0.610128
1/2"	Rigid Insulation	0.400000	2.500000
3 5/8"	Face Brick	2.300000	0.434783
	Concrete Block	0.854700	1.170001
1 5/8"	Plaster	0.683800	1.462416
	Inside Air Film	1.470000	0.680272
TOTAL R VALUES =====>			7.027668
TOTAL U VALUE (U=1/R) =====>			0.142295

CEILING - ATTIC - ROOF WOOD AND SHINGLES: (New gable roof over old flat)

THICKNESS	MATERIAL	U VALUE	R VALUE
R-19	Fiberglass Batt Insulation x 94% coverage	0.056000	17.857143
3 1/2"	Pine 2x4 @ 24" On Center x 6% coverage	3.81	0.2625
2"	Built-Up Roof (Old)	4.00	0.2500
4 1/2"	Concrete Slab	1.23	0.8100
	Inside Air Film	1.640000	0.609756
TOTAL R VALUES =====>			19.789345
TOTAL U VALUE (U=1/R) =====>			0.050532

SLAB PERIMETER INSULATION:

DIMENSIONS	MATERIAL	F VALUE
	None	0.00

DOORS:

THICKNESS	MATERIAL	U VALUE
1 3/4"	Metal with Foam Core w/ Screen Door	0.07

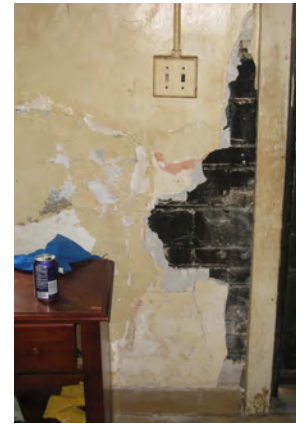
WINDOWS & GLASS DOORS:

MATERIAL	U VALUE
Aluminum with Single-Glaze	1.10

Attachment 9: Need – Structural Deficiencies Documentation



Units are heated by hot water that is piped through convectors in each room. Exposed pipes become extremely hot and have caused burn injuries. Window A/C units supplied by residents frequently overload electrical circuits and add to the condensation and mold problems in units. Some wiring is in surface mounted conduit.



Exterior walls are constructed of a unique solid brick/block wall that is faced by plaster or drywall on interior wall surfaces, leaving no area for insulation, and causing condensation problems on wall surfaces. Accumulated heat and humidity cause paint to peel, exposing previously encapsulated lead-based paint, and asbestos containing parging on the block walls. Mold and mildew growth is also rampant, despite numerous remediation attempts, due to poor ventilation and excess moisture. Plaster wall deterioration, some exposing peeling paint, and black and pink mold growth pictured above and below.



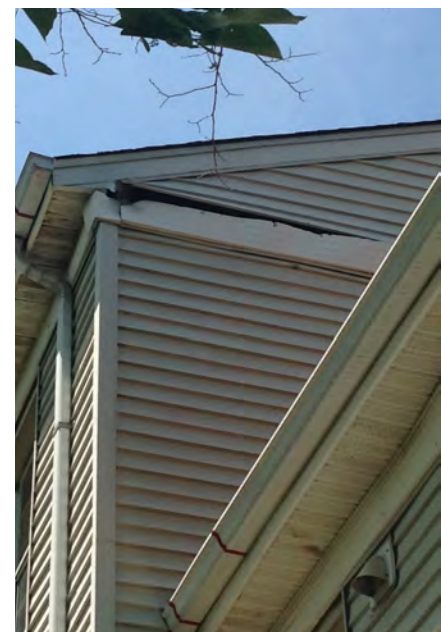
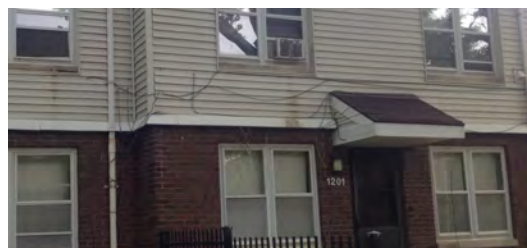
Panel boxes are undersized and located in the living room or kitchen. Meters must be read from inside units. Cabinets are antiquated.



Large areas of lawn are missing ground cover, especially in heavily shaded areas.



Shingles are over 20 years old, and many are missing, torn, or buckled.



Horizontal flashing forms inverted "troughs" at the bottom of siding, which is stuffed with wiring and cables. Other cables are draped across building exteriors. Birds roost in this area, leaving droppings on the buildings and the ground, creating health hazards for residents. Siding is deteriorating in areas, creating additional areas for nesting.

Attachment 10 – Need- Design Deficiencies Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att10DesignDeficienciesDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

January 19th, 2016

Mr. Bernard H. Pincus, Director of Capital Improvements
Louisville Metro Housing Authority, 420 S. 8th Street, Louisville, KY 40203

Reference: Choice Neighborhoods Deficiencies: Part II – Design Deficiencies

Dear Mr. Pincus:

This letter is the second part of the T.H.E. Engineers, Inc. summary of the physical needs assessment conducted at Beecher Terrace in July 2014. Based on the site review and analysis at that time, (we have also confirmed that no improvements have been made since July 2014), it was determined that Beecher is in a severe state of physical distress and suffers from the following major **design** deficiencies.

SITE DESIGN

- Sidewalks at the site do not meet ADA guidelines. With the addition of motorized conveyances, the risk of injury due to a collision with one of the vehicles is increased substantially. Width, steps, and lack of adequate turning radius create unsafe, code-deficient conditions
- Vehicle density has increased considerably since 1940 (initial occupancy date), when few families had personal vehicles. There is little or no on-site parking and the limited street parking available cannot accommodate even a majority of the needed spaces.
- In addition to the need for parking, precluding parking in common areas is accomplished through fences and gates, employing barrier posts inserted and locked into receiver cylinders secured in concrete. The receivers, in some cases protrude from above the surface, and provide a “trip and fall” hazard for pedestrians and for motorized conveyances. The driveways leading to these barrier posts are still intact and leave the apparent walking surface uneven for pedestrians walking or in wheelchairs.
- Resident mail is delivered to freestanding structures with multiple mailboxes located in unsafe center courtyards prone to vandalism, theft, and decay.
- Original site and building design has resulted in the creation of super blocks with narrow internal alleys, providing limited opportunity for site security. Alleyways are hard to find and turns are tight, making emergency vehicle access difficult and slow. The buildings are designed with front doors entering from both sides, which provide no individual, personal, or defensible space for the residents. Basically, there is not a defined “rear” yard area.
- Guardrails around the stairwells to the basement do not meet code.

UNIT DESIGN

- Beecher Terrace has 12 units (5-1BR, 5-2BR and 2-3BR) that met guidelines in place at the time they were made accessible in the 1990’s, but no longer meet current ADA requirements in respect to accessibility, adaptability, and visual/hearing impairment. Even counting these 12 units, Beecher has fewer than the 38 needed to meet the 5% requirement for newly constructed federally assisted housing. Aging population and increasing waiting lists point to the future need for these types of units.
- The site has no provisions for visitability, with most units having three to five risers to the entrance.
- The units have an internal central load-bearing wall. The wall system plus existing ceiling heights prohibit cost effective unit reconfiguration due to structural and clearance issues. The introduction of modern amenities such as dryers, dishwashers and central air-conditioning are also cost prohibitive due to the internal structural issues.
- Room sizes are small by today’s market standards. In fact, several unit types (approximately 33% of existing units) have bedrooms too small to meet the 100 ft²/2 person Louisville Property Maintenance Code, which

assumes a use rate of 2 persons per bedroom. Units also have very limited storage, with small bedroom closets providing the only storage for items other than clothing. Most buildings are on slab-on-grade or on crawl space, and there are no other areas to create additional storage.

- The above items necessitate substantial conversion of numerous units to achieve ADA requirements and minimum bedroom sizes with constraints of center load bearing walls. Not only will the units requiring larger bedroom and ADA compatibility conversion be affected but also neighboring units to allow for the reconfiguration. The walls are lath plaster which adds to the cost.
- Existing exterior wall construction is a combination structural brick/block, which does not allow for insulation in the wall system.

PLUMBING

- All apartments were designed with one bathroom, which is adequate for one of two bedrooms units, but not the larger units. The three story buildings are configured with a first floor flat and second/third story townhouse above. Bathrooms in the townhouse are located on the third floor. By today's standards, a bathroom on each level would provide more convenience to the residents. Baths have wall-hung lavatories and no linen closet, which does not allow for any storage.
- The units do not have any dryer hookups or any space available to install dryers; however the site does have two laundry facilities.

ENERGY EFFICIENCY

- As per our attached energy audit Beecher units have utility costs 37.7% higher than the energy allowances at comparatively sized LMHA units at Sheppard Square. Sheppard's utility costs reflect central air conditioning, dishwashers and dryers, amenities which are not reflected in Beecher's figures which make the direct ratios even higher. This differential is not surprising give the R-values for Beecher compared to the DOE's recommended R-values for Zone 4 (which includes the Louisville area) as shown in the following table.

	R-Values at Beecher	DOE Recommended R-Values
Brick/Block Wall Systems	3.92	15.5-21
Brick/Block/Vinyl Systems	7.03	15.5-21
Attic	19.79	38-60

In conclusion, Beecher no longer meets the design standards required to meet basic resident needs in code, usability, livability or accessibility. To address its numerous deficiencies would require expensive major redesign and construction.



Craig Morgan, PE
craig@thengrs.com

Attachment 10: Need – Design Deficiencies Documentation



Many of Beecher Terrace's densely packed buildings are arranged on narrow alleyways with inadequate parking. Tight turning radiuses and speed bumps pose safety and emergency access problems.



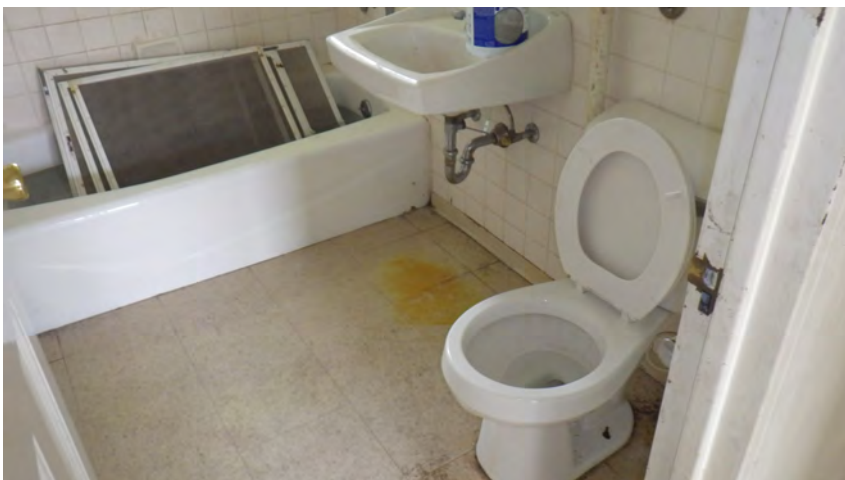
Barrier posts inserted and locked into receiver cylinders, and secured in concrete, protrude from above the surface in some cases, creating trip and fall hazards.



Resident mail is delivered to freestanding gang mailboxes where are located in unsafe center courtyards, and are prone to vandalism, theft, and decay.



None of Beecher Terrace's units meet current ADA requirements in respect to accessibility, visitability, adaptability and visual/hearing impairment. Most units have 3 to 5 risers to the entrance.



All units, regardless of bedroom size, have only one small bathroom. Baths have wall-hung sinks instead of vanity cabinets and no linen closet, so there is no storage in bath except medicine cabinets.. Wall hung convector units hang above toilets.

Attachment 11 – Need- Substandard Housing Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att11SubstandardHousingDoc.pdf

Attached to application in zip file: Attachments11thru20.zip

N/A

Attachment 12 – Need- Part I Violent Crimes Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att12PartIViolentCrimesDoc.pdf

Attached to application in zip file: Attachments11thru20.zip



LOUISVILLE METRO POLICE DEPARTMENT

GREG FISCHER
MAYOR

STEVE CONRAD
CHIEF OF POLICE

January 22, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority, 420 South Eighth Street
Louisville, KY 40203

RE: Part I Violent Crime Rates

Mr. Barry,

Per your request, please find below the Part I Violent Crime Rates per 1,000 persons for the Police Service Area that includes the Beecher Terrace public housing development (Division 1, Beat 3) and for Louisville Metro in calendar years 2012, 2013, and 2014. All incidents reported conform to the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Standards. Please note that the most recent population data available for Division 1, Beat 3 is for 2010, and this population data has been used to report Division 1, Beat 3 data for all three years (2012, 2013, and 2014).

Police Service Area (Division 1, Beat 3): Part I Violent Crime Rate per 1,000 Residents


Part I Violent Crimes	2012	2013	2014	3-Year Average
Aggravated Assault	87	97	108	97.33
Rape	5	11	7	7.67
Murder	4	1	5	3.33
Robbery	91	82	77	83.33
Total Part I Violent Crimes	187	191	197	191.67
Population	6,463	6,463	6,463	6,463
Crimes Per 1,000 Persons	28.93	29.55	30.48	29.66

Louisville Metro: Part I Violent Crime Rate per 1,000 Residents

Part I Violent Crimes	2012	2013	2014	3-Year Average
Aggravated Assault	2,447	2,047	2,288	2260.67
Rape	205	177	191	191.00
Murder	62	48	55	55.00
Robbery	1,397	1,450	1,535	1460.67
Total Part I Violent Crimes	4,111	3,722	4,069	3967.33
Population	666,200	671,120	677,710	671,676.67
Crimes Per 1,000 Persons	6.17	5.55	6	5.91

If you have any questions regarding the data above, please feel free to contact Sergeant Holly Rogers at crimeinfocenter@louisvilleky.gov or 502-574-7989.

Thank you,


Assistant Chief Michael Sullivan
Administrative Bureau

633 WEST JEFFERSON STREET LOUISVILLE, KY 40202
OFFICE PHONE 502.574.7660 FAX 502.574.2450

Attachment 13 – Evidence of Partnerships

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att13EvidenceOfPartnerships.pdf

Attached to application in zip file: Attachments11thru20.zip

Attachment 13: Evidence of Local Partnerships

Louisville Metro Housing Authority FY 2015/2016 Choice Neighborhoods Planning Grant

Table of Contents

Center for Neighborhoods.....	13.a
Louisville Metro Government: Louisville Forward, Office of Advanced Planning.....	13.b
Louisville Free Public Library	13.c
Seed Capital KY	13.d
Louisville Downtown Partnership	13.e
Choose Russell	13.f
St. Peter’s United Church of Christ	13.g
The YMCA of Greater Louisville	13.h
Louisville Metro Government: Department of Public Health and Wellness.....	13.i
YouthBuild Louisville	13.j
Beecher Terrace Resident Council	13.k
Jefferson County Public Schools	13.l
LMHA Board of Commissioners	13.m
Louisville Metro Government: Louisville Forward, Office of Vacant and Public Property Administration	13.n
Kentuckiana Works	13.o
Louisville Central Community Centers, Inc.....	13.p
Louisville Metro Government: Office of Housing and Community Development	13.q
Housing Partnership, Inc.	13.r
Louisville Department of Metro Parks	13.s
University of Louisville Office of Community Engagement.....	13.t
Louisville Grows.....	13.u
Kentucky Center for African American Heritage	13.v
Cities United	13.w
New Directions Housing Corporation	13.x
Louisville Metro Government: Department of Economic Development	13.y
C. E. & S. Foundation.....	13.z
Telesis Corporation.....	13.aa
Louisville Metro Government: Office of the Mayor	13.ab



Center For Neighborhoods

VISION. KNOWLEDGE. ACTION.

February 4, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Reference: FY2015/2016 Choice Neighborhood Planning Grants Program

Dear Mr. Barry,

The Center for Neighborhoods (CFN) fully supports the Louisville Metro Housing Authority's application for Action Activity funding through the FY 2015/2016 Choice Neighborhood Planning Grants Program, and looks forward to facilitating the selection process for those Activities in concert with the graduates of our recent **Russell Neighborhood Institute** (RNI). Participation in this planning process helps us fulfill our mission of *Building healthy, sustainable, safe and attractive neighborhoods through engaged, informed and committed neighbors*.

As you know, the Center for Neighborhoods (CFN) received an \$11,750 grant from the Mayor's Innovation Delivery Team to hold a Neighborhood Institute focused on the Russell Neighborhood. (This is in addition to the leverage contribution we committed to in the planning grant application for slots in our annual 12-week Neighborhood Institute.) The seven-week RNI program was developed to specifically address the needs and concerns of Russell residents and stakeholders, and was held at the Oak and Acorn Intergenerational Center in West Russell.

On December 7, 2015 twenty-two Russell residents, including two Neighborhood Outreach Workers, graduated from the RNI program, which was specially designed to connect community members with each other, with resources, and with potential partners (government, non-profit, and community associations) to move their ideas and dreams into action. Each class addressed questions such as:

- What is our vision for the future of our neighborhood?
- How do we become civically engaged?
- How do we create community?
- How can we organize?
- What partnerships can we develop and engage?
- What opportunities are available?

Five of the RNI graduates are now furthering their leadership skills by participating in the 12-week Neighborhood Institute program, which will allow them to network with and learn from peer neighborhood leaders from across Metro Louisville and demonstrate additional effective strategies to identify their community's priorities, focus their planning efforts, and design action activities that bring those priorities to fruition.

Mailing Address: 610 S. 4th Street, Suite 609 · Louisville, KY · 40202

Program Office: 507 S. 3rd Street · Louisville, KY · 40202

P: 502.589.0343



For over 40 years the Center For Neighborhoods has cultivated grassroots leadership, provided leadership education, partnered with neighborhoods in community planning efforts, facilitated civic dialogue amongst stakeholders and actively participated in neighborhood-based development and improvement projects. We envision a greater Louisville community with caring and empowered people, making and renewing neighborhoods that are healthy, sustainable and attractive. CFN's work is more important today than ever before as long-term and relocating residents and businesses seek out economically, physically and socially sustainable neighborhoods to call home.

CFN staff members and RNI graduates are very excited to be part of this dynamic process to engage Russell community members in the transformation of their neighborhood, and look forward to the opportunity to assist the Vision Russell team in the selection process for CNI Action Activities.

Best regards,

Tom Stephens
Executive Director



LOUISVILLE FORWARD
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR
February 2, 2016

MARY ELLEN WIEDERWOHL
CHIEF

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Dear Mr. Barry:

As the Director of the Office of Advanced Planning, I am writing in support of the Louisville Metro Housing application for the Action Activity portion of the FY2015/2016 Choice Neighborhoods Planning Grants program. The purpose of the Office of Advanced Planning is to study our community's built environment, envisioning, designing and implementing long-range planning solutions to create a vibrant sense of place where people want to live, work and innovate. Our Russell Choice Neighborhood Initiative (CNI)/Vision Russell planning efforts align perfectly with Advanced Planning's purpose and mission.

Our partnership with Louisville Metro Housing is firm and long-standing, and I am honored to continue in my role of co-leading the Russell CNI Coordinating Committee and linking assets to our joint efforts. My staff and I are working with the CNI team to ensure that the resulting Russell Transformation Plan is adopted by Louisville Metro Council as the official Russell Neighborhood Plan. We will also continue to provide technical and administrative assistance for the planning and Action processes in areas where we have expertise.

Advance Louisville also has a number of projects underway that are directly impacting the transformation of the Russell and West Louisville neighborhoods including a recently awarded \$16.9M TIGER grant to improve the Dixie Corridor, a portion of which runs through Russell. This grant funding will be used to create Complete Streets, Bus Rapid Transit (BRT) and intelligent transportation systems upgrades (ITS technology).

Our office is also continuing its efforts to create an implementable plan to remake 9th Street, Russell's eastern border, into a community connector. This planning effort is looking at strategies to break down the physical barriers created by the Interstate 64 ramps as well the scale of 9th Street to allow for greater access and mobility across the boulevard. Elements of the master plan include: creating a multi-modal transportation corridor designed for bicycles, pedestrians, transit, vehicles and recreation; re-establishing the original street grid; modifying

and/or relocating the ramps to open up land for development opportunities that further support recent investments or simulate new investment in Russell and West Louisville as a whole; and reconnecting 9th Street to assets such as the Ohio River, and the western expansion of Waterfront Park. The 22-acre Phase IV site will help reconnect the downtown core with the Russell, Portland and other West Louisville neighborhoods by linking surface roads and maintaining continuous pedestrian and bicycle paths.

My team is also working closely with Community Ventures Corporation on design elements related to their \$6 million Cedar Street development project currently underway in Russell. This housing development will add 29 newly constructed market-rate, single-family homes in the area bounded by Green Alley and Muhammad Ali Boulevard, from 8th to 20th Streets. Homes will be designed to compliment the neighborhood's rich architectural history and constructed using ICF (insulated concrete forms) technology to maximize their energy efficiency and durability.

My staff and I are continually working to identify additional resources and opportunities that will help realize our Russell Transformation Plan and Action Activities. Towards that end, the Office of Advanced Planning is working with over 15 agencies and organizations to resubmit a Promise Zone designation application for the entirety of West Louisville on February 23rd. As a finalist in the 2nd round, we are very hopeful that Louisville will receive this designation which would give us preference for certain competitive federal programs and technical assistance, as well as five AmericCorps VISTA members, and a federal liaison to help Louisville Metro and our partners navigate the federal resources needed to accelerate our revitalization efforts. We appreciate LMHA's support in these efforts.

Advanced Planning looks forward to continuing our work in the Choice Neighborhood planning process as well as the opportunity to work with community members to implement Action Activities that help us gain greater visibility and momentum with the implementation of Russell's Transformation Plan.

Sincerely,



Gretchen Milliken,
Deputy Director



February 4, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

The Louisville Free Public Library offers its full support of the Louisville Metro Housing Authority's application for Action Activity funds through the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program, and are proud to serve as a partner in the ongoing CNI planning efforts in the Russell neighborhood.

The Louisville Free Public Library's mission is to provide the people of Louisville and Jefferson County with the broadest possible access to knowledge, ideas and information, and to support them in their pursuit of learning. As the first free public library in the nation for African Americans staffed entirely by African Americans, the Library's Western Branch has been dedicated to this mission and to the Russell community since 1905. The branch's current location, a historic Carnegie building and key neighborhood anchor institution, opened in 1908, and is home to the African-American Archives Reading Room, which houses an extensive collection of material focusing on the African-American experience, with some items having been published more than a century ago.

The Library's chief purpose is to support the individual pursuit of knowledge and life-long learning. We believe that literacy and the ability to learn are basic tools of economic opportunity and personal success. In support of these ideas, the library offers a wide variety of programs that focus on children and families, including weekly story times, the children and teen Summer Reading programs, and the 1,000 Books Before Kindergarten Challenge. We also offer no-cost, technology-based programs targeting adults, such as Treehouse, an online video and interactive learning platform that teaches people how to design and develop websites and mobile apps, and promote other online job training opportunities.

We have enjoyed hosting Vision Russell Coordinating Committee and Education Task Force meetings over the past months, and look forward to continuing our work with LMHA and the other Russell CNI partners as we discover further creative and impactful ways in which we can help transform Beecher Terrace and the Russell neighborhood.

Sincerely,

Julie Scoskie, Ed.D.
Director of Education and Outreach



SEED CAPITAL KY

February 4, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

As Co-Founder and Project Director of Seed Capital KY, I am pleased to support the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program, the planning process and ongoing CNI efforts to meet neighborhood needs.

Seed Capital KY is a 501(c)(3) nonprofit organization created to catalyze the success and resilience of Kentucky's regional agriculture and regional food economy. We achieve this mission in two key ways: Supporting farmers through technical assistance grants, Kiva loans and workshops to increase operational capacity; and, Supporting the local food economy through research and development of food business infrastructure, including local food aggregation and distribution systems.

In my role with Seed Capital KY, I am charged with the development of the **West Louisville FoodPort**, a \$54 million dollar transformative urban reinvestment project located on a 24-acre campus at 30th and West Market Streets in the Russell Neighborhood. The FoodPort will house food-related businesses in one place where they can buy food from local farmers and hire neighbors for jobs, spurring economic activity in a historic, but under-invested section of the city. With tenants to include farmers, educators, distributors, food processors, startups, and retailers, FoodPort will bring over 200 permanent jobs (and 250 construction jobs) in Phase I and is committed to filling as many of those jobs as possible with people from West Louisville. In fact, on January 29 of this year, we announced preliminary approval of up to \$400,000 in state tax rebates to help **FarmedHere** offset a \$23.5 million investment to construct and operate a 60,000 square foot "vertical farm." With a goal of cultivating 10 rows of USDA certified organic greens and herbs in hydroponic beds under lights, this indoor farm promises to employ 40 new workers in West Louisville. Of great importance to neighborhood leaders, *FarmedHere's hiring policy prioritizes veterans and "second-chance" employees, including refugees and ex-offenders.* Construction is expected to begin in August 2016.

The FoodPort is poised to improve quality of life in the neighborhood. It will provide space for Jefferson County Cooperative Extension Service to offer youth programming, classes on cooking and nutrition in a kitchen/classroom, and gardening on a 2-acre demonstration farm. The site and two large public plazas will include walking paths, play spaces, and public space for gatherings, public markets, concerts and other events. Investments in sustainability will include solar power, geothermal energy, and using rainwater for irrigation and other water needs. Retail spaces will be rented to stores selling food for workers, neighbors, and others attracted to the site. Increased presence of employees, neighbors, and visitors will bring restaurants and food markets to life on the busy Market Street corridor.

The West Louisville FoodPort project operates on core values articulated by the project team and the West Louisville FoodPort Community Council: **transparency, honesty, inclusiveness, collaboration** and **sustainability**. The Community Council is a group of 80+ FoodPort community stakeholders: neighborhood and Beecher Terrace residents, business owners, farmers, funders, city government, community organizations, and members of the faith community. The Council plays a vital role in ensuring that the project is sustainably connected to the surrounding neighborhoods, defining specific community goals of the project, and helping the overall project to be accountable for achieving those goals. The Council's *Community Benefits Workgroup* is crafting a community benefits strategy in order to determine and define benefits of the FoodPort to the local community. This work is focused on community ownership—finding as many ways as possible to create wealth for the FoodPort neighbors, including supporting business creation (helping to launch West Louisville entrepreneurs who desire to open a business of which the FoodPort could be the first client – IT, security, landscaping, etc), creating scholarship funds, and exploring community ownership of the site itself through affordable shareholder options.

As you are well aware, Seed Capital KY enjoys a strong working partnership with LMHA. I serve on the Vision Russell People Task Force, and am pleased that the CNI planning process may provide a mechanism for the community benefits strategy we are currently developing in partnership with our Community Council to be shared with, and potentially serve as a model for, other Russell businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "Caroline Heine", enclosed in a large, loopy parentheses-like shape.

Caroline Heine
Project Director and Co-Founder



LOUISVILLE DOWNTOWN PARTNERSHIP

February 8, 2016

Rebecca S. Matheny
Executive Director

Tim Barry
Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

The Louisville Downtown Partnership (LDP) is pleased to offer its unequivocal support of the Louisville Metro Housing Authority's (LMHA) application for FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program funds to complete Action Activities.

The ability to implement additional early Action Activities would certainly accelerate the positive momentum currently building in Russell, and provide tangible evidence to neighborhood residents that LMHA's planning process is leading to real, lasting improvements. Regardless of the nature of the final Action Activities selected, LDP Deputy Executive Director of Development Strategies, Carl Malysz, a member of both the Vision Russell Coordinating Committee and Neighborhood Task Force, stands ready to assist the CNI partnership in ensuring that the impact of Action Activities effectively reaches eastward across the 9th Street to draw upon the vibrancy of Downtown Louisville.

The LDP is dedicated to the long-term economic health of Downtown Louisville and adjoining central city-neighborhoods like Russell. Moreover, its institutional membership represents the civic and business leadership of the greater Louisville community. For the past 22 years, LDP has played a crucial role in bringing together both the public and private partners in Downtown Louisville's redevelopment and long-term planning, with the LDP serving as the lead entity in the development and implementation of the Downtown Master Plan, the current iteration of which extends the Downtown's western reach and relationship into Russell.

As a former LMHA staff member (your Special Assistant), my work with you and LMHA pre-dates my tenure at LDP. While with the LMHA, I had the opportunity to work directly and extensively on the Liberty Green HOPE VI Revitalization program. If you recall, the LDP partnered with LMHA on Liberty Green in a number of ways:

- Suggested approaches to integrate open space and sustainability throughout East Downtown by creating green streets, pocket parks, greenway connections, and natural storm-water infiltration zones;
- Identified economic development opportunities to build upon recent and planned investment;
- Enumerated means for enhancing gateways and connections to create a cohesive network of walkable neighborhoods and districts; and
- Identified strategies to improve streetscapes to enhance connections and encourage additional economic development.

These remain examples of strategic planning activities we hope to be able to facilitate this time in Russell.

Finally, you should also note that we have already begun “rebranding” efforts to eliminate the notorious “9th Street Divide” that separates the Downtown from Russell, a stigma that serves as both a psychological and physical barrier to connectivity and investment, and which severely curtails our mutual efforts to move economic development initiatives westward beyond the Central Business District and into Russell. Also, the recent westward expansion of the Business Improvement District to Twelfth Street fortifies Downtown’s juxtaposition with the Russell neighborhood.

I look forward to collaborating with you to revitalize Russell. Please let me know if there is any other way I may be of assistance at this time.

Sincerely,



Rebecca Matheny
Executive Director

RSM:db



February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support for the Louisville Metro Housing Authority's Application for Action Activity Funding through the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry:

I am happy to support Louisville Metro Housing Authority's Application for Action Activity Funding through the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program. As a lifelong civil rights and social justice advocate and long-time resident of the West Louisville community, the revitalization of Russell is close to my heart. I am now a current resident of Beecher Terrace, the target housing of the Russell Choice Neighborhood Initiative (CNI), and have served on LMHA's Board of Commissioners since 1999.

As you know, I am also one of the founders of the newly formed *Choose Russell*, and now sit on its Board of Directors. We are meeting at least monthly to map out our roles and goals for neighborhood revitalization. *Choose Russell* is also working to build further capacity among its members and add to the momentum of this transformation going forward. A press conference is scheduled for 2/18/16 to announce the recently received incorporation status and next steps for this new neighborhood organization.

Choose Russell will promote and advocate for the well-being of families and children in the community through relationship building, partnering with families and individuals, supporting resident involvement in the community and increasing wealth building activities available to residents. This organization looks forward to building an economically vibrant and diverse community that increases individual's capacity to do for themselves, celebrates diversity and provides positive well-being for future generations. We hope that residents will have a strong sense of pride living in Russell, a neighborhood of Choice.

Tim Barry
February 8, 2016
Page 2

Implementing early Action Activities will help to build trust among residents who are skeptical of the possibility for lasting change in Russell. I look forward to continuing my support of LMHA and the CNI through my position on the board and involvement in *Choose Russell*.

Sincerely,

A handwritten signature in cursive script, appearing to read "Manfred Reid".

Manfred Reid
Board Member



Location:
Russell Plaza
1407 West Jefferson Street
Louisville, KY 40203

Mailing address:
P. O. Box 2846
Louisville, KY 40201

Phone: (502) 417-8438
Email: stpeterucclou@yahoo.com

February 3, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

As Senior Pastor of St. Peter's United Church of Christ, President of MOLO Village and a Bingham Fellow alumna focused on West Louisville revitalization, I fully support the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program, as well as the ongoing planning process for the Russell neighborhood. I am also pleased to continue to serve as a member of the Coordinating Committee and as Co-Lead for the People Task Force for the duration of the grant period.

St. Peter's United Church of Christ is a 165 year-old church located in the Russell community, directly across the street from the Beecher Terrace community on Jefferson Street. Our mission as a church is to plant and cultivate seeds of necessity in our community through spiritual guidance, while continually seeking ways and opportunities to educate, inform and empower the congregation and community to understand, identify and to be effective advocates for social justice policies that better their individual lives and the world in which we live.

We are a church that reaches into the community to meet residents in the surrounding area at the point of need. St. Peter's UCC has partnered with several agencies (including LMHA) to include weekly AA meetings, food distribution, a clothes closet, child abuse prevention education, volunteerism, Summer Enrichment Programs and employment, on-site childcare, and Community Services Senior nutritional and exercise programs. In 2011 the MOLO Village, a Christian Community Development Corporation (MOLO CDC) was created at St. Peter's, envisioned to be a shelter, a place of transformation, a place where families care for each other as we are nurtured and taught through education, community service and healthy living; all of which is essential for a healthy community.

Over the past two years, in tandem with – indeed in partnership with – the Russell CNI planning efforts, St. Peter's staff, parishioners, neighborhood residents and community partners have crafted a phased development plan for the St. Peter campus, including renovation/construction of a new and more usable space at 1225 W. Jefferson Street, and a marketing plan to attract services to Russell and the new buildings that will be part of the campus. This includes partial demolition of St. Peter's Church and preservation of the main sanctuary as a joint-use space.

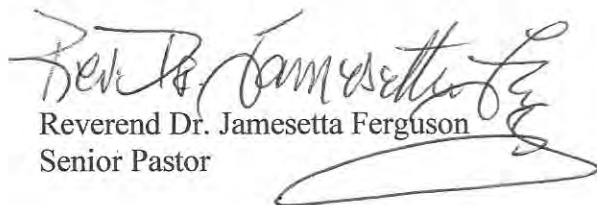
In addition, St. Peter's Church/MOLO CDC secured preliminary staff funding and formalized a partnership with a national organization to provide credit counseling and homeownership preparation services as part of a pro-active approach to ensuring that Russell residents are prepared for homeownership and rental opportunities that will be created through the Russell Choice Neighborhood program. This initiative includes a \$250,000 fund for small credit building loans.

MOLO CDC also prepared preliminary program descriptions and a budget to expand our existing services to the formerly incarcerated, and we are in the early stages of fundraising for the expansion of this much-needed program.

Our staff members serve on the People, Neighborhood and Education Task Forces, and we regularly host the People Task Force meetings at our temporary location in Russell Plaza.

We look forward to continuing our work with LMHA and the other Russell CNI partners as we discover further creative and impactful ways in which we can help transform Beecher Terrace and the Russell neighborhood.

Sincerely,


Reverend Dr. Jamesetta Ferguson
Senior Pastor



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

February 4, 2016

Mr. Tim Barry
Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

RE: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry:

As President and CEO of the YMCA of Greater Louisville and a proud partner in the Russell Choice Neighborhoods Initiative (CNI) planning process, I fully support the Louisville Metro Housing Authority's application for Action Activity funding through the FY 2015/2016 CNI Planning Grants Program.

The work of the YMCA of Greater Louisville is centered on youth development, healthy living and social responsibility. We are also the sole provider of before and after school care for Jefferson County Public Schools, where we serve over 2,500 children each day at 50 school sites through our Childcare Enrichment Program. A curriculum of nutrition, physical activity and educational opportunities brings the school day full circle and bridges the gap between school and home.

We also offer a unique early learning opportunity to families in the Russell Neighborhood at Roosevelt-Perry Elementary School. This free "Caring and Learning with Me" program is geared toward birth to 5-year-olds who are not enrolled in formal learning environments, but usually spend the day at home with a family member, friend, or neighbor. The parent or caregiver can bring their child to the school for a two-hour "play date" that helps prepare the child for kindergarten, while providing hands-on support for the caregiver. Parents and caregivers also learn about developmental milestones and what each child should know as they prepare to enter school.

The Chestnut Street YMCA, with its prominent location on a major east-west Russell thoroughfare, offers childcare and pre-school services for children ages 6 weeks to 5 years old, as well as serving school age children in the summer. The Chestnut Street Y has been extremely involved in the lives of teens in the area through our Street Outreach Program and the Black Achievers Program, and serves as a Safe Place, supporting teens in crisis situations, thus creating a safety net for youth.

YMCA of Greater Louisville
ASSOCIATION SERVICES OFFICE
545 South Second Street
Louisville, KY 40202
P 502 587 9622 F 502 587 2343
YMCALOUISVILLE.ORG



February 4, 2016

Mr. Tim Barry

Page Two

Within the next few years, we will also be opening a brand new facility on the southeast corner of 18th Street and Broadway, directly across the street from the Russell neighborhood. In addition to the YMCA's fitness and health offerings, this \$20 million, state-of-the-art facility will also feature a daycare, health clinic, bank, and other amenities.

Over the years, we have participated in several events at Sheppard Park, (located directly behind Roosevelt-Perry Elementary at 16th Street and Magazine), offering fun activities for children, and health education information for residents. We also participated in the Mayor's Give A Day program by volunteering to beautify the park.

As you are aware, the YMCA has partnered with LMHA through the Chestnut Street YMCA Men's Transitional Shelter Program, offering programming and temporary housing for homeless men in a 41-bed Single Room Occupancy (SRO) facility. We provide our residents with case management, computer training, tutoring and workshops to help them on the road to self-sufficiency. Several steps are taken to recognize and lift up the residents through our "spotlight" program, which rewards tenants for their positive attitudes, furthering their education and maintaining employment. The residents need, and look forward to, the structure, balance and commitment the Chestnut YMCA program offers them, as well as the opportunity to receive a permanent tenant-based Housing Choice Voucher when they leave our transitional housing program.

We look forward to further exploring options for the historic Quinn Chapel, which sits directly adjacent to our Chestnut Street location, and is now owned by the YMCA. There is growing interest in infusing new life into this historic church, which dates back to 1884 and is strategically located at the corner of 9th and Chestnut Streets.

The YMCA is pleased to be part of the strong network of partners currently working on transformation plans for Beecher Terrace and Russell neighborhood. We were honored to host a CNI Education Task Force meeting last fall at our Chestnut Street location, and look forward to celebrating Vision Russell successes at our new facility in the future.

Sincerely,



R. Stephen Tarver
President/CEO

RST/cln



**PUBLIC HEALTH AND WELLNESS
LOUISVILLE, KENTUCKY**

GREG FISCHER
MAYOR

February 1, 2016

SARAH S. MOYER, MD, MPH
Interim Director

Tim Barry, Executive Director
Louisville Metro Housing authority
420 South Eighth Street
Louisville, KY 40203

Dear Mr. Barry:

The Louisville Metro Department of Public Health and Wellness (LMPHW) is committed to creating a culture of health and wellness in the Louisville Metro community. The mission of LMPHW is to promote health and wellness; prevent disease, illness, and injury; and protect the health and safety of metro Louisville residents and visitors. The vision of LMPHW is to create a healthy Louisville Metro by decreasing disease and death, eliminating disparities in health and healthcare, and giving everyone the chance to live a healthy life. We work to improve the health of the citizens of Louisville by providing individuals, groups, and communities with the tools to make informed decisions about their well-being.

As the interim Louisville Metro Director of Public Health and Wellness (LMPHW), I fully support the Russell Neighborhood HUD Choice Neighborhood Planning Grants Program, FR-5900-N-14. LMPHW is committed to five strategic priorities for Louisville Metro: creating a culture of health and wellness; an expanded focus of social determinants of health and health equity; strengthening public-private partnerships; increased connection between public health and clinical medicine; and implementing an outcomes driven approach to program and policy development. We are shifting our culture to build the infrastructure that will support our residents with the poorest health outcomes and to foster preventive healthcare. As such, LMPHW is committed to the on-going work in Russell and our staff has dedicated over 18 months of service to the Choice Neighborhood Planning Grant initiative. In support of Vision Russell, our staff member, Ms. Betty J. Adkins, co-chairs the People Taskforce as well as represents LMPHW on the Vision Russell Coordinating Committee and community conversations. We have been successful in linking community assets to the planning efforts and building upon the knowledge of community stakeholders. Ms. Adkins informs the LMPHW leadership of Vision Russell activities and calls upon her colleagues to participate such as potentially providing staff time to conduct health impact assessments (HIA) during the implementation phase. We will continue to support Ms. Adkins in her role with Vision Russell during the planning and implementation phases.

LMPHW, with Ms. Adkins' leadership, has convened a diverse group of community partners and collaborated with existing teams to build resiliency in our young children, interrupt violence and assure a trauma-informed juvenile justice system. Working with the Jefferson County Public

Schools (JCPS) leadership and community leaders, the Bounce Coalition has implemented a program within a JCPS school

that is yielding positive results. Bounce is a bold endeavor to improve the future health of Louisville's children by fostering the skills to bounce back from adversity with resilience and grit. The children in the identified school have significant social economic barriers and adverse childhood experiences that disrupt their course of education. Bounce is a program that can be replicated in other identified schools such as the elementary schools in Russell.

Pivot to Peace is a hospital-linked violence interruption program that recently was implemented in Louisville Metro. As a member of the Pivot to Peace Steering Committee and in partnership with key stakeholders, we have had an active role in planning and seeking funding for Pivot to Peace. Pivot will enroll qualifying persons, 18 to 34 years and injured by penetrating violence, into case management; and will de-escalate violence at the time of its occurrence. Many of these violent events occur in the Russell neighborhood and qualifying Russell residents will have the opportunity to enroll in case management.

From a public health lens, we recognize that inadequate housing and unsafe neighborhoods are social determinants of health that contribute to distressed communities. In Russell, 77% of the residents rent housing and median household income is \$14,209. Of the Russell residents, approximately 32% do not have a high school education, 60% live below the federal poverty level and 30% are unemployed. These factors take their toll on health. The residents in the Russell neighborhood have a lower life expectancy (69 years) when compared to all residents in Louisville Metro (77 years). The Russell residents have higher rates of death per 100,000 from heart disease (330), diabetes (63), and cancer (272) when compared to all Louisville Metro residents (197), (29), and (203), respectively. During the People Taskforce meetings, our staff members have presented on the impact of the social determinants of health and *Healthy Louisville 2020*, our community's health agenda. With an understanding of the social determinants of health, People Taskforce members have identified four pillars to guide their work: health, workforce readiness, financial security, and neighborhood networking. Working closing with the Neighborhood and Education taskforces, the People Taskforce endeavors to focus on the environmental and social economic conditions that promote a revitalized neighborhood and healthy outcomes for its residents.

The LMPHW has a history of working with Louisville Metro Housing Authority (LMHA) and its other partners to transform communities through social and environmental policy changes and providing health services. We have obtained grants from a number of funders including the CDC Community Transformation Grant and the Robert Wood Johnson Foundation Healthy Kids, Healthy Communities grant. Through grant funds, we have opened Healthy-in-a-Hurry corner stores, developed community gardens and promoted pedestrian and bicycling safety such as adding bike lanes and assessing the conditions of sidewalks in west Louisville. Louisville Metro Housing Authority (LMHA) and LMPHW are transforming multi-unit family housing into smoke-free environments, including the HOPE VI Sheppard Square site, to protect residents from secondhand smoke. In addition to environmental changes, the LMPHW administers programs that benefit the Russell residents. One such program is Healthy Start. Babies in distressed neighborhoods still are more likely to be born at a very low and low birth

Sarah S. Moyer, MD, MPH
February 1, 2016
Page 3

weight with a higher rate of infant mortality. Importantly, researchers have linked infant mortality to the health of a community.

We are excited to learn that there is now an opportunity for additional Choice Neighborhood Initiative (CNI) Planning Grant funds to support direct physical changes to the neighborhood in the form of Action Activities. Modifying the built environment in ways that make physical activity and healthy eating an easier choice for residents of a neighborhood directly impacts health outcomes. We are committed to providing technical assistance for implementation of the Action Activities. Our staffs have experience in working with partners to develop community gardens, oversee farmers markets, and converting corner stores to provide fresh fruits and vegetables. We have participated in assuring smoke-free green space, biking and walking venues. Furthermore, our environmental staff is ready to conduct health impact assessments for Action Activities. The LMPHW has received over \$11 million in federal awards during the past six years to implement environment, systems, and policy changes that better the health of residents, designating resources to communities with poor health outcomes including Russell. Our continued investment in Russell will help close the gap in life expectancy.

The Choice Neighborhoods planning grant is a vital movement in Russell. Our community is experienced and in position to transform the Russell neighborhood and the work is well underway. We will build upon our accumulative evidenced-based experiences to implement significant environmental and policy changes that bring opportunities for health and wellness. If I can provide any additional information or evidence of support, please do not hesitate to contact me. I am in full support of your application for a Russell Neighborhood Choice Planning Grant FR-5900-N-14 and we will continue to dedicate staff to assure a successful transformation plan.

Sincerely,

A handwritten signature in blue ink that reads "Sarah S. Moyer" followed by a stylized flourish.

Sarah S. Moyer, MD, MPH
Interim Director

February 2, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

As director of YouthBuild Louisville (YBL), an education, job training and leadership program designed to help young adults realize their potential, and a long-time partner of the Louisville Metro Housing Authority, I am pleased to support LMHA in applying for the Action Activities portion of the FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program, the planning efforts underway to transform the Russell neighborhood. I am also pleased to serve on the Housing Task Force for the duration of the two-year grant period.

At YouthBuild Louisville, young adults realize their potential through the development of life and job skills. Our mission is to assist young adults to be great citizens through building productive lives and sustainable communities. Education is a key component to the program. Since 2001, the program has graduated 407 participants with over 84% percent of students obtaining a GED and/or vocational training certificate. Post-secondary education is also a focus. In the past 5 years, 42 students have attended college. The other major tenet of YouthBuild's mission is community service - each student completes 675 hours of service during their program year. Since its inception, YBL students have built 11 new homes, rehabbed 19 homes, created more than 200 community gardens (including years of support at St. Peter Claver Garden in Smoketown and the Russell Garden) and developed 3 miles of trails in local parks. YBL's first two single family homes were in Russell.

Key staff of LMHA have served on our agency board through planning and since our inception as a 501(c)3 organization. YBL built a new home in the Park DuValle HOPE VI project and has developed three new homes in Smoketown as replacement housing for that project. Over the years, LMHA has assisted in recruiting hundreds of young people from public housing communities for our programs and has offered our young people and our agency opportunities to serve, partner and grow our local communities to places of hope and prosperity. In Smoketown/Sheppard Square we are partnering to develop the entire neighborhood into a thriving, economically rich community with sustainable housing, active business and service option. As always, we will engage in development projects (including those in Russell) during

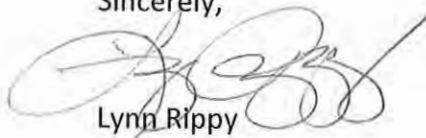
the grant period that help our young people dignify and show respect for the neighborhood from which they come. Our program supports each young person who attends at a rate of \$21,000 per person and each year we recruit at least 32% of our young people from the westend of Louisville and over 10% from Russell. This year, we have two recent program graduates who live in the Beecher Terrace housing development. Additionally, our partnership with Project Warm will allow us to serve 20-25 Russell families per year through the It's My Home weatherization program.

YBL partners with LMHA (as well as General Electric, TARC, Metropolitan Sewage District and Jefferson County Public Schools) on a comprehensive streetscape initiative that touched three key blocks of the Smoketown neighborhood. This one-day collaborative project transformed this piece of the neighborhood into a pedestrian-friendly corridor, complete with bus shelters, a wiffle ball field, benches, new crosswalks, "Smoketown" Neighborhood waste bins, and more than 16 bike racks.

I look forward to continuing to meet with LMHA staff to develop a new vacant lot clean up and mowing program targeting the Russell neighborhood in order to deal with the nagging problem of overgrown lots during the growing season. The goals of this effort are to assist with CNI landbanking efforts for the housing replacement plan, to provide training opportunities for YBL participants, and to help form a Section 3 company of YBL graduates to provide these services in the future.

We are honored to work with LMHA on this new phase of the transformation of Beecher Terrace and the Russell neighborhood and are excited to continue partnering throughout the planning and development of the transformation plan for Russell.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lynn Rippy', written over a horizontal line.

Lynn Rippy
Executive Director



February 4, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY2015/2016 Choice Planning Grants Program

Dear Mr. Barry:

As President of the Beecher Terrace Resident Council, and a proud partner in the Russell Choice Neighborhoods Initiative (CNI) planning process, I fully support the Louisville Metro Housing Authority's application for Action Activity funding through the current FY15/16 CNI Planning Grant opportunity.

Because of the positive impact the Russell Choice Neighborhood planning grant will have on Beecher Terrace residents' lives, I consider my position on Vision Russell's Coordinating Committee as one of my top priorities, and am committed to assisting with the long term plans to transform the neighborhood. CNI meetings and planning activities provide me with the opportunity to learn more about the resources coming into the neighborhood, and to share information about the other initiatives I'm currently involved in, including the FoodPort's community council, the Board of Directors and the Executive Board for One West, and the newly formed Choose Russell neighborhood organization. I was also recently invited by Mayor Fischer to sit on Louisville Metro's Planning Commission, and last week, I announced my candidacy to replace David Tandy for 4th District Metro Council member, which will further my ability to strengthen the efforts underway in the Russell.

As Senior Chaplain for the Louisville Metro Police Department, I know all too well the crushing effects that poverty and violence place on families in Russell, so I'm a firm believer that we must take what action we can now to show Beecher households and other Russell residents that their voices are heard, and that they have the power to select the changes that will take place.

I am pleased to be part of this strong network of Vision Russell partners, and look forward to cutting some of the first ribbons on completed Action Activities during 2017. Please feel free to call on me to assist in any way that I can further your efforts.

Sincerely,

Marshall Gazaway
President, Beecher Terrace Resident Council



Administrative Offices

VanHoose Education Center
P.O. Box 34020
Louisville, Kentucky 40232-4020
(502) 485-3011



February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203

Reference: Action Activities Portion of the FY 2015-16 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry:

Jefferson County Public Schools (JCPS) fully supports the Louisville Metro Housing Authority's application for FY2015/2016 Choice Neighborhoods Initiative (CNI) Action Activity funding, as well as the planning process currently underway in the Russell neighborhood. The District is pleased to be part of these efforts to develop strategies to ensure children living in the Beecher Terrace housing development and the Russell neighborhood, or attending Russell's schools, enter kindergarten ready to learn, are proficient in core academic subjects, and graduate from high school college- and career-ready. JCPS is also collaborating with Bellarmine University and the University of Louisville to enhance the quality of life for residents in West Louisville by improving the overall educational attainment levels to equal those of Metro Louisville in general.

With approximately 2,300 pre-school and school-age children in Russell and a strong commitment to equity and a choice student assignment plan in place, addressing the needs of neighborhood children versus the needs of neighborhood schools is challenging. While there is one neighborhood high school (Central, which is a University of Louisville Signature Partnership school) and three neighborhood elementary schools (Byck, Coleridge-Taylor, and Roosevelt-Perry), Russell neighborhood children are currently transported to 106 different schools throughout the city, sometimes for significant distances from their homes.

We recognize that there is mixed performance among these schools and appreciate the CNI team's focus on Roosevelt-Perry Elementary School, currently a low-achieving Title I school, that is in the second percentile in accountability performance scores for Kentucky, has been classified as "Needs Improvement" and is currently a "Priority School" in the rewards and assistance category. In 2014-15, 83.6 percent of students identified as non-White, and 94.5 percent qualified for the Free and Reduced Meal Program. Forty three percent of the school's 416 students reside in the Russell neighborhood, and only 33 percent of students entering kindergarten were kindergarten-ready during the 2014-2015 school year.

The Education Task Force hopes to support strategies that improve education outcomes by creating an environment where the physical, social, emotional, and academic needs of all children are met by removing barriers to learning and improved academic achievement; providing access to a challenging curriculum in a safe and caring environment; expanding learning opportunities through extended day and summer programming, extensive use of technology, offering targeted intervention and enrichment; and establishing the school as a hub of services for students and families through community partnerships.

My staff and I stand ready to develop education strategies that will ensure resident children can access high-quality education opportunities, including early and out-of-school time learning. Given our common interest in the revitalization of the Russell neighborhood, JCPS is pleased to have Nichole Marshall, Roosevelt-Perry's principal, serve on the Education Task Force. We are also delighted that JCPS' District 1 Board Representative Diane Porter is continuing to co-lead the efforts of the Education Task Force. Her 40+ years of professional public education experience will serve the CNI team well in their efforts to enhance the education, health and economic vitality of Russell neighborhood families.

Sincerely,



Donna M. Hargens, Ed.D.
Superintendent

DMH:scf



February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support for the Louisville Metro Housing Authority's Application for Action Activity Funding through the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry:

As a new member of the Louisville Metro Housing Authority's Board of Directors and a long-time faith leader in the Russell neighborhood, where I served for many years as senior pastor of Asbury Chapel AME Church, I feel blessed that you and the Vision Russell team have asked me to help develop ways to further engage the faith community in the ongoing planning efforts for the neighborhood. Russell is home to more than three dozen churches, and church members stand ready to assist with the truly transformational work happening in the community.

I am also pleased to hear that the Housing Authority is applying for additional Choice Neighborhoods Initiative funds to carry out "Action Activities" in the Russell neighborhood. Early, visible signs of progress are critical if we are to convince residents that change really is possible. As you know, I grew up in the Sheppard Square public housing project in the Smoketown neighborhood, and have watched as LMHA's HOPE VI efforts have brought about huge positive changes there. I know the same is possible for Russell and for Beecher Terrace.

Sincerely,

Reverend Dr. Geoffrey Ellis
Senior Pastor





OFFICE OF VACANT & PUBLIC PROPERTY ADMINISTRATION
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

JEANA DUNLAP
DIRECTOR

February 5, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

**Re: Support for the Louisville Metro Housing Authority's Application for Action Activity Funds
FY 2015/2016 Choice Neighborhoods Initiative Planning Grants Program**

Dear Mr. Barry,

As Assistant Director for the Louisville Metro Office of Vacant and Public Property Administration, I am happy to support the Louisville Metro Housing Authority's application for Action Activity funding through the FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program. My office is deeply involved in efforts to reuse and revitalize Vacant and Abandoned Property (VAP) in the Russell neighborhood, and strongly backs the Vision Russell CNI planning efforts currently underway.

As part of Mayor Greg Fischer's Strategic Plan, Louisville Metro resolved to reduce the number of abandoned properties within the city. The current goal is to reduce the ratio of abandoned properties to no more than ten percent of the total properties in any given neighborhood. Current data suggest there are an estimated 21% of all properties within the neighborhood that are vacant or abandoned. By reducing the number of vacant and abandoned properties, we can improve the vibrancy, safety, and value of our existing neighborhoods, making Louisville a better place to live, work, and play. As part of this initiative, Louisville Metro is employing the following strategies:

- Provide supports to existing homeowners to prevent abandonment;
- Working closed with Code Enforcement to maintain vacant properties;
- Aggressively collecting liens on properties with code enforcement violations;
- Foreclosing on abandoned properties to transfer ownership to responsible parties;
- Selling and donating land banked properties for uses that will benefit the local community;
- Demolishing blighted properties that have become a public nuisance or safety hazard.

LOUISVILLE FORWARD
www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE 500, LOUISVILLE, KENTUCKY 40202 502.574.4016 FAX 502. 574.4199

Louisville Metro Government also hired the firm of RKG Associates in 2013 to conduct a comprehensive VAP Neighborhood Revitalization Study. One of the outcomes of RKG's study was the recommendation and consequent adoption of several "Priority Project Areas" (PPAs), which are officially designated investment priority areas within Louisville. The Russell neighborhood is one of fourteen designated PPAs in Louisville. Selection of these areas was based on neighborhood marketability scores, which attempt to simulate decision-factors used by developers, investors, homebuyers and renters in determining the most desirable areas to live, invest and build.

Identifying these PPAs for future revitalization has allowed Louisville Metro to strategically target its limited resources to neighborhoods where they can have the most impact and greatest effect, and help secure both additional public and private investments. It has also established a structured process for review and assessment of short and long-term projects and helps directs neighborhood planning efforts, such as the Louisville Metro's investment in the Choice Neighborhoods Initiative currently underway in Louisville's Russell neighborhood.

A more recent effort, R^{squared} (which stands for Reuse & Revitalize), launched in June of 2015 and is specifically targeting sections of the Russell and Portland neighborhoods. This is a comprehensive umbrella initiative aimed at using four key elements to sustainably reduce blight and vacancy. These elements--Educate, Engage, Empower and Implement--will harness the power of civic innovation coupled with public & private partnerships to create sustainable uses for underutilized properties city-wide.

Finally, my office has worked with tech start-up Opportunity Space to create an up-to-date interactive map that makes it easy for potential purchasers to search and view public properties that are available to the general public for residential, commercial or community projects. This online tool creates more transparency and makes it easier to find and purchase underutilized public properties.

I am proud to assist with the planning process for the revitalization of the Russell neighborhood, and have enjoyed my work with both the Housing and Neighborhood Task Forces. Vision Russell events, including last September's bus tour of the neighborhood, have given my office the opportunity to share information about our work and available resources with community members, who are all too often aware of the problems facing their neighborhood but don't know how they can make a difference.

My office looks forward to continuing to work with CNIP partners for the duration of the Vision Russell planning and implementation processes. Please do not hesitate to ask, if I can be of further assistance in this process.

Sincerely,



Jeana E. Dunlap

February 3, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry:

KentuckianaWorks, the local Workforce Development Board, fully supports the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program, the planning process and ongoing CNI efforts to meet neighborhood needs. KentuckianaWorks oversees the region's system of career centers where job seekers can find jobs and education and training opportunities and apply for unemployment insurance. Career centers also help employers meet their workforce needs by linking them with qualified employees.

In 2014, KentuckianaWorks received a Department of Labor Workforce Innovation Fund Grant to expand the reach of Code Louisville's free software coding training program. Code Louisville is a collaboration between KentuckianaWorks, the Louisville Free Public Library, and local employers. The program consists of a series of twelve-week sessions that use the Treehouse coding platform to train future software developers.

In 2015, KentuckianaWorks created a training program based on Code Louisville that targeted high school students from the Russell Neighborhood, creating a pilot program held at The Beech, a city-owned learning center in the Beecher Terrace housing development. Code Louisville After-School, or as the students call it, **Coding at The Beech**, met twice a week for two-hour sessions over a twelve week period. Partnering with Ballard High School, where most Russell students attend, Coding at The Beech was designed to teach qualified students, who maintained at least a 3.0 GPA, how to become software developers. The program taught the students how to code using HTML, CSS, and JavaScript. Six students completed the training program.

Having mastered the techniques, the same six students designed the website for Coding at the Beech (atthebeech.com) and were then able to create their own website development company called Beech Technologies (Beechtech.org). Their newly-founded company creates custom websites complete with a personalized internet domain, tech support, social media presence, software updates and frequent analysis reports to track the success of the client's web presence. Grants and funding for the program were provided by the James Graham Brown Foundation to allow the students to earn minimum wages until the company becomes profitable.

President Barack Obama recognized the efforts of Code Louisville, particularly Coding at the Beech, during his April 2, 2015, visit to Louisville to discuss technological advancement. The students' website development company is helping to build the visionrussell.org website as paid interns aiding Russell Choice Neighborhoods Initiative (CNI) web developer CT Creative Group.



In addition, on January 15, 2016, KentuckianaWorks opened a new one-stop center focused on connecting people to the rising number of health care jobs in the Louisville area. The **Kentucky Health Career Center**, located at 746 S. Fifth Street is just four blocks from the Beecher Terrace housing development. The center provides training, career advice and other services for job seekers and connects people who want to land a health care job to the right education and training. The center also provides screening and talent search assistance for local health care providers to help them meet the growing demand for nurses, technicians and other skilled positions in hospitals, long-term care and other facilities. This center provides convenient, walkable access for Russell residents.

In addition to the Code Louisville and healthcare efforts in the Russell neighborhood, KentuckianaWorks has participated in Choice Neighborhood events and assisted neighborhood residents with employment and training. I personally led a breakout session at the Community Conversation on Education held on December 10, 2015. My staff, equipped with laptops, also attended the new FoodPort Harvest Festival last fall to sign people up for jobs and job training, and to put them on a wait list for FoodPort jobs. We would be happy to do similar outreach, both for FoodPort jobs and Health Career Center services, at Choice events and will continue to provide a representative to the People Task Force for the duration of the two-year grant period.

Given our common interest in the revitalization of the Russell neighborhood and employment of its residents, KentuckianaWorks is pleased to work with LMHA on this new phase of the Choice Neighborhoods Initiative in Russell.

Sincerely,



Michael B. Gritton
Executive Director

KENTUCKIANAWORKS

GREATER LOUISVILLE'S WORKFORCE INVESTMENT BOARD

410 West Chestnut Street • Suite 200 • Louisville, KY 40202 • Phone: (502) 574-2500 • Fax: (502) 574-4288 • www.kentuckianaworks.org



Louisville Central Community Centers, Inc.

Building A Wealth of Pride Through Opportunity

February 5, 2016

Mr. Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Dear Mr. Barry:

Louisville Central Community Centers, Inc. (LCCC) is pleased to support Louisville Metro Housing Authority's (LMHA) application for the Action Activities portion of the FY 2015-2016 Russell Neighborhood Choice Planning Grants Program on behalf of the ongoing transformation of The Russell neighborhood.

Russell is a proud neighborhood that is experiencing change that is well overdue. This change includes a great emphasis on engaging residents about their future and the future of the neighborhood. We have learned greatly from this work and would be delighted to have the opportunity to continue this work through a successful Action Activities grant from the U.S. Department of Housing & Urban Development.

LCCC has served the Russell neighborhood for some 68 years with the goal of helping the area become more economically vibrant. During the last several years, we have made a significant capital investment in our campus for the purposes of increasing our capacity to incubate small businesses, improve employment through our workforce development program, enhance educational achievement among young people, remove health disparities and build a more self-reliant community.

In support of the transformation of Russell, we are also pleased to report that LCCC has committed to building a \$1.2 million performing arts community theater in the Russell neighborhood primarily for school-age youth with construction scheduled to start in the fall of 2016. We also are preparing to house a full service restaurant that will create some 15 jobs for low-income residents, including residents who may have a past criminal record. And we have just launched the Millionaire Academy, an entrepreneur development program for youth 11-17 years of age.

We believe the Action Activities grant will provide a great opportunity for residents to experience immediate results from their input and planning effort. This experience would also help the broader community be even more convinced that transformational change is real and beneficial to the entire community.

As a long-standing partner with LMHA and our involvement with the current CHOICE Neighborhood planning activities, we are more invigorated than ever in helping residents plan for a brighter future. As a supporter of the Action Activities grant, LCCC pledges to continue to provide its existing services to Russell residents as well as encourage residents to participate in the planning sessions that the grant requires. We will continue to provide community engagement facilities and meeting spaces in support of this effort and we will support the action plan developed from this planning process.



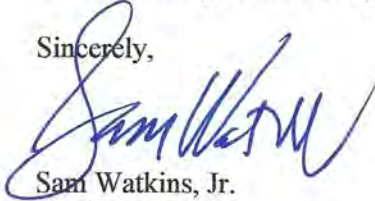
www.lcccnews.org

502.583.8821 • 502.583.8824 fax
1300 W. Muhammad Ali Blvd., Louisville, KY 40203



I strongly encourage the U.S. Department of Housing and Urban Development to support the Louisville Metro Housing Authority's grant application at this critical time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Watkins, Jr.", written in a cursive style.

Sam Watkins, Jr.
President & CEO





OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

GABE FRITZ
DIRECTOR

February 4, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Dear Mr. Barry:

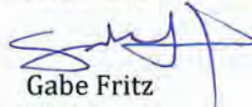
As Director of the Louisville Metro Office of Housing and Community Development, I am writing in support of the Louisville Metro Housing Authority's (LMHA) application for Action Activity funding through the FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program.

As you know, Housing and Community Development's Assistant Director, Laura Grabowski, co-leads the Vision Russell Housing Task Force and sits on the CNI Coordinating Committee, where she has provided technical assistance to the CNI planning process and facilitated the allocation of critical city resources to the project, including CDBG funds to finance homeowner rehab efforts and staff time to develop a Neighborhood Revitalization Strategy Area plan for Russell.

With Ms. Grabowski as our liaison, my team will continue to share our expertise during the Action Activity process, providing guidance and identifying additional resources to further the reach of any selected Action Activities that relate to housing.

Please do not hesitate to call on us if our office can be of any further assistance.

Sincerely,



Gabe Fritz
Director

LOUISVILLE FORWARD

www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. 5TH STREET, LOUISVILLE, KY 40202 PHONE 502-574-5850 FAX 502-574-4199



February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

The Housing Partnership, Inc. (HPI) fully supports the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program, the planning process and ongoing CNI efforts to meet neighborhood needs.

HPI is a non-profit HUD-approved housing counseling agency in Louisville that has as its mission "to create, sustain and promote access to affordable housing opportunities." We strive to create communities in which affordable housing of choice is possible for everyone. In pursuit of this goal, we provide a wide range of services to the Louisville community, including services to families and seniors living in our rental communities through our Resident Services Program, as well as educational opportunities that include mortgage readiness analyses, one-on-one financial counseling and Home Buyer Education classes. Our Foreclosure Intervention program has worked with families to preserve their homes and avoid foreclosure. HPI's Homeownership Program prepares potential homeowners for sustainable homeownership. Our counselors are nationally certified and integrate both one-on-one counseling with educational opportunities to help create educated homebuyers.

HPI currently owns and manages over 1,200 units of affordable residential property for low to moderate income families in multi-family apartment communities and single-family homes, of which over 110 units are in the Russell Neighborhood. One example of the homes we provide in the area is Zion Manor senior apartments, which is a tax credit development located in the 2200 block of West Muhammad Ali Boulevard, and is made up of 34 one- and two-bedroom, accessible apartments that offer keyless entry, laundry facilities, and community space with a visiting area and kitchen. We also currently have plans to develop 180 new apartments in the target area; and rehabilitate approximately 80 additional existing single- and multi-family units in the target area through our Beyond 9th initiative.

(m) 1512 Crums Lane, Suite 401, 40216

(p) 502.585.5451 | (f) 502.585.5568 | www.WeAreHPI.org





Once residents are housed, we work with them through our Resident Services program, which links our residents to existing services and resources in the community. This builds an informal support network among residents, and encourages them to be proactive in meeting their social, psychological and physical needs. The program also helps provide conflict resolution assistance, as appropriate, and seeks out assistance with existing community resources when needed.

Given our common dedication to the revitalization of the Russell community, HPI has appreciated the opportunity to provide input on the neighborhood Transformation Plan under development throughout the CNI planning process, and to engage in preliminary conversations with LMHA regarding the possibility of co-developing Beecher Terrace public housing replacement units. We know many relocating Beecher Terrace families will want to stay in the neighborhood where they can best benefit from Russell's renaissance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Hynes'.

Mike A. Hynes
President

(m) 1512 Crums Lane, Suite 401, 40216

(p) 502.585.5451 | (f) 502.585.5568 | www.WeAreHPI.org





DEPARTMENT OF METRO PARKS
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

SEVE GHOSE, CPRE
DIRECTOR

February 5th, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

Louisville Metro Parks and Recreation is pleased to partner with the Louisville Metro Housing Authority on the Vision Russell planning effort and is in full support of the Authority's pursuit of critical "early win" Action Activities funded through the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program.

Metro Parks and Recreation has **five** properties in the Russell neighborhood that will be included in the CNI Transformation Plan currently under development, including two parks designed by internationally renowned landscape architects, the Olmsteds. **Baxter Square Park**, which was acquired in 1880 as the city's first public park, is located on the south side of Jefferson Street between 11th and 12th Streets. In addition to its community center, this four-acre park has basketball courts, a playground and "sprayground," as well as tennis courts and a picnic shelter. The **Baxter Community Center**, which has been proud to host a number of CNI community meetings, has long been a gathering place for children and families from the Beecher Terrace housing development, which borders three sides of Baxter Park. The center has computers and free Wi-Fi, as well as a cardio center, game room, gymnasium and teen room. In addition, the center partners with the Dare to Care Food Bank to offer free evening meals to children (ages 18 and under) in its Kids Cafe. In addition, at mealtime, each child has the opportunity to participate in academic and extracurricular activities. Kids Café offers summer lunches for the Baxter summer camp.



A NATIONALLY ACCREDITED PARKS AND RECREATION AGENCY

WWW.LOUISVILLEKY.GOV

P. O. BOX 37280 LOUISVILLE, KENTUCKY 40233-7280 PHONE: 502.456.8100 FAX: 502.456.3269 TDD: 502.456.8183
WEB: METRO-PARKS.COM WEB: BESTPARKSEVER.COM EMAIL: PARKS@LOUISVILLEKY.GOV

The Baxter Community Center provides programming to help Russell residents, particularly young people:

- Zones of Hope focuses on reducing violence, increasing educational and employment opportunities, and improving the narrative surrounding young men and boys of color.
- Code Louisville is hosted here, offering a series of twelve-week sessions that use the Treehouse coding program to train future software developers.
- Right Turn, a federally-funded program of KentuckianaWorks (the local Workforce Investment Board), is designed to help youth involved in the juvenile justice system get back on the right path after getting in minor scrapes with the justice system. In addition to providing case management and training and education opportunities, Right Turn pairs volunteer adult mentors with court-involved youth, ages 16 to 19, to help guide them in setting personal and career goals and working to meet those goals.
- REImage, a city-funded initiative that extends the work being done through Right Turn, helps young adults (ages 18-24) who are facing adult misdemeanor charges. Program mentors and case managers help the young people navigate the court system, connect with jobs and further their education by obtaining a GED or enrolling in college or training. They also receive guidance and support in dealing with personal issues such as addressing their charges with employers, parenthood, and alcohol and drug use.

A second Metro Parks and Recreation property also sits adjacent to Beecher Terrace; **Old Walnut Street Park** is located north of West Muhammad Ali Boulevard between 9th and 10th streets. This four-acre park was acquired in 1940, and offers a playground, baseball/softball and soccer fields, as well as courts for basketball, tennis and volleyball. While there is no formal programming at the park, it could be used as a public gathering space in the newly imagined Russell neighborhood. According to American Institute of Architects' 2015 Sustainable Design Assessment Team (SDAT) report (*Louisville SDAT: West of Ninth*):

"The Old Walnut Street Park is already well used for athletic events; it could be programmed further to support the arts and cultural activities within the District to engage different people—young and old—from within and beyond the Russell neighborhood. Potential activities include music festivals, movie screenings, and flea markets, but the list could be expanded depending on the desires of the residents. The point is to include opportunities where open space can be transformed into public gathering spaces where large events are possible."

Sheppard Park, located immediately adjacent to the Vision Russell focus school, Roosevelt-Perry Elementary, was added to the parks system in 1925, and features a walking track, basketball court, multi-purpose playing field, picnic shelter, and playgrounds. Metro Parks and Recreation has partnered with another CNI stakeholder, the YMCA, to offer offering family programming at the site, including fun activities for children, and health education information for residents. The Y also conducted a beautification project at the park through the Mayor's Give A Day volunteer program.

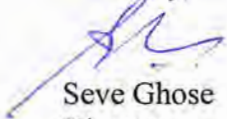
Russell's other Olmsted-designed park, **Elliott Square**, was acquired in 1906, sits in the western portion of the neighborhood on 28th Street, and offers a ball field, basketball court, horseshoe pit,

picnic shelter, and playground, and sprayground. It has a storied history, having been home to Louisville's professional baseball team.

Finally, Metro Parks and Recreation operates a small park, **William Britt**, at the corner of 28th and Magazine. This space came to Parks more recently, in 1971, and offers a more contemplative feel than our other neighborhood locations, which are programmed for more active pursuits.

We look forward to continuing our work with LMHA and the other Russell CNI partners as we plan for the wider transformation of Beecher Terrace and the Russell neighborhood. Metro Parks and Recreation stands ready to assist with the preparation of strategies that ensure all residents have access to beautiful, functional open spaces.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Seve Ghose', is written over a horizontal line.

Seve Ghose
Director

February 5, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support of Action Activity Funding Application through the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

The University of Louisville Signature Partnership is proud to support the Louisville Metro Housing Authority's application for Action Activity funding through the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program and the ongoing Vision Russell planning effort.

As you know, the Signature Partnership Initiative (SPI) is a University-led effort to enhance the quality of life and economic opportunity for residents of West Louisville. Working closely with community residents, Jefferson County Public Schools, Louisville Metro Government, Metro United Way, the Urban League (located in the Russell community), faith based organizations, and many other stakeholders, the University has enhanced existing programs and launched new programs designed to eliminate or reduce disparities that West Louisville residents experience in education, health, economic and social conditions. The University is drawing upon the expertise and energy of faculty, staff, and students from every school and college at UofL to address the underlying causes of these disparities.

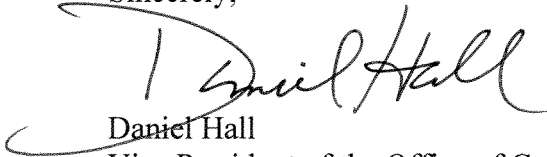
In cooperation with the local school district, UofL's Office of Community Engagement has partnered with five schools of largely high need students, one of which is the Russell neighborhood's Central High School. At our focus schools, UofL faculty, staff, and students have teamed up with other community partners to work with teachers, students and parents of students to help students perform to the best of their abilities and to reduce or eliminate barriers to learning in an effort to improve educational attainment levels of community residents. Efforts focus on professional development for teachers, field placement of students, and implementing social and educational enrichment programs. University students, as part of their course requirements, participate in community-based learning activities where knowledge gained in the classroom is applied to community issues through field placement, practicum, internship, service learning, research project, and other community-based learning activities. In conjunction with the Louisville Metro Public Health & Wellness' Center for Health Equity, UofL health professionals and students also work to help students achieve healthier lifestyles.

The Central High School's Law Magnet Program is one example of what the SPI can achieve. This initiative brings faculty and students from UofL's Brandeis School of Law to Central High School where they introduce the students to the legal profession and provide activities intended to spark their interest in considering law as a career. UofL faculty and students teach various topics about law and host Central students on campus to hear guest speakers in the legal profession. The partnership includes a Street Law Curriculum, Writing Skills & Mentorship Program and Marshall Brennan Civil Liberties

Curriculum. Students also get a chance to present a case in court through participation each year in Moot Court Competition. In 2011, students from Central High took both first and second place in the national competition, which provides students the opportunity to practice traditional appellate advocacy, mock trial and alternative dispute resolution skills. The competitions give students access to networking opportunities and offer an upclose view of what it's like to be a member of the law profession. The Central High Law Magnet Program is succeeding, evidenced by the fact that several student participants have enrolled at Brandeis School of Law and other respected schools of law nationwide.

Members of the UofL Signature Partnership team have enjoyed contributing to the Vision Russell planning efforts through their participation in the Education Task Force and the Education Community Conversation held in December. Like you, we are committed to improving the quality of life and increasing opportunities available to members of the West Louisville community, including those in Russell. We look forward to continuing our partnership throughout the CNI planning and implementation phases, including the Action Activity process, and are committed to Russell's renaissance.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Hall". The signature is fluid and cursive, with a large initial "D" and "H".

Daniel Hall

Vice President of the Office of Community Engagement

February 1, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203



Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

Louisville Grows fully supports the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program.

Created in 2009, our mission is to grow a just and sustainable community in Louisville, Kentucky, through urban agriculture, urban forestry, and environmental education. Our programs include our community gardens, Love Louisville Trees (LLT), the Seeds and Starts Garden Resource Program, and the Urban Growers Cooperative. Louisville Grows has provided support to numerous garden projects, including one in the Coleridge Taylor School Garden located in Russell, and one on the footprint of the former Iroquois Homes public housing site. Louisville Grows has also assisted with the creation of 13 other community gardens across Metro Louisville with a focus on food-insecure neighborhoods in West Louisville. In late 2011 Louisville Grows worked with Metro Council District 5 to develop a vision for a 5-acre mixed-use agricultural site called the People's Garden located at 409 Northwestern Parkway, which today houses 6,000 square feet of greenhouse space, a 1-acre market garden, a 20-member community garden, a large fruit orchard, and a children's educational garden.

As a part of the Love Louisville Trees (LLT) initiative, Louisville Grows will be hosting a community planting of 166 trees in the Russell neighborhood on April 9th, 2016. LLT works to educate the public on the benefits of an urban forest, helps to guide neighborhood coordinators in the development of annual tree planting and maintenance events, and provides trees to financially challenged areas in our community. We are canvassing homes, businesses, organizations and churches for their interest in planting a tree on their property and reaching out to their constituents. We are also seeking partnerships in that canvassing process and recruiting people for our Feb 27th Citizen Forestry 101 Training that will be held at the Louisville Urban League in Russell. Through the Citizen Forestry 101 and 102 courses, participants learn how to build and maintain our neighborhood and community forests. Participants are taught basic tree anatomy and physiology, environmental stewardship, tree identification and selection, and how to teach others how to properly plant and care for their trees. Currently we have over 160 Citizen Foresters, from across the city, who have volunteered in one of our seven planting days, helping to plant over 1,000 trees.

Louisville Grows staff members have attended both Neighborhood and People Task Force meetings and we look forward to continuing our involvement in the planning and development of a transformation plan for Russell.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie Magnuson". The signature is fluid and cursive, with the first name "Valerie" and last name "Magnuson" clearly distinguishable.

Valerie Magnuson
Executive Director



**KENTUCKY
CENTER
FOR
AFRICAN
AMERICAN
HERITAGE**

**1701 West Muhammad Ali Boulevard * Louisville, Kentucky 40203
(502) 583-4100 * Fax: (502) 583-4112 * www.kcaah.org**

February 3, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

As a member of the Vision Russell Coordinating Committee, I am pleased to offer my support of the Louisville Metro Housing Authority's application for Action Activity funding through the U.S. Department of Housing and Urban Development's FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program on behalf of the Kentucky Center for African American Heritage (KCAAH).

Situated in the Russell neighborhood, KCAAH is the result of a collection of African American educators, artists and historians who came together to give the long-dormant history of African Americans in the region the voice and platform it deserves. Our goals are to enhance the public's knowledge about the history, heritage and cultural contributions of African Americans to Kentucky.

Our mission: Through education, preservation and research, the Kentucky Center for African American Heritage will help increase the public's knowledge of Kentucky's African American history and heritage, while serving as a viable economic hub within the community. In addition to its commitment to preserving the traditions and accomplishments of the past, the Center is a vital, contemporary institution, providing space for community gatherings, exhibits and performances of all types.

The Russell neighborhood has long been considered the vibrant heart of the African American community in Louisville. Located at 18th Street and Muhammad Ali Boulevard, the Center, which opened in 2005, is housed in a newly-renovated complex of historic buildings, with a former trolley barn serving as the primary exhibit hall. The trolley barn was used for transportation-related services beginning in 1879 when it housed mule-drawn trolleys. Later, mechanized trolleys were serviced there.

KCAAH's commitment to historic restoration led to an exciting partnership with the Kentucky Heritage Council, Jefferson Community and Technical College (JCTC) and the Kentucky Transportation Cabinet to house the Samuel Plato Academy of Historic Preservation Trades, which trains area residents in historic preservation skills. Born in 1888, only 23 years after the end of slavery, Plato was an African American architect who graduated from State University

Normal School, now Simmons College, in Louisville, and was influential in opening labor unions to black workers in Indiana. During a year-long course, Plato Academy students learn everything from how to rewire a house to plumbing and carpentry. When the students graduate, they receive a certificate in historic preservation technology from JCTC and a certificate in historic preservation trades from the Samuel Plato Academy. They are equipped with entry-level restoration skills, have the opportunity to complete an Associate degree through JCTC, and are part of a network leading to further education or advancement in the construction/restoration trade. Fifteen students are currently enrolled in the first class of the Academy.

Additionally, KCAAH is excited about the possibility of playing a prominent role in a new Arts and Culture District to be created along Muhammad Ali Boulevard, an idea that was promulgated during a recent three-day planning charrette made possible by a grant from the American Institute of Architects (AIA) to Louisville Central Community Centers, Inc. Volunteer architects from AIA's 2015 Sustainable Design Assessment Team (SDAT) "used a community engaged process to uncover alternatives for using urban design, mobility, and green infrastructure to leverage the rich history of the area for sustainable community development and assess possibilities for the area." In the August 2015 preliminary report – Louisville SDAT: West of Ninth – the team envisioned a new Arts and Culture District extending eastward from Russell across the 9th Street Divide to 6th Street with the Kentucky Center for African American Heritage at its heart. According to the report:

The Heritage Center is a key neighborhood asset and should become a focal point for events and activity. In the short term, the team recommends developing broader and deeper community partnerships and uses for the Heritage Center by engaging a range of additional institutions (University of Louisville, Simmons College of Kentucky, Kentucky School of the Arts). The team suggests a rotating shared exhibit space for university-affiliated, high school-affiliated and independent visual artists. Create an on-site teaching location for academic institutions with African American History, Music and Theater programs, to include both teaching and performances. Develop both weekday and weekend activity and programming at the Heritage Center to inject a vibrant experience into the neighborhood all week long.

As you know, KCAAH is currently hosting a "photo voice" exhibit born out of the CNI process, comprised of images captured by neighborhood residents during a September 2015 Vision Russell planning event and bus tour held at the Center. This is but one small example of the kind of Arts and Cultural partnerships that can lead the way forward to a true Russell renaissance. We look forward to continuing our work with LMHA and the other Russell CNI partners as we discover further creative and impactful ways in which we can help transform the Russell neighborhood.

Sincerely,



Aukram Burton
Executive Director

February 5, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support for Action Activity Funding Application through the FY 2015/2016 Choice
Neighborhoods Initiative Planning Grants Program

Dear Mr. Barry,

As co-chair of the Vision Russell Education Task Force and a champion of the Choice Neighborhoods Initiative (CNI) planning efforts currently underway in the community, I eagerly await the opportunity for our partnership to implement critically needed Action Activities funded through the FY 2015/2016 CNI Planning Grants Program

While serving as Director of the Mayor's Office of Safe and Healthy Neighborhoods and more recently in my role as Executive Director for Cities United, a nationwide consortium of mayors who are focused on developing and sharing solutions to stem violence-related deaths of young black men and boys, focusing on prevention rather than incarceration, I have had the honor of organizing anti-violence efforts in the Russell neighborhood that touch everything from the Jefferson County Public Schools to the Louisville Urban League to the churches and political structure, businesses, and social services. This local effort lead to the creation of Zones of Hope, an initiative that seeks to stem the violence against and by African American men and boys in some of the Louisville's most challenged neighborhoods. An intensive, block-based triage plan, Zones of Hope combines data gathering, the placement of services, mentoring, college prep, job information and free Wi-Fi and computer labs within the neighborhoods that need them most.

The situation in Louisville is critical; during 2015, fifty-two shootings occurred in the Russell neighborhood, and 11 Louisville residents lost their lives to homicide.

Our Compassionate City has responded in force. Zones of Hope involve more than 60 community organizations and most of the programs are housed in the city's existing community centers. The effort seeks to socially rebuild the toughest neighborhoods from the ground up by re-imagining the 12 community centers as hubs of neighborhood activity, and re-casting their image as mere recreation centers. For example, summer programming, which used to provide camps for children age 6-12 but no evening offerings, has been completely revamped at three of the centers, which now provide open programming all day long, with teens and adults in the plan. The city kept six of the centers open until 9 p.m. so young people would have more time to participate in the centers' services, including classes by the local science centers and hot meals for young people who were not getting enough to eat.

Louisville Mayor Greg Fisher has allowed city employees to take two hours of paid time each week to work as mentors in the centers. As a result, the centers began seeing more young people each day than they had been seeing over entire weeks in prior summers. Meanwhile, the United Way's foundation created a Black Male Achievement Fund to help focus efforts and reward success, and they have launched a black male awareness social media campaign.

Within the Zones of Hope are two literacy initiatives: Books and Barbershops and the Little Free Libraries. The Little Free Libraries includes 17 front-yard libraries within the zones that are stocked with free children's books to promote early reading in neighborhoods where 30 percent of kids are not ready for kindergarten.

The Zones of Hope initiative remains a work in progress. With so many organizations interested in participating, so many ideas about how to proceed, and incomplete data about existing programs, there is much work to be done, and the Russell CNI visioning and planning efforts provide an excellent forum to continue to push this work forward.

Sincerely,



Anthony Smith
Executive Director
Cities United
P O Box 1159
Louisville, KY 40251



New Directions Housing Corporation

February 3, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Russell Neighborhood Choice Action Grant Application

Dear Mr. Barry:

Louisville is at the threshold of a new era, standing strong in its understanding that to be a competitive American city we must unify our efforts to bring opportunity to our western neighborhoods, including the historic and proud Russell Neighborhood.

In this, New Directions Housing Corporation is a housing stakeholder as well as a collaborative partner in its commitment of spirit, capital and strategic will. From our years of collaborative partnership with LMHA, you know that New Directions is a not-for-profit community development corporation created from an ecumenical West End initiative located less than two miles from Russell Neighborhood's Beecher Terrace.

We look forward to continuing our strong partnership in the Russell Neighborhood, where New Directions owns 91 housing units, including the 83-unit Russell Apartments. Located on Madison between 17th and 18th street, in addition to the Russell Apartments New Directions also owns and manages two historic Russell properties at 1506 and 1508 West Market Street. Which were acquired in 2014 saving eight units from abandonment. These serve as quality services- enriched transitional housing in collaboration with a local agency aiding relocating refugees.

New Directions has been an important partner in the Russell Choice Neighborhood initiative thus far as the Community Engagement Coordinators and is ready to help in implementation of Choice strategies, committing our skills in Real Estate Development, Asset and Property Management, Resident Services, Home Ownership Preservation, Early Childhood Education and Community Building and Organizing. Each of our six lines of business can help to support and transform the Russell community.

Our nonprofit community development strategies provide much-needed affordable housing development in and around the Louisville community. Today over 1,000 families with lower incomes live in our quality rental housing. A robust resident services strategy creatively meets resident needs and encourages progress through four Youth Learning Centers, two Lifelong Learning Centers and our homeless shelter, Heverin House which was one of the nation's first established transitional shelters designed to serve single-parent families moving toward permanent housing. Our work in linking HUD resources with local assets has enabled service coordination and neighborhood network centers to increase educational and health opportunities.

We believe in the power of collective action. New Directions delivers the region's most comprehensive efforts in Home Ownership Preservation, including the volunteer-driven Repair Affair which annually links over 1,200 caring volunteers to elderly or disabled home owners needing home repair help. This year



New Directions Housing Corporation

New Directions plans to support Russell home-owners in our Repair Affair program by using our existing capacities in Repair Affair along with \$150,000 of funding secured from the Commonwealths Affordable Housing Trust Fund. This project will be done in accordance with a \$200,000 roof program coordinated by Louisville Metro Government. In this collaboration we will have targeted outreach so we can focus our efforts to maximize our resources and produce transformational change to a specific section of the neighborhood while supporting existing home owners.

We have had the honor of implementing Louisville's first Neighborhood Revitalization Strategic Area (NRSA) project with Portland Neighborhood residents in the area immediately north of Russell Neighborhood which has saved over 60 owner-occupied homes. Our Community Building initiatives include The Neighborhood Roundtable, our board's advisory group comprised of grassroots leaders and neighborhood association members.

In the spirit of a collaborative housing partner, New Directions notes that it is one of only 60 agencies nationwide that is both a member agency of United Way and a NeighborWorks America network member. We have recently achieved an Exemplary Rating by NeighborWorks America for our quality governance and community development impact. *We willfully employ our influence to bring resources and support from both of our affiliations to the efforts envisioned by Russell residents and stakeholders*

We are proud of a legacy of partnership with Louisville Metro Housing Authority. Our agencies have worked together on several successful and cooperative redevelopments of historic properties, including the conversion of Tonini Station, a former Catholic church supply store. The Tonini Building is now a handsome apartment building serving 12 people with chronic mental illness. We co-created a partnership of sister nonprofits to achieve development of 72 off-site housing units as a support to Clarksdale HOPE VI in alignment with neighborhood plans.

In addition to stand-alone rehabilitation projects, New Directions and the Housing Authority have for a number of years been working jointly on more comprehensive efforts to re-invigorate the neighborhoods surrounding the Sheppard Square HOPE VI site (Smoketown and Shelby Park). As part of this ongoing work, New Directions has been a steward for revitalization resources and has supported the overall stabilization effort with staffing and resources. A two-year vision and planning process created a Quality of Life Action Plan (QLAP) that's coming to life. New Directions has ensured that residents have access to NeighborWorks training and coaching to forge stronger community stabilization strategies.

When New Directions received a share of Neighborhood Stabilization Program funds, we knew where to put this precious resource. With Shelby Park Neighborhood resident direction, we cleared a high-blight block of East Saint Catherine Street and developed six homes, all of which are occupied by new owners. Also by resident request and with Louisville Metro Government aid, we will develop three more abandoned homes this year on the next street, East Oak Street. This again will address blight, turning properties from "worst to first" quality. In nearby Midtown in New Albany, Indiana, New Directions developed and sold 29 NSPI homes, developed a neighborhood resource center and collaboratively created a 44-bed urban garden and pocket park per *the neighborhood plan*.

Our commitment to investment in Russell goes beyond our housing. In late 2015 New Directions purchased and renovated the one acre lot that sits between our Russell apartments and the Kentucky Center for African American Heritage at 1718 Muhammad Ali Blvd. Total investment for this project was \$256,000 and once the project was complete we moved our property management staff to the building, putting 12 new jobs into the Russell Neighborhood. In addition to this most recent investment New Directions looks forward to finding more opportunities for investment in the Russell Neighborhood.



New Directions Housing Corporation

Since the Choice Planning Grant was announced last January, New Directions has been a vital partner in the Choice Neighborhoods Initiative. New Directions dedicated a full-time Americorps VISTA to the initiative to help support Neighborhood leaders to begin organization in the neighborhood. In addition to supporting efforts for a neighborhood organization New Directions also supported Louisville Metro Housing Authority by being active in the coordinating committee along with all task forces.

New Directions applied for and was awarded the Community Engagement contract through EJP consulting group working with the housing authority. This contract allowed New Directions to increase capacity in Russell and hire a group of engaged residents to serve as Neighborhood Outreach Workers in Russell in addition to hiring the Americorps VISTA who had previously been working in Russell as a full time staff member dedicated to the Russell Neighborhood as the Community Engagement Coordinator. These outreach workers have been vital to the Choice Neighborhoods Initiative. Their first task was to administer a comprehensive neighborhood survey to serve as a base line for data in the neighborhood. In roughly 10 weeks these Outreach Workers, under the supervision of New Directions staff, hit their goal of 10% of households in the Neighborhood.

In addition to the Neighborhood Survey the Outreach Workers have spread the word of the Choice Neighborhoods Initiative, recruited for and participated in all CNI meetings and administered parcel level and block level windshield surveys in the neighborhood. The Neighborhood Outreach Workers have collaborated with other CNI partners for events and organizing efforts in the neighborhood. Most recently they have facilitated their first "Kitchen Conversation" and plan to facilitate several more to gain quality feedback from residents on important topics such as health and home ownership.

As part of the Neighborworks network New Directions has access to the rich trainings Neighborworks offers. In August of 2015 New Directions took 3 members of the Russell Ministerial Coalition, one of which co-leads the People task Force, to Philadelphia for the Neighborworks Training Institute to learn about community revitalization. In 2014 and 2015 New Directions sent a group of Russell community leaders to the Community Leadership Institute. This gave valuable training along with a \$2,000 action grant. In 2015 the Russell CLI team chose to transform a vacant property with their action grant funds. Louisville Metro Government has agreed to match those funds in addition to leasing the vacant lot to a reliable party for \$1. New Directions is currently working on finding more partners for this project and plans to implement this summer.

Going forward New Directions will continue to dedicate available resources to the Russell Choice Neighborhood Initiative. Through the relationships built by the Neighborhood Outreach Workers, New Directions has achieved one of their integral goals as a Community Engagement Coordinators and has a connection to many community members and a feel for the needs and wants of the community. This is vital for the Choice Action Grant in that it will serve as a way to gather important feedback on next steps. The residents of Russell have voiced a desire to see visible change in the neighborhood and New Directions would be pleased to help facilitate action items. New Directions Housing Corporation is pleased to support the Louisville Metro Housing Authority's application for Choice Neighborhoods Action funds to start addressing some of the most important issues in the neighborhood.

Sincerely,

Joe Glesner
Chief Executive Officer



DEPARTMENT OF ECONOMIC DEVELOPMENT
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

MARY ELLEN WIEDERWOHL
CHIEF

February 5, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support for Action Activity Funding Application through the FY 2015/2016 Choice Neighborhoods Initiative Planning Grants Program

Dear Mr. Barry,

As co-chair of the Vision Russell Neighborhood Task Force and a champion of the Choice Neighborhoods Initiative (CNI) planning efforts currently underway in the community, I fully support the Louisville Metro Housing Authority's application for Action Activity funding through the FY 2015/2016 CNI Planning Grants Program.

My work as an Economic Development Manager for Metro Government's Louisville Forward department has allowed me to help CNI planning partners connect the dots between development opportunities in the Russell neighborhood and resources available from the city.

Through its Metropolitan Business Development Corporation, Louisville Metro is able to make several types of small business loans, including loans to support start-up/expansion; green improvements; façade upgrades; building accessibility; and gap financing. Because Metro is not the primary lender, the loan program allows many public-private partnerships between government and private business ventures that further the vitality and quality of life in the Louisville community. The city also operates a successful \$1.8 million revolving loan fund for brownfield cleanup, a much-needed resource in Russell.

Louisville Metro also offers a number of business incentives, which can be used to attract new businesses to Russell and to help existing businesses to expand, including a 5-year property tax moratorium for manufacturing companies that locate to or expand a facility in the city and a 5-year property (re)assessment moratorium, which waives the local incremental tax value for added improvements from the assessment of a structure.



DEPARTMENT OF ECONOMIC DEVELOPMENT
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

MARY ELLEN WIEDERWOHL
CHIEF

The emerging vision for Russell includes re-imagining the neighborhood as a local, healthy food destination, which aligns closely with the Department of Economic Development's efforts to build a more robust local food system that can support the increased population, marketing, distribution and sales of Kentucky edible agriculture products and to meet the demand of Louisville's market for local foods. Local food is healthy food. Local food is produced close to home by farmers and entrepreneurs who live in our community. When you buy locally produced food, those dollars circulate locally, which is healthy for the economy. Local food travels fewer miles to get to your plate, which means it's healthier for the environment. Local food diversifies on-farm income, which means it's healthier for agriculture and the future of Kentucky's farm families. And local food unites us as a community, bridging rural and urban divides, which is healthy for the soul. My department has been involved in several recent efforts in this arena can help inform the Vision Russell planning process, including:

- *Regional Farmers Market Feasibility Study* - The Local Food Economy Work Group, a collaboration of elected officials from Henry, Oldham, Shelby, Spencer and Trimble Counties and the cities of Shelbyville and Louisville, which started studying the issue of local food supply and demand in 2009. The Department of Economic Development, working on behalf of The Local Food Economy Work Group, commissioned this study to understand what regional farmers needed in order to sell more local food in Louisville, and where local food was being sold. The study recommended key elements needed to increase Kentucky farmers' share of Louisville's food market system. Specifically, the report called for a broker to create relationships and connect suppliers with consumers, which led to the creation of the Louisville Farm to Table program; and
- *Louisville Local Food Demand Analysis*: To learn more about the demand for local food in Louisville, the Department of Economic Development partnered with Seed Capital Kentucky (who are now developing the \$53 million West Louisville FoodPort in Russell), a Louisville non-profit organization, to study how much of Louisville's \$2 billion annual food purchases were local. Karp Resources, a New York City-based food and agriculture consulting firm, designed, led and managed the *Louisville Local Food Demand Analysis*. The Analysis found that consumers and commercial buyers spend about \$300 million annually on local food purchases, but were interested in buying more than double that amount of local food.

Sincerely,

Scott Love
Economic Development Manager

THE C. E. AND S. FOUNDATION
101 SOUTH 5TH STREET, SUITE 1650
LOUISVILLE, KENTUCKY
40202

(502) 583-0546

February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Action Activities Portion of the FY 2015/2016 Russell Neighborhood Choice Planning Grants Program

Dear Mr. Barry,

Louisville's C. E. & S. Foundation fully supports the Vision Russell planning process and the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Russell Choice Neighborhoods Initiative (CNI) Planning Grants Program. We are particularly supportive of the Choice goal to improve access to high quality education programs and improved outcomes for low-income children within the cradle to career system.

The C. E. & S. Foundation, in partnership with both public and private organizations throughout the community, works to catalyze measurable improvements in education outcomes within the cradle to career ecosystem through strategic, effective application of the Foundation's assets. Areas of focus for this work include:

- Building the civic infrastructure needed to galvanize stakeholders, spur action and measure progress;
- Ensuring that children are prepared for success from the start;
- Creating conditions to improve school district success through effective teachers, principals and governance; and
- Supporting at-risk students to college and career readiness and completion.

One example of the type of project we support is Kindergarten Readiness Camps for our most vulnerable public school children. On January 8, 2016, we announced scaling up our Kindergarten Readiness Camps from 100 students in the 2014 pilot project to 1,200 students this summer. A partnership with the Jefferson County Education Foundation and Jefferson County Public Schools (JCPS), which hosts the camps and recruits the students, the camp is a four-week program held the summer before children enter kindergarten that is geared to improve school readiness as measured by the state-administered BRIGANCE screener. If the outcomes of the expanded program are similar to prior years, this could serve as an important strategy for improving the district's overall kindergarten readiness rate. A JCPS data analysis suggests that if Kindergarten Readiness Camp scores are consistent in the expansion, the district could see an

increase in the overall readiness of the incoming kindergarten class by 5.3 percentage points – which could move the district above the current state average.

Prior to joining the C. E. & S. Foundation in late 2014, I served for four years on Mayor Greg Fischer's senior staff as the Director of Public Policy. In that role, I developed and managed the Mayor's education initiatives and was the primary liaison for the Mayor with education institutions and organizations (locally and nationally). Mayor Fischer, a professed “data guy” and chair of the 55,000 Degrees initiative, equated educational attainment with economic development and quantified what it would take to move us into the top tier of fifteen competitive cities, as defined by The Greater Louisville Project. He believes that education offers more opportunities for individuals to increase earnings and for the city to attract and compete for 21st century jobs and improve its quality of life.

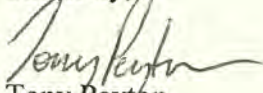
In January 2015, Mayor Fischer launched the Cradle to Career initiative to establish a systematic approach to support lifelong learning and success in the Louisville community. This system of integrated public and private services that begins in the early years and leads to post-secondary and career success will result in a skilled workforce and ensure all citizens have the opportunity to succeed. Activities under the Cradle to Career initiative are executed under four major pillars of work that function together to strengthen the education/workforce system. Pillars under the cradle to career system work together to develop strategies to achieve identified targets and goals. The four pillars of work are:

- Early Care and Education/ Kindergarten Readiness convened by Metro United Way
- K-12 Success convened by JCPS
- High School to Postsecondary Transition and Completion convened by 55,000 Degrees
- 21st Century Workforce and Talent convened by KentuckianaWorks

I must admit some measure of pride that the Cradle to Career initiative, which I helped develop during my tenure at the Mayor's Office, will serve as the framework underlying the Russell Transformation Plan's education component. It has been my pleasure to assist the Education Task Force with their work thus far, and I look forward to continuing to provide technical assistance as the education plan is further developed.

While the C. E. and S. Foundation has not yet considered financial support for the Choice Neighborhoods Initiative, this work does represent a strategic complement to our education funding strategy and thus we are supportive of it as an important undertaking for Louisville and the collaborative initiatives underway to address neighborhood revitalization.

Sincerely,



Tony Peyton
Program Officer



*Planning, financing
and building
livable neighborhoods and
affordable housing*

1101 30th Street NW
Fourth Floor
Washington, DC 20007
202.333.8447
202.338.1565 fax

February 8, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Support for the Louisville Metro Housing Authority's Application for Action
Activity Funding through the FY 2015/2016 Choice Neighborhoods Initiative
Planning Grants Program

Dear Mr. Barry,

As a champion for positive community change, Telesis Corporation supports the planning work being done as part of "Vision Russell" and the Louisville Metro Housing Authority's related application for Action Activity funding through HUD's Choice Neighborhoods Initiative (CNI).

As you are aware, a Telesis affiliate owns City View Park, a HUD-assisted housing development with over 500 apartments in the Russell neighborhood, adjacent to Beecher Terrace. City View Park management staff and Telesis personnel have been involved in the Russell CNI planning effort, serving on the Coordinating Committee and encouraging our residents to attend planning meetings and events. Telesis offered small financial incentives to tenants to complete the Vision Russell neighborhood survey. We are supportive of the Housing Authority's commitment to enhancing the mix of incomes in the neighborhood while also preserving the 768 units of affordable housing currently available at Beecher Terrace.

We now look forward to the tangible changes Action Activities could bring to the neighborhood. Our organization is planning to undertake complementary efforts in the near future - a comprehensive refresh of City View Park to update site aesthetics, including façade, landscaping, and streetscape, as well as interior improvements.

Tim Barry, Executive Director
Louisville Metro Housing Authority
February 8th, 2016
Page 2 of 2

Meanwhile, our Senior Property Manager continues to organize a Housing Managers Forum, which is bringing together site managers of HUD-assisted housing developments in and adjacent to the Russell neighborhood. Our hope is this group will allow housing managers to share best practices, and, in a time where resources to fund community service are ever more scarce, to find ways to share services where possible.

Finally, we are also looking at possible plans to redevelop a three-acre commercial site that lies within the City View Park footprint, across the street from Beecher Terrace at 11th Street and Muhammad Ali Boulevard. We remain committed to ensuring the site is re-made in a way that best addresses neighborhood needs and positively impacts the goals of the Vision Russell Transformation Plan currently being drafted.

As a former HUD Deputy Assistant Secretary, I share the Department's belief in effective efforts to revitalize neighborhoods – and thereby strengthen cities – using the Choice Neighborhoods Program as an important tool. Cities have always been the place of innovation and vivid civic experience. At Telesis, our goal is to preserve and enhance urban life by strengthening the essence of cities: their neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Marilyn Melkonian", written in a cursive style.

Marilyn Melkonian
President



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

January 28, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Dear Mr. Barry:

As the mayor of Louisville Metro, I am pleased to support the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grants Program. The city has over 40 staff members currently working on Vision Russell's planning committees and task forces who are committed to developing and implementing the neighborhood's transformation plan and providing technical assistance and support in the selection and implementation of Action Activities.

When we first learned of the Choice Neighborhoods planning initiative, we seized it as an **opportunity** to transform Russell into a neighborhood of **opportunity**, a community that offers the kinds of amenities and assets, including safety, good schools, and commercial activities, that allow families, whatever their size and composition, to thrive. My staff members perform their functions within our compassionate city framework, which is continually striving to better life for our residents and uphold respect and regard for all citizens. The importance of our *Vision Russell* planning efforts is a top priority, and I am committed to an "all-hands-on-deck" approach to assure the successful implementation of both Russell's Transformation Plan and Action Activity Plan. Louisville's dedication and commitment to *Vision Russell* is demonstrated daily through the time and energy of individuals representing the following metro government departments, related agencies, and Louisville Metro Council - our legislative body:

- Advanced Planning
- Construction Review
- Economic Development
- Housing & Community Development
- The Mayor's Office
- Parks
- Police
- Safe & Healthy Neighborhoods
- Vacant & Public Property
- Louisville Free Public Library
- Community Services
- Develop Louisville
- Health & Wellness
- Louisville Forward
- Louisville Metro Council
- Planning & Design
- Public Works
- Sustainability
- Kentuckiana Works
- Transit Authority of River City

Several of these staff members have key leadership roles on the CNI Coordinating Committee and Task Forces:

- Gretchen Milliken, Deputy Director of Advanced Planning, Co-lead Vision Russell Coordinating Committee.
- Laura Grabowski, Assistant Director of Housing & Community Development, Co-lead Housing Taskforce.
- Betty J. Adkins, Community Resource Development Administrator of Public Health & Wellness, Co-lead People Taskforce.
- Scott Love, Economic Development Coordinator, Co-lead Neighborhood Taskforce.
- Anthony Smith, the former Director of the Office of Safe & Healthy Neighborhoods, Co-lead Education Taskforce.

Beyond leadership and time committed to success, Louisville Metro Government is investing monetary resources and dedicating staff efforts on projects that leverage additional assets for the Russell Neighborhood:

- \$200,000 of Community Development Block Grant funds for rehab of owner-occupied homes in Russell;
- \$1 million in forgivable loans and \$400,000 in streetscape improvements to support the Cedar Street Development, a public-private partnership between the city and two CNI partners, Community Ventures Corporation and the Louisville Urban League, which aims to construct 29 market rate homes in the 1900 block of Cedar Street;
- Staff expertise to solicit a Promise Zone designation for West Louisville, which includes Russell;
- Leading the Rsquared 40212 initiative to reuse and revitalize vacant property in Russell and the adjacent Portland neighborhood; and
- “Planning 101” training sessions to build community capacity to participate in the planning and Action Activity process.

Our investment in *Vision Russell* will continue and grow, and I am pleased with the efforts of Louisville Metro Government staff members. These folks have demonstrated the energy, imagination, relationship skills, and commitment that it takes to make life better for our residents. Furthermore, we are building strong relationships with the residents in Russell, and learn from them as we journey together in *Vision Russell*. I’m proud of our community and the path that we are on.

If you need any additional information, please do not hesitate to contact me. I know that we have worked hard and are in position to effectively implement the Action Activities funded through this latest Choice Neighborhood Opportunity. The Russell residents are invested in a revitalized neighborhood, and the implementation of Action Activities will affirm to community members that we are invested in their well-being.

Sincerely,



Greg Fischer
Mayor

Attachment 14 – Staffing Plan

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att14StaffingPlan.pdf

Attached to application in zip file: Attachments11thru20.zip

Attachment 14: Staffing Plan for Action Activity Selection Process



NOTE: Numbers in parentheses represent the percentage of the individual's time (% FTE) that will be dedicated to The Choice Neighborhood Action Grant

Russell Residents and Community Stakeholders
ROLE: DECISION MAKERS
Select and prioritize Action Activities

Louisville Metro (LM) Housing Authority

ROLE: LEAD APPLICANT

Coordinate Action Activity selection process, draft calls for proposals and administer grant

Project Coordinator: Kathleen O'Neil, Executive Planner (20%)

Other Key Staff:

Tim Barry, Executive Director (10%)

Bernard Pincus, Director of Capital Improvements (10%)

Sarah Galloway, Moving to Work (MTW) Coordinator (10%)

Angela Sharp, Assistant Director, Financial Services (10%)

Loren Hill, Choice Neighborhood Initiative Project Assistant (20%)

Other support staff as needed

Louisville Metro Government

ROLE: TECHNICAL ASSISTANCE

Implementation support for Action Activities

40 staff members (as needed), including Co-Leads listed below

Center for Neighborhoods and Russell Neighborhood Institute Graduates

ROLE: ADVISOR

Facilitate Action Activity selection process

Tom Stephens, Executive Director (5%)

John Hawkins, Program Coordinator (20%)

Gwendolyn Kelly, Program Facilitator (20%)

New Directions/Neighborhood Outreach Workers (NOWs)

ROLE: RESIDENT OUTREACH/CAPACITY BUILDING

Ensure effective and extensive community involvement in planning and implementation of Action Activities

Amy Lockett, Community Engagement Coordinator (10%)

Jackie Floyd, NOW (10%)

Vachel Hudson, NOW (10%)

LaTasha Moore, NOW (10%)

Julia Robinson, NOW (10%)

Clearly Stated Communications

ROLE: PUBLIC RELATIONS

Outreach and communications

Christi Lanier Robinson (10%)

Coordinating Committee (CC)

ROLE: WORKING GROUP

Makes initial recommendations on Action Activities based on draft Transformation Plan, determines need for calls for proposals, reviews responses in preparation for community vote
Develop Louisville:
 Gretchen Milliken*,
 Director for Advanced Planning (10%)
Louisville Metro Housing Authority:
 Tim Barry, Executive Director
 31 Other CC Members

Education Task Force

ROLE: WORKING GROUP

Makes initial recommendations on Action Activities based on draft Transformation Plan
Co-Leads
 Jefferson County Public Schools,
 Board of Education:
 Diane Porter, District 1 Board Representative (7.5%)
Cities United
 Anthony Smith, CEO (7.5%)
 57 Other Education TF Members

Housing Task Force

ROLE: WORKING GROUP

Makes initial recommendations on Action Activities based on draft Transformation Plan
Co-Leads
 Community Ventures
 Corporation:
 Johnetta Roberts*, Executive VP (7.5%)
Develop Louisville:
 Laura Grabowski, Assistant Director of Housing and Community Development (7.5%)
 68 Other Housing TF Members

Neighborhood Task Force

ROLE: WORKING GROUP

Makes initial recommendations on Action Activities based on draft Transformation Plan
Co-Leads
 Louisville Central Community Centers:
 Sam Watkins, President/CEO (7.5%)
Louisville Forward:
 Scott Love, Economic Development Coordinator (7.5%)
 49 Other Neighborhood TF Members

People Task Force

ROLE: WORKING GROUP

Makes initial recommendations on Action Activities based on draft Transformation Plan
Co-Leads
 Louisville Metro Public Health & Wellness:
 Betty Adkins,
 Community Resource Development Director (7.5%)
St. Peter's Church/ Molo Village CDC:
 Jamesetta Ferguson*, Sr. Pastor (7.5%)
 45 Other People TF Members

*Leadership Louisville Center – Bingham Fellows

Attachment 15 – Planning Schedule

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att15PlanningSchedule.pdf

Attached to application in zip file: Attachments11thru20.zip

62

Attachment 16 - Budget

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att16Budget.pdf

Attached to application in zip file: Attachments11thru20.zip

Choice Neighborhoods Planning Grant Budget

OMB A-01-001-0001 /al No. 2577-0269
(exp. 1/31/2015)

Part I: Summary

Public Reporting Burden for this collection of information is estimated to average 1.25 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This information is necessary to provide details on the funds requested by applicants/grantees. The form displays the amount requested, broken down by budget line item, with each use explained on Part II. Any Non-Choice Neighborhoods funds needed in association with the Planning Grant effort must be explained on Part III.

The requested information will be reviewed by HUD to determine if the amount requested is reasonable and whether the required percentages of capital and supportive services funds are met.

Responses to the collection are required by the appropriation under which the Choice Neighborhoods Planning grant was funded. The information collected does not lend itself to confidentiality.

HUD may not conduct or sponsor, and a person is not required to respond to collection of information unless it displays a currently valid OMB control number.

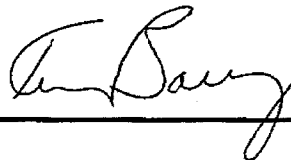
Grantee Name: Louisville Metro Housing Authority
Site Name: Russell Neighborhood/Beecher Terrace

Choice Neighborhoods Planning Grant Number: KY41001CNP114
Budget Revision Number: 1

Summary by Budget Line Item			Revised Overall Choice Neighborhoods Planning Grant Budget	Previous Authorized Amount of Funds in LOCCS	Changes in LOCCS Authorization in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
Line No.						
1	1408	Management Improvements/ Capacity Building	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 11,000.00
2	1410	Administration	\$ 92,200.00	\$ -	\$ 92,200.00	\$ 92,200.00
3	1430	Fees and Costs	\$ 321,800.00	\$ -	\$ 321,800.00	\$ 321,800.00
4	Total Funds Authorization (Sum Of Lines 1-3)			\$ -	\$ 425,000.00	\$ 425,000.00
5	U2000	Funds held in Reserve		\$ 425,000.00		\$ -
6	Amount of Planning Grant (Sum Of Lines 1-5)		\$ 425,000.00	\$ 425,000.00		\$ 425,000.00
7	Non-CN	Total Non-Choice Neighborhoods Funds	\$ 931,000.00			

Signature of Lead Applicant/Grantee Executive Officer

X



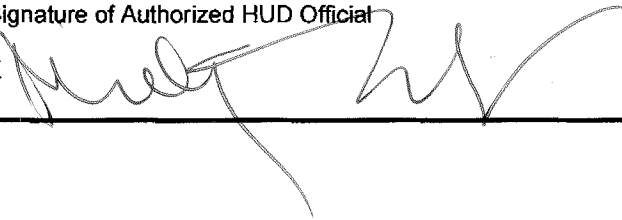
Date

6/23/2015

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Authorized HUD Official

X



Date

6/30/15

HUD Form 53421 (02/2012)

Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount

Budget Line Item Number	Louisville Metro Housing Authority Russell Neighborhood/Beecher Terrace			Grant Number KY41001CNP114		Budget Revision Number 1	
	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall Choice Neighborhoods Planning Grant Budget	Requested Change in Overall Choice Neighborhoods Planning Grant Budget	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1408	MANAGEMENT IMPROVEMENTS / CAPACITY BUILDING						
	Travel for CNI partners to grantee convening and conferences (4 to 1st, 3 to 2nd & 3rd @ \$1,100 each)	\$ 11,000.00				\$ 11,000.00	\$ 11,000.00
	Total Changes		\$ -	\$ -		\$ 11,000.00	
	Previous Approved Totals	\$ 11,000.00			\$ -		
	NEW TOTALS		\$ 11,000.00			\$ 11,000.00	\$ 11,000.00
	BLI Percentage of Overall Budget	3%	3%				100%
1410	ADMINISTRATION						
	LMHA staff and grant administration costs	\$ 70,000.00				\$ 70,000.00	\$ 70,000.00
	Project Manager (20% FTE) & Assistant Project Manager (90% FTE)						\$ -
	Executive Director (20% FTE) and Intern (50% FTE)						\$ -
	Director of Special Programs (15%)						\$ -
	Other LMHA Staff on call (Resident Survey Adminstrations, IT, Finance, Design Technicians, Planners, Site Management)	\$ 15,000.00				\$ 15,000.00	\$ 15,000.00
	Six computer tablets and hotspots for resident survey	\$ 1,700.00				\$ 1,700.00	\$ 1,700.00
	Travel for LMHA to grantee convening and conferences (3 to 1st, 1 to 2nd & 3rd at \$1,100 each)	\$ 5,500.00				\$ 5,500.00	\$ 5,500.00
	Total Changes		\$ -	\$ -		\$ 92,200.00	
	Previous Approved Totals	\$ 92,200.00			\$ -		
	NEW TOTALS		\$ 92,200.00			\$ 92,200.00	\$ 92,200.00
	BLI Percentage of Overall Budget	22%	22%				100%
1430	FEES AND COSTS						
	Development, implementation and analysis of resident and neighborhood surveys (EJP)	\$ 40,000.00				\$ 40,000.00	\$ 40,000.00
	Existing conditions report (development, key informant interviews, data analysis, base maps, field surveys, photographs, asset & services mapping, preparation of draft & final report - EJP)	\$ 45,000.00				\$ 45,000.00	\$ 45,000.00
	Facilitate meetings (community, coordinating committee, task froces, community conversations, impact activities, etc. - EJP)	\$ 25,000.00				\$ 25,000.00	\$ 25,000.00
	Design, develop (design typology, prepare alternate concepts, prepare draft and final site plans, concept plan and elevations - EJP Sub-Contractor - Goody Clancy)	\$ 65,000.00				\$ 65,000.00	\$ 65,000.00
	Preparation and production of final Transformation Plan (EJP)	\$ 25,000.00				\$ 25,000.00	\$ 25,000.00
	Education consultants (EJP Sub-contractors)	\$ 40,000.00				\$ 40,000.00	\$ 40,000.00
	PR/Communications Specialist (EJP Sub-Contractor - Chrisi Lanier-Robinson)	\$ 35,000.00				\$ 35,000.00	\$ 35,000.00
	Graphic Work and website development (Christi lanier-Robinson Sub-Contractor - TBD)	\$ 7,000.00				\$ 7,000.00	\$ 7,000.00
	Neighborhood outreach workers (Hired by EJP Sub-Contractor - New Directions Housing Corporation, six at \$5,000 each)	\$ 30,000.00				\$ 30,000.00	\$ 30,000.00
	Russell Neighborhood & Beecher Terrace Phase I environmental assessment (LMHA Sub-Contractor - Tri-Eco)	\$ 9,800.00				\$ 9,800.00	\$ 9,800.00
	Total Changes		\$ -	\$ -		\$ 321,800.00	
	Previous Approved Totals	\$ 321,800.00			\$ -		
	NEW TOTALS		\$ 321,800.00			\$ 321,800.00	\$ 321,800.00
	BLI Percentage of Overall Budget	76%	76%				100%
	Overall Totals	\$ 425,000.00	\$ 425,000.00		\$ -	\$ 425,000.00	\$ 425,000.00

Part III: Match, Leverage and other Non-Choice Neighborhoods Funds

Source	Dollar Amount	Activity/Costs for which Non-Choice Neighborhoods Funds will be used
Cash		
Louisville Metro Government (General Fund)	\$ 500,000.00	Capacity building (\$5,000), childcare during & transportation for community/resident meetings (\$5,000)
	\$ -	Meeting materials/misc. expenses/printing (\$11,000)
	\$ -	Translation/interpretation services (\$6,000)
	\$ -	Planning coordination, resident surveys and other TP elements (EJP) (\$237,500)
	\$ -	Community outreach consultant (New Directions) (\$83,000)
	\$ -	Community outreach & empowerment activities/Youth engagement, capacity building (\$50,000)
	\$ -	Graphic work and website development (\$1,000)
	\$ -	Financial consultant (\$14,500)
	\$ -	Legal consultant (\$20,000)
	\$ -	Technical writing, policy and best practices research consultant (Sarah Galloway) (\$25,000)
	\$ -	Planning activities related to the "Doing While Planning" Peoples' Market project (\$15,000)
	\$ -	Neighborhood survey incentives (\$2,000)
	\$ -	Market studies, analyses and consultation - residential and retail/commercial (\$25,000)
Louisville Metro Government (CDBG)	\$ 100,000.00	Architectural/engineering fees (\$54,500) and financial consultant (\$45,500)
Louisville Metro Housing Authority	\$ 120,000.00	LMHA staff and grant administration
Louisville Metro Housing Authority	\$ 12,000.00	Beecher Terrace resident incentives for participation in survey (Resident Services)
Supporting	\$ -	
Center for Neighborhoods	\$ 7,500.00	Capacity building/neighborhood training events
Community Ventures Corporation	\$ 60,000.00	Housing & commercial survey, healthy food access & food entrepreneur outreach plans
Louisville Metro Government	\$ 37,500.00	Ninth Street Corridor Master Plan & transportation studies
New Directions Housing Corporation	\$ 9,000.00	Capacity building/neighborhood training events
St. Peter's United Church of Christ	\$ 75,000.00	Campus master planning efforts
Telesis Corporation	\$ 10,000.00	Street Sense community-driven planning for City View commercial strip
	\$ -	
	\$ -	
	\$ -	
	\$ -	
	\$ -	
TOTAL	\$ 931,000.00	

Attachment 17 – Documentation to Support Consistency with Other Planning Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att17ConsistencywithPlanningDoc.pdf

Attached to application in zip file: Attachments11thru20.zip

**Certification of Consistency
with the Consolidated Plan****U.S. Department of Housing
and Urban Development**

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Louisville Metro Housing AuthorityProject Name: Beecher TerraceLocation of the Project: 1125 Cedar CourtLouisville, KY 40203Name of the Federal
Program to which the
applicant is applying: FY 2015/2016 Choice Neighborhoods Planning Grants ProgramName of
Certifying Jurisdiction: Louisville/Jefferson County Metro GovernmentCertifying Official
of the Jurisdiction
Name: James MimsTitle: Director, Develop LouisvilleSignature: Date: 1/4/2016

Louisville Metro Housing Authority

Moving to Work Annual Plan

Fiscal Year 2015

July 1, 2014 – June 30, 2015

Originally Submitted to HUD on August 25, 2014

Version 2 Submitted to HUD on May 11, 2015

Version 3 Submitted on June 9, 2015

Version 4 Submitted on October 30, 2015

**Version 4 Effective upon Submission of Technical Amendment to HUD:
October 30, 2015**



Short and Long Term MTW Plan

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

Reposition and redevelop the conventional Public Housing stock

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA's goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision.

In 2014 the Housing Authority intends to apply for a Choice Neighborhoods Planning Grant from HUD to support development of a comprehensive neighborhood transformation plan for the Russell Neighborhood and the Beecher Terrace public housing development. Other HUD subsidized housing in the neighborhood may be included as part of the application. If the grant is awarded, the effort will focus on directing resources to address the three core goals of HUD's Choice Neighborhood programs: housing, people, and neighborhoods. To achieve these goals, Russell Neighborhood residents and partners, including the Louisville Metro Housing Authority, who would be the lead applicant, would utilize up to \$500,000 in financial support provided by the planning grant to develop a comprehensive neighborhood Transformation Plan. This Plan would serve as the guiding document for directing the transformation of the Russell neighborhood and distressed HUD subsidized housing within those boundaries, including the public housing at Beecher Terrace. The duration of the planning grant and deadline for completion of the Transformation Plan is up to two years. Implementation of the Plan would be contingent on procuring and raising adequate funding.

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

Homeownership is an important housing choice option for many low-income families, and is an appropriate program given the local market. LMHA's nationally recognized Housing Choice Voucher Homeownership Program is an affordable and secure way for LMHA families to achieve self-sufficiency. The Agency can boast that together more than [150] Public Housing residents and HCV program participants have purchased homes through the program. For the many other families for whom homeownership isn't a viable option, LMHA will 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.

MTW allows LMHA to break from HUD established "norms" and therefore maximize the potential of locally available resources to develop programs for people with specific needs. The goal is to meet needs not met by other agencies and to partner with local organizations that have social services programs that need a housing support element. Some of these needs will be transitional; others are for programs that provide more long-term support, particularly for single parents with children where the parent is working or preparing for work by participating in educational programs and young people enrolled in job and college prep programs. Developing comprehensive initiatives in these areas will continue to require

Appendix C

Choice Neighborhoods Planning Grant

In 2014 the Housing Authority intends to apply for a Choice Neighborhoods Planning Grant from HUD to support development of a comprehensive neighborhood transformation plan for the Russell Neighborhood and the Beecher Terrace public housing development. Other HUD subsidized housing in the neighborhood may be included as part of the application. If the grant is awarded, the effort will focus on directing resources to address the three core goals of HUD's Choice Neighborhood programs: housing, people, and neighborhoods. To achieve these goals, Russell Neighborhood residents and partners, including the Louisville Metro Housing Authority, who would be the lead applicant, would utilize up to \$500,000 in financial support provided by the planning grant to develop a comprehensive neighborhood Transformation Plan. This Plan would serve as the guiding document for directing the transformation of the Russell neighborhood and distressed HUD subsidized housing within those boundaries, including the public housing at Beecher Terrace. The duration of the planning grant and deadline for completion of the Transformation Plan is up to two years. Implementation of the Plan would be contingent on procuring and raising adequate funding

Louisville Metro Housing Authority

Moving to Work Annual Plan

Fiscal Year 2016

July 1, 2015 – June 30, 2016

Approved by the LMHA Board of Commissioners on October 20, 2015

Submitted to HUD on October 21, 2015

Awaiting HUD Approval



Short and Long Term MTW Plan

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

Reposition and Redevelop the Conventional Public Housing Stock

The physical stock of the remaining original family developments owned and managed by LMHA needs to be completely redeveloped. These sites – large, dense, urban and often isolated – need major renovation or replacement. LMHA’s goal is to transform these communities in the coming years, replacing the current public housing developments with mixed income communities, while at the same time providing replacement units so that the overall number of families served will not decrease. In the elderly developments, modernization efforts will proceed with an eye toward appropriate and expanded service provision. Key initiatives include:

- **Russell Choice Neighborhood Initiative (Vision Russell)**

Choice Neighborhoods is a HUD-funded grant program begun in 2010 which replaces the HOPE VI Program. There are two types of Choice Neighborhoods grants: Planning and Implementation. LMHA was awarded a \$425,000 planning grant in January 2015. By January 2017, Louisville will complete a Transformation Plan for the Russell Neighborhood (including the Beecher Terrace public housing development). LMHA has hired EJP Consulting Group to serve as the Planning Coordinator for the planning process. Ultimately, the goals of the Transformation Plan will be to: transform Russell into a neighborhood of opportunity and choice; revitalize Beecher Terrace as part of an overall plan for improving the Russell neighborhood; and attract investments to Russell to improve quality of life for residents.

Choice Neighborhood Planning grant funds CANNOT be used for demolition, relocation, or replacement housing. The Transformation Plan will examine options for redevelopment of the Beecher Terrace site. Any future redevelopment would require one-for-one replacement of any units that would be demolished. Also, displaced residents would be allowed to return either on-site or to off-site replacement housing as long as they were lease-compliant at the time of departure from the original site and remained lease-compliant during the relocation period (No work / income requirements are permitted.). In addition, Louisville must offer an admissions preference for returning residents for both on- and off-site replacement units.

LMHA plans to apply for a Choice Neighborhoods Implementation Grant for the Beecher Terrace public housing development and surrounding Russell Neighborhood during FY 2016.

- **Sheppard Square HOPE VI Revitalization**

LMHA received a \$22 million HOPE VI grant to revitalize the Sheppard Square public housing development in FY 2010. The decades old development, which was built in 1942, suffered from inherent design deficiencies, as well as numerous operations failures. On-site, the new Sheppard Square will consist of public housing, low-income housing tax credit, and market rate units in a variety of housing types including single-family homes, semi-detached and row townhouses, and multi-family apartment buildings. Off-site, the public housing replacement units will include service-enriched units and single-family homes and apartments in mixed-income communities. All new construction will meet Energy Star standards and the Enterprise Communities Green Community criteria. As with Liberty Green and all subsequent revitalization plans that require



**OFFICE OF SUSTAINABILITY
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY**

GREG FISCHER
MAYOR

MARIA KOETTER
DIRECTOR

January 29, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, KY 40203

Re: Local Government Support for FY 2015/2016 Russell Neighborhood Choice Planning Grant
Application for Action Activity Funding

Dear Mr. Barry,

In March 2013, my office published *Sustain Louisville*, our region's first comprehensive sustainability plan, which has been adopted by the 84 local governmental jurisdictions (covering approximately 400 square miles) that together comprise Louisville Metro.

Our region can be one of the nation's greenest and most environmentally-friendly, and this document is the plan for getting us there. The plan itself has six major focus areas — Energy, Environment, Transportation, Economy, Community, and Engagement — with 17 broad goals and numerous programs and tactics to reach those goals. *Sustain Louisville* was a year in the planning and this document incorporates ideas and priorities we heard from citizens and community and business leaders.

The Louisville Metro Office of Sustainability supports the Louisville Metro Housing Authority's FY 2015/2016 application for a Choice Neighborhoods Planning grant for Action Activity funding, and its proposed planning efforts. This letter certifies that the proposed Russell Transformation Plan and Action Activities are consistent with the *Sustain Louisville* plan, and that the plan includes the geographical footprint of the targeted Russell neighborhood.

We look forward to the day when a transformed Russell neighborhood serves as a regional model for building sustainable communities that attract families from diverse backgrounds and across a wide swath of income levels.

Sincerely,

A handwritten signature in black ink that reads "Maria Koetter".

Maria Koetter
Director of Sustainability

LOUISVILLE FORWARD
www.louisvilleky.gov

METRO HALL 527 W. JEFFERSON, STE 606, LOUISVILLE, KENTUCKY 40202 502.574.4148 FAX 502. 574.1584

Attachment 18 – Alignment with Existing Efforts

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att18AlignmentExistingEfforts.pdf

Attached to application in zip file: Attachments11thru20.zip



DEVELOP LOUISVILLE
LOUISVILLE FORWARD
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

JAMES MIMS, DIRECTOR

January 13, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203

Subject: **Russell Neighborhood's Designation as a Priority Project Area (PPA)**

Dear Mr. Barry:

Like many communities around the country, Louisville has a significant number of vacant and abandoned properties (VAPs) in its urban neighborhoods, which has created unstable conditions, increased criminal activity, led to declining property values, and other high risks, all making it difficult to attract private dollars and partners to reinvest in these areas. Realizing that our previous interventions had not been sufficient to address these core problems and reverse neighborhood decline, Louisville Metro Government hired the firm of RKG Associates in 2013 to conduct a comprehensive VAP Neighborhood Revitalization Study.

One of the outcomes of RKG's study was the recommendation and consequent adoption of several "Priority Project Areas" (PPAs), which are officially designated investment priority areas within Louisville. The Russell neighborhood is one of fourteen designated PPAs in Louisville. Selection of these areas was based on neighborhood marketability scores, which attempt to simulate the decision-factors used by developers, investors, homebuyers and renters in determining the most desirable areas to live, invest and build.

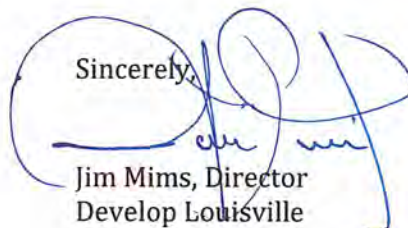
Identifying these PPAs for future revitalization has allowed the City to strategically target its limited resources to neighborhoods where they can have the most impact and greatest effect, and help secure both additional public and private investments. It has also established a structured process for review and assessment of short and long-term projects and helps directs neighborhood planning efforts, such as the City's investment in the Choice Neighborhoods Initiative currently underway in West Louisville's Russell neighborhood.

Louisville Metro Government is also in the process of developing a Neighborhood Revitalization Strategy Area (NRSA) plan for Russell for HUD's approval, which will allow us the flexibility needed to maximize the impact of CDBG funding in the area. In FY16, the City dedicated \$200,000 in CDBG funds for homeowner rehabilitation for Russell residents and plans on dedicating additional CDBG funds for activities identified in the NRSA plan upon its approval.

The Shawnee neighborhood, another PPA in West Louisville directly adjacent to Russell, is also an NRSA and is experiencing the benefits of several pilot revitalization initiatives including homeowner rehabilitation and microbusiness development.

We look forward to the day when we can begin to successfully replicate similar initiatives in the Russell neighborhood.

Sincerely,



Jim Mims, Director
Develop Louisville

Attachment 19 – Evidence of Local Government Support

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att19EvidenceOfLocalGovSupport.pdf

Attached to application in zip file: Attachments11thru20.zip



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

January 19, 2016

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203

Re: In Support of the Louisville Metro Housing Authority's Application for the Action Activities
Component of the FY 2015/2016 Choice Neighborhoods Planning Grants Program

Dear Mr. Barry:

As Mayor of Louisville Metro, I am pleased to support the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Choice Neighborhoods Planning Grants Program and the overall planning process. As you are well aware, the historic Russell Neighborhood serves as a vital gateway to the larger West Louisville community, making its revitalization a critical component of my office's plan for the broader area.

The influx of FY 2014 Choice Neighborhoods Planning funds is already allowing us to leverage existing resources and redevelopment efforts to complete a single Transformation Plan for the neighborhood, one that emphasizes economic and educational opportunities, as well as effective social services for community residents; the development of high-quality, sustainable, mixed-income housing options; and the creation of conditions necessary for the types of public and private reinvestment that provides amenities and assets that are important to families.

The receipt of funding for Action Activities will allow us to build on this exciting momentum by creating tangible physical improvements in the neighborhood, changes that will further catalyze the community's energy; engage additional residents and stakeholders in the planning process; and provide highly visible evidence to private investors that Russell is a community on the rise.

Over the past few decades, downtown Louisville has witnessed a renaissance. It's high time this level of large-scale re-investment moved westward from the Central Business District, across the 9th Street Divide, to the Russell Neighborhood and West Louisville.

Sincerely,

Greg Fischer
Mayor

Attachment 20 – Leverage Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att20LeverageDocumentation.pdf

Attached to application in zip file: Attachments11thru20.zip



**OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY**

GREG FISCHER

January 14, 2016

Tim Barry
Executive Director
Louisville Metro Housing Authority
420 South Eighth Street
Louisville, Kentucky 40203

Re: ***Leverage Commitment for FY 2015/2016 Russell Neighborhood Choice Action Grant***

Dear Mr. Barry:

In support of the Louisville Metro Housing Authority's application for the Action Activities portion of the FY 2015/2016 Choice Neighborhoods Planning Grants Program, Louisville Metro Government commits \$375,000 in direct financial (cash) leverage to the Housing Authority to engage in Action Activities to be determined through the Choice Neighborhoods community planning process already underway in the Russell Neighborhood and to be approved by the U.S. Department of Housing and Urban Development.

The provision of these funds is contingent only upon grant award, and these monies are in addition to the \$500,000 in Metro General Funds and \$100,000 of Community Development Block Grant (CDBG) dollars committed by Louisville Metro Government to the agency's FY 2014 Choice Neighborhoods Planning Grant planning process.

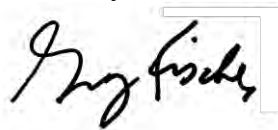
I am pleased to offer this commitment on behalf of Louisville Metro Government. The Russell Choice Neighborhoods initiative is a key piece to the success of my office's plan for the larger West Louisville area. Over the past two decades, \$1.8 billion in reinvestment has reinvigorated our city's downtown. It is high time physical reinvestment of this scale moves westward across the 9th Street divide to revitalize the adjacent Russell community and West Louisville as a whole.

The influx of FY 2014 Choice Neighborhoods Planning funds has already convinced more than 500 community stakeholders (many of whom were previously working independently) to unify

their efforts under the umbrella of *Vision Russell* - a comprehensive planning effort that is addressing the biggest barriers to prosperity in Russell by assembling Housing, Neighborhood, Education, and People strategies into a single Transformation Plan that will once again make Russell a highly sought neighborhood of choice.

The planning work currently underway in Russell has generated energy and excitement, but residents are eager for tangible, visible changes as well. Choice Neighborhoods Action Grant funds are critical if we are to build upon our current momentum, sustain the community's energy, attract more private investment, and show those who might remain skeptical that positive change is possible.

Sincerely,

A handwritten signature in black ink, reading "Greg Fischer". The signature is written in a cursive, flowing style. To the right of the signature is a faint, light gray rectangular stamp or watermark.

Greg Fischer
Mayor

**U.S. Department of Housing
and Urban Development**

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name: Louisville Metro Housing Authority

Name of the Federal Program to
which the applicant is applying: FY2015/2016 Choice Neighborhoods Planning Grants

Name of the Preferred Sustainable
Communities Status Community: Louisville/Jefferson County Metro Government

I further certify that:


- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred
Sustainable Communities Status meets

the above criteria to receive bonus points: Theresa Zawacki

Title: Senior Policy Advisor to Louisville Forward

Organization: Louisville Metro Government, Louisville Forward

Signature: 

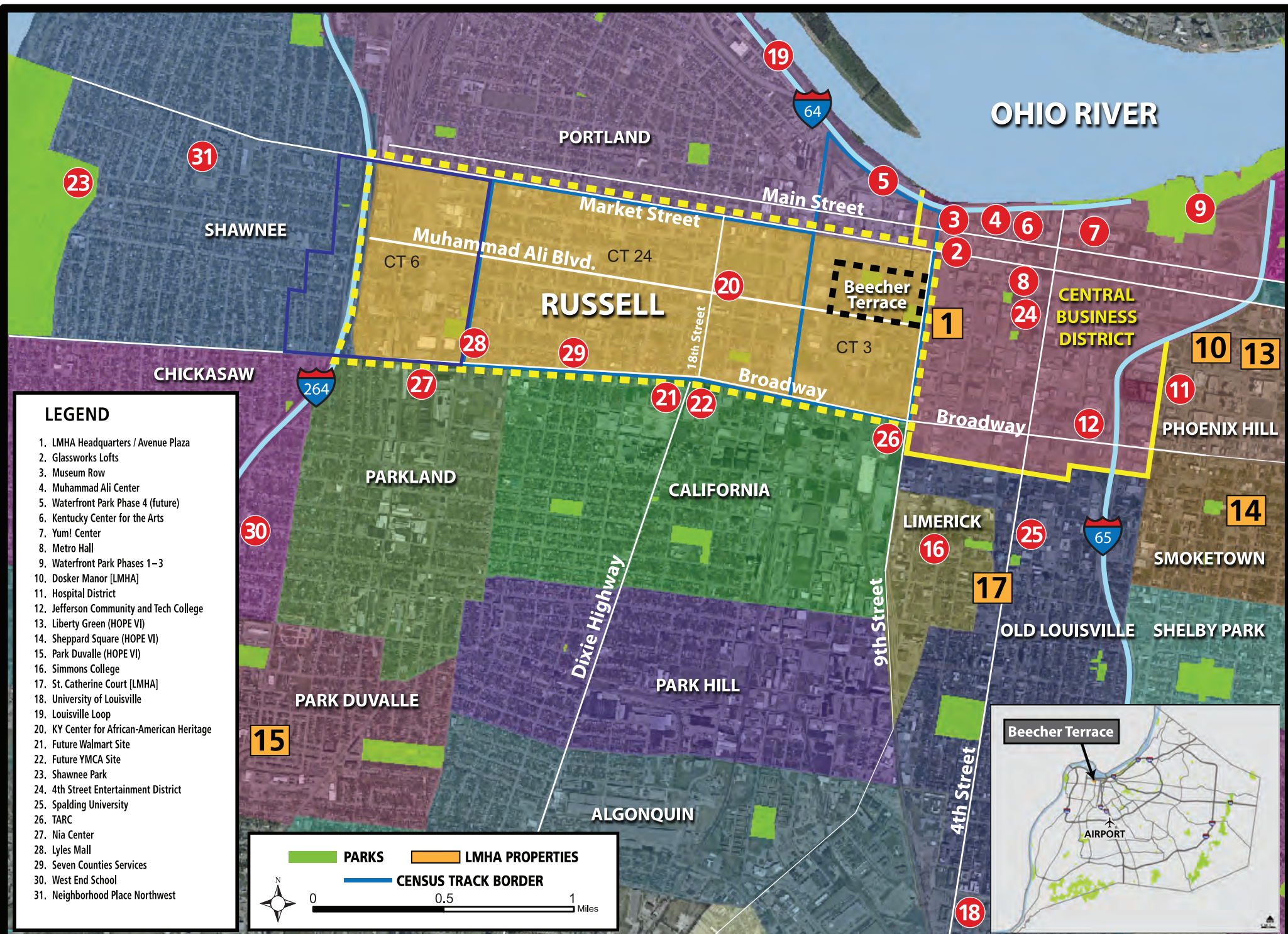
Date 01/04/2016
(mm/dd/yyyy)

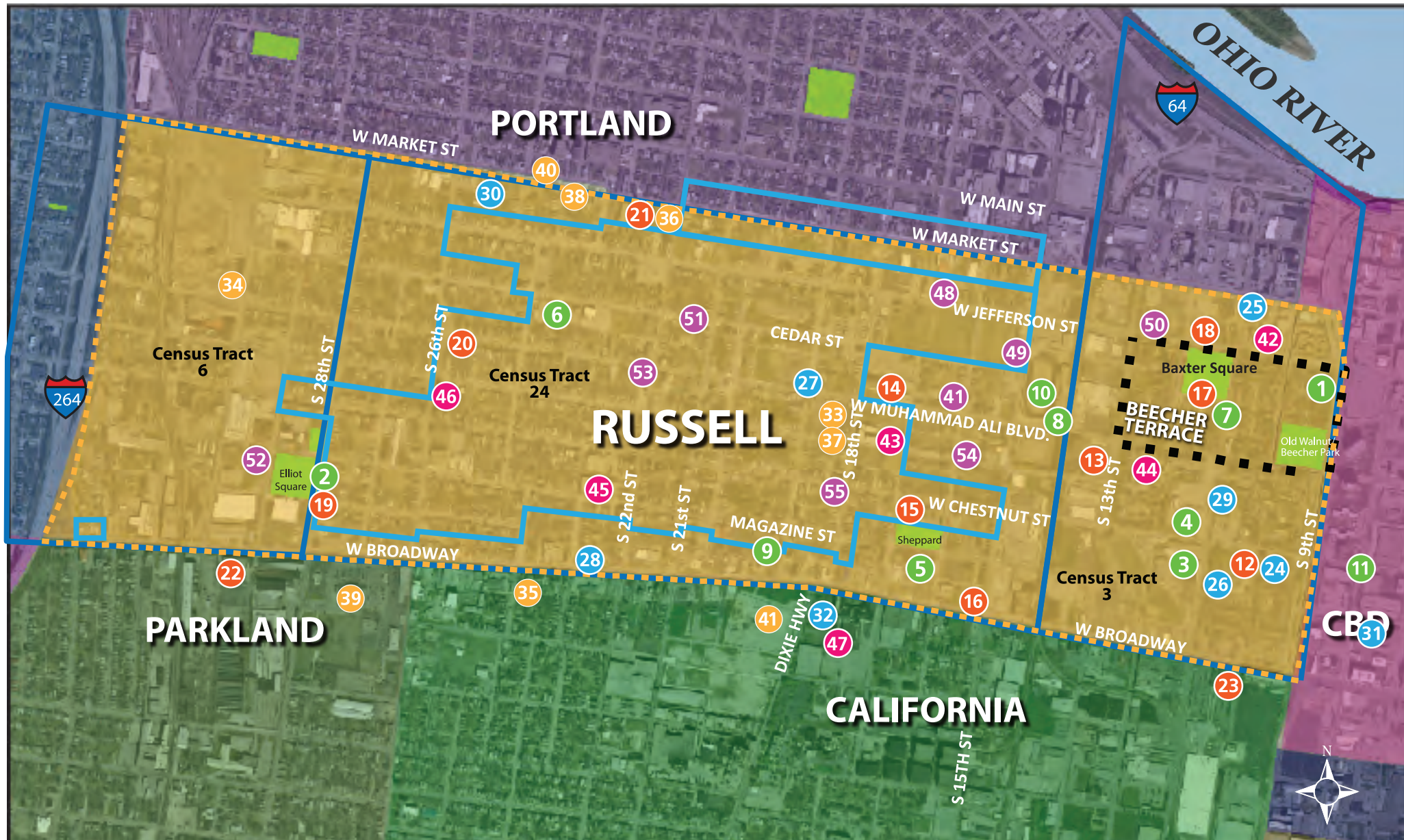
Attachment 22 – City and Neighborhood Maps

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att22CityAndNeighborhoodMaps.pdf

Attached to application in zip file: Attachments21thru25.zip





RUSSELL NEIGHBORHOOD MAP

0 250 500 1,000 1,500 2,000 Feet

EDUCATION

1. Mini-Versity Downtown Child Development Center (LCCC)
2. Mini-Versity West Child Development Center (LCCC)
3. Central High School
4. Coleridge-Taylor Montessori Elementary School
5. Roosevelt-Perry Elementary School
6. Byck Elementary School
7. The Beech
8. Junior Achievement Headquarters
9. Emma L. Minnis Jr. Academy
10. Central High School Stadium
11. Jefferson Community & Technical College Campus

COMMUNITY RESOURCES

12. Public Library - Western Branch
13. Old Walnut Street (LCCC)
14. KY Center for African American Heritage
15. Plymouth Community Renewal Center
16. Louisville Urban League
17. Baxter Community Center
18. Louisville Fire Department Headquarters
19. Oak & Acorn Intergenerational Center
20. Bourgard College of Music & Art
21. Catholic Charities
22. Nia Center
23. Transit Authority of River City

HEALTH & WELLNESS

24. YMCA Chestnut Street Branch
25. The Healing Place Addiction Recovery Campus
26. Park Duvalle Health Center
27. New Roots Fresh Stop (Christ Center Ministry)
28. Seven Counties Services - Child and Family
29. Christian Health Center West
30. Westside Medical Center
31. Seven Counties Services - Adult
32. YMCA Project

RETAIL / FOOD ACCESS

33. Chef Space (Community Ventures Corporation)
34. West Louisville FoodPort
35. Family Dollar
36. KNM Food Mart (Convenience)
37. Sweet Peaches (Restaurant)
38. Southern Express Soul Food
39. Kroger Supermarket
40. Pic-Pac Supermarket
41. Walmart - Under Development

EXISTING FEDERALLY ASSISTED MULTI-FAMILY HOUSING

42. Henry M. Greene Senior Apartments
43. Russell Apartments (NDHC)
44. City View Park (Telesis)
45. Mt. Lebanon Cedars of Lebanon Homes
46. Community Towers
47. Plymouth Apartments

REVITALIZATION PROJECTS

48. Overbacker-Clement Mansion (Orade Design Group)
49. Pioneer Park
50. St. Peter's United Church of Christ
51. Cedar Street Development
52. Elliott Park Place Senior Apartments
53. Zion Manor Senior Housing
54. Hampton Place Apartments
55. Housing Partnership, Inc. Multifamily Rehab

Attachment 23 – Current Site Plan

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att23CurrentSitePlan.pdf

Attached to application in zip file: Attachments21thru25.zip



LEGEND

1. Baxter Square Park
2. Mini-Versity Downtown (LCCC)
3. Old Walnut/Beecher Park
4. Church of Our Merciful Saviour
5. PPG/Porter Paints
6. St. Peter's United Church of Christ
7. Louisville Fire Dept. Headquarters
8. Henry M. Greene Senior Apartments
9. Private Parking Lot
10. PARC Parking Lot
11. Avenue Plaza/LMHA Central Office
12. Blanton House
13. City View Park
14. Telesis Commercial Strip / Park DuValle Health Center
15. Old Walnut Street (LCCC)

- Beecher Terrace Site
- 0 Non-Beecher Terrace Sites (See List at left)
- Beecher Residential Buildings
- Land NOT owned by LMHA



Attachment 24 – Photographs of the Target Housing and Neighborhood

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att24PhotosHousingNeighborhood.pdf

Attached to application in zip file: Attachments21thru25.zip



Beecher Terrace units are two and three story brick/block buildings. Vinyl siding was later added to upper floors.



The Old Walnut Street Park tennis courts are deteriorated and unusable



Metro Parks provides programming at Beecher in the Baxter Community Center, which also houses the Management Office



The commercial strip to be redeveloped by Telesis, currently home to the Park DuValle Health Center, lies between City View Park apartments and Beecher Terrace



The 83-unit Russell Apartments and adjoining lot are earmarked by housing partner New Directions for rehab and redevelopment



New in-fill single family housing development



Telesis is also planning streetscape improvements and a general "refresh" to update City View Park apartment facades and landscaping



Looking south down the "Ninth Street Divide"



Rsquared 40212 Idea Boards on vacant lots located in Russell



Site of future FoodPort



Louisville Central Community Centers' Old Walnut Street development, and their Downtown Mini-Versity Early Learning Child Development Center Campuses





St. Peter's United Church of Christ, which is earmarked for mixed-use development



Title 1 and Russell Transformation Plan focus school, Roosevelt-Perry Elementary



Central High School's main campus



Western Branch Library – built in 1908 – one of nine Carnegie buildings in the city



Chef Space, Community Venture Corporation's newly opened food business incubator



Metro Fire Department Headquarters



Landmark Ouerbacker-Clement Mansion (circa 1860), currently under renovation



Hampton Place – a 64-unit mixed-income apartment community



Cedar Street Phase I (2005)
Work began on the Phase II Quinn Gardens Development in August 2015 which will include 29 market-rate homes



Elliot Park Place, senior living apartments



Junior Achievement Headquarters



Housing Partnership, Inc.'s Zion Manor senior apartments

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

The following are certifications to and agreements with the Department of Housing and Urban Development (HUD) required in connection with the Choice Neighborhoods Planning Grants application and implementation.

1. The public or assisted housing project targeted in this Choice Neighborhoods grant application meets the definition of severe distress in accordance with Section 24(j)(2) of the United States Housing Act of 1937 ("1937Act").
2. The Lead Applicant and Co-Applicant (if any) have not received assistance from the Federal government, State, or unit of local government, or any agency or instrumentality, for the specific activities for which funding is requested in the Choice Neighborhoods application.
3. The Lead Applicant and Co-Applicant (if any) do not have any litigation pending which would preclude timely startup of activities.
4. The Lead Applicant and Co-Applicant (if any) are in full compliance with any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973) that affects the Lead Applicant's and Co-Applicant's (if any) public or assisted housing program and that is in effect on the date of application submission.
5. The Lead Applicant and Co-Applicant (if any) have returned any excess advances received during development or modernization, or amounts determined by HUD to constitute excess financing based on a HUD-approved Actual Development Cost Certificate (ADCC) or Actual Modernization Cost Certificate (AMCC), or other HUD contracts, or that HUD has approved a pay-back plan.
6. There are no environmental factors, such as sewer moratoriums, precluding development in the requested locality.
7. In accordance with the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128), the property targeted for acquisition or construction (including rehabilitation) is not located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, unless:
 - (a) The community in which the area is situated is participating in the National Flood Insurance program (see 44 CFR parts 59 through 79), or less than one year has passed since FEMA notification regarding such hazards; and
 - (b) Where the community is participating in the National Flood Insurance Program, flood insurance is obtained as a condition of execution of a Grant Agreement and approval of any subsequent demolition or disposition application.
8. The application does not target properties in the Coastal Barrier Resources System, in accordance with the Coastal Barrier Resources Act (16 U.S.C. 3501).

If selected for Choice Neighborhoods funding:

9. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all policies, procedures, and requirements, including the Program Requirements provided in the NOFA Section III.C.3, prescribed by HUD for the Choice Neighborhoods Program.

10. The Lead Applicant and Co-Applicant (of any), will ensure that Choice Neighborhoods grant activities are implemented in a timely, efficient, and economical manner. The Lead Applicant and Co-Applicant (of any), will ensure that all Choice Neighborhoods grant funds are expended by the statutory deadline in accordance with 31 U.S.C. § 1552. Any funds that are not expended by that date will be cancelled and recaptured by the Treasury, and thereafter will not be available for obligation or expenditure for any purpose.

11. The Lead Applicant and Co-Applicant (if any) will ensure assistance from the Federal government, State, or unit of local government, or any agency or instrumentality is not received for the specific activities funded by the Choice Neighborhoods grant. The Lead Applicant and Co-Applicant (if any) has established controls to ensure that any activity funded by the Choice Neighborhoods grant is not also funded by any other HUD program, thereby preventing duplicate funding of any activity.

12. The Lead Applicant and Co-Applicant (if any) will ensure that more assistance is not provided to any housing site or neighborhood under the Choice Neighborhoods grant than is necessary to provide for the planning of affordable housing and neighborhood transformation after taking into account other governmental assistance provided.

13. The Lead Applicant and Co-Applicant (if any) will ensure that the aggregate amount of the Choice Neighborhoods grant is supplemented with funds from sources other than Choice Neighborhoods in an amount not less than 5 percent of the amount of the Choice Neighborhoods grant in accordance with section 24(c)(1)(A) of the 1937 Act (42 U.S.C. 1437v(c)(1)(A)) and as incorporated in Section III.B of the the NOFA.

14. The Lead Applicant and Co-Applicant (if any) will ensure compliance with:

- (a) The Fair Housing Act (42 U.S.C. 3601-19) and regulations at 24 CFR part 100;
- (b) The prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations at 24 CFR part 8);
- (c) Title II of the Americans with Disabilities Act (42 U.S.C 12101 et seq.) and its implementing regulations at 28 CFR part 36;
- (d) The Architectural Barriers Act of 1968, as amended (42 U.S.C. 4151) and regulations at 24 CFR part 40).

15. The Lead Applicant and Co-Applicant (if any) will ensure compliance with all Choice Neighborhoods requirements for reporting, providing access to records, and evaluation.

Lead Applicant: Louisville Metro Housing Authority

Co-Applicant (if any): N/A

Name of Targeted Public and/or Assisted Housing Site(s):

Beecher Terrace

I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Name of Lead Applicant's Executive Officer: Tim Barry

Title: Executive Director

Signature: 

Date: 1/19/2016

Name of Co-Applicant's (if any) Executive Officer: N/A

Title: N/A

Signature: N/A

Date: N/A

The following signature is applicable if the Lead Applicant or Co-Applicant is a Public Housing Authority.

Acting on behalf of the Board of Commissioners of the Housing Authority listed below, as its Chairman, I approve the submission of the Choice Neighborhoods application of which this document is a part and make the above certifications to and agreements with the Department of Housing and Urban Development (HUD) in connection with the application and implementation thereof:

Certified By: Board Chairman's Name: Manfred Reid, Sr.

Board Chairman's Signature: 

Date: 1/19/2016

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 32 U.S.C. 3729, 3802)