

**Choice Neighborhoods  
Implementation Grant**

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

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

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**Exhibit A – Executive Summary**

**Louisville Metro Housing Authority**

**ExhAExecutiveSummary.pdf**



## Exh. A – Executive Summary

*If my mind can conceive it, and my heart can believe it - then I can achieve it. - Muhammad Ali*

Only a few short weeks ago, Louisville, Kentucky was the focus of the eyes of the world as we celebrated the life of the Greatest of All Time, The Louisville Lip, The Champ – Muhammad Ali. Thousands of mourners lined the boulevard that bears his name as Ali’s funeral procession passed through Russell, a neighborhood near and dear to his heart from his days as a Central High School student. News crews that typically capture Russell’s crimes and shootings, were focused instead on the outpourings of admiration for a man who became a human symbol of tolerance and peace to the world. The strength that Ali gained from growing up in Louisville’s struggling communities formed the foundation of his core principles of Confidence, Conviction, Dedication, Giving, Respect and Spirituality – the same principles we invoke as we embark upon our bold vision for a transformed Russell.

**The Neighborhood and Target Housing:** With a population 9,651, Russell’s borders are defined by the city-adopted comprehensive plan (9<sup>th</sup> Street, Interstate-264, Market Street and Broadway). The primarily African American neighborhood is beset by systemic poverty, with a median household income of \$15,399, just a third of the city’s median income of \$44,806. Russell’s 32% unemployment rate surpasses the jobless rate at the height of the U.S. Great Depression (25%), and 60% of neighborhood households depend on food stamps versus 16% city-wide. Homeownership is out of reach for most (17% are homeowners vs. 63% city-wide), and many Russell residents who do own homes are now underwater on mortgages since the 2008 housing market crash. Windshield surveys of critical streets conducted during our CNI planning process point to ailing housing stock with a backlog of needed repairs. Russell is also home to 6 HUD-assisted housing sites plus Beecher Terrace (AMP# KY001000002) – the Louisville Metro Housing Authority’s (LMHA) largest remaining and severely distressed public housing site, with current rehab costs estimated at 55.75% of HUD’s current TDC Limit.

## Exh. A – Executive Summary

**Housing Plan:** Nationally-renowned, mixed-income housing developer McCormack Baron Salazar will lead the on-site **Housing Component** of the Vision Russell Transformation Plan (VRTP), which razes all 758 severely distressed public housing dwelling units and constructs in their place 640 mixed-income rental and homeownership units in a sustainably-designed, multi-generational community, reconnected to adjoining neighborhoods by a cohesive street grid. Anchored with higher density mixed-use buildings along 9<sup>th</sup> St., with a mix of 1-, 2- and 3-BR apartments in elevator, walk-up and townhome buildings, Beecher will be renowned for its unique urban architectural style that reflects both historic and contemporary elements. This walkable, amenity rich community will feature commercial businesses on the 1<sup>st</sup> floor of select buildings along 9<sup>th</sup> and Muhammad Ali, a renovated Art Deco community center flanking the Olmsted-designed Baxter Park, an on-site management building with a fitness center, pool for Beecher households and community space, as well as interactive green spaces on every block, including community gardens, tot lots and a gazebo next to the senior building. The new, on-site Ali Park will feature a playing field and courts for team sports, along with a community pool and a pavilion that will feature festivals and cultural events to foster community pride and civic engagement.

Off-site, the acquisition of 8 turn-key, mixed-income rental units on Market St. in Russell will provide move-in ready housing options for the first families relocating from Beecher. Vacant land at a critical retail and cultural node on 18<sup>th</sup> and Muhammad Ali is provides another prime development site that will further catalyze investment around this intersection. Beecher replacement housing choices will be further maximized through an innovative off-site strategy in partnership with Louisville CARES that incentives mixed-income development in high-quality neighborhoods throughout the city. A total of 438 project-based vouchers will be provided to private developers who embrace CNI objectives to create mixed-income, health-promoting and

## Exh. A – Executive Summary

energy efficient housing.

**Neighborhood Plan:** Led by Louisville Forward (LF), the economic development and community-building arm of Louisville Metro Government, the **Neighborhood Component** of the VRTP seeks to capture the best of Russell’s past, while cultivating its future. LF will coordinate critical community improvement (CCI) strategies to enhance Russell’s recreation, education and cultural resources, including investment in key resources along Muhammad Ali: 1) the Louisville Central Community Centers’ eCommerce Business Incubator at their Old Walnut Street campus; 2) a Media Production Center at the Kentucky Center for African American Heritage, a state historic tourism destination; and 3) a placemaking project celebrating Russell’s rich history, food traditions and social activism on the site of the new, \$58M West Louisville FoodPort (a regional food production and distribution center that will create 240 jobs in the neighborhood). To help address Russell’s declining housing stock, CCI investment will be leveraged with LF’s existing home repair programs and used to repurpose vacant and abandoned properties, putting them back into productive use as pocket parks, community gardens and pop-up event spaces.

**People Plan:** Urban Strategies, a national not-for-profit that works with developers to rebuild distressed urban communities, will lead the VRTP **People Component**. Urban staff will provide case management services to all BT households and work with VR’s extensive Service Provider Network to ensure that all residents benefit from the vast array of human service supports offered through the VRTP. The strategies and programs in our People Plan are also designed to enhance the health and financial well-being of Russell residents and to support Russell’s schools, with a special emphasis on Roosevelt Perry Elementary, a persistently lowest-achieving Title 1 school in priority status. A new school Transformation Model, led by our Principal Education Partner, Jefferson County Public Schools, will improve outcomes for neighborhood elementary children.

## Exh. A – Executive Summary

Our Implementation Team of McCormack Baron Salazar (Housing Implementation Entity), Urban Strategies (People Implementation Entity), LMHA (Lead Applicant), Louisville Metro Government (Co-Applicant) and its Louisville Forward division (Neighborhood Implementation Entity), plus Jefferson County Public Schools (Principal Education Partner) is assembled and ready to begin this ambitious plan, and to oversee all VRTP activities, as well as to monitor progress on outcomes and address any obstacles encountered along the way.

**Funding Request:** Our **\$29,575,000** request of CNI funds is leveraged with more than **\$222 million** in partner investment, and LMHA is demonstrating its deep commitment by contributing **\$41.5 million**. This brings a total of nearly **\$264 million** in firmly committed resources to our implementation efforts – a nearly 9:1 ratio of leverage to CNI funds. To support Beecher households’ strong interest in using Housing Choice Vouchers for relocation (52% of BT survey respondents indicated a voucher is their top relocation choice), and to avoid any temporary net loss of housing units during demolition and construction phases, we are requesting 727 relocation tenant protection vouchers in conjunction with this application.

During the Russell CNI transformation planning process, we have taken a hard look within and acknowledged the old policies that engendered years’ worth of disinvestment and hopelessness. But in looking forward, we also acknowledge our shared investment in this community – we are all connected, we are all human and we are all in this together. We must devote all of our energies, efforts and abilities to the work ahead, and honor the hard work and resilience of those who came before us. While visionary, the Vision Russell Transformation Plan charts a realistic path with the audacity and boldness that Muhammad Ali’s hometown most assuredly possesses. We hope that the eyes of the world remain on us, as we move forward to achieve what our collective hearts and minds have conceived.

**Exhibit B – Threshold Requirements**

**Louisville Metro Housing Authority**

**ExhBThresholdRequirements.pdf**

## **Exh. B – Threshold Requirements**

*Service to others is the rent you pay for your room here on earth. – Muhammad Ali*

**B.1 Partnership Narrative:** The Louisville Metro Housing Authority is the Lead Applicant. The local government of jurisdiction, Louisville Metro Government (LMG), is the Co-Applicant and the Louisville Forward division of LMG is the Neighborhood Implementation Entity.

McCormack Baron Salazar is the Housing Implementation Entity, Urban Strategies is the People Implementation Entity, and Jefferson County Public Schools is the Principal Education Partner.

The Partnership Certifications found in Attachment 6 clearly identify each entity's respective duties, responsibilities and commitment to working collaboratively throughout the Choice Neighborhoods Initiative Implementation grant period and beyond to fully implement Russell's Transformation Plan.

**B.2 Separability:** N/A. The housing replacement plan presented within this application encompasses the entirety of the Beecher Terrace public housing site (Development Number KY001000002), including all 758 dwelling units, 10 non-dwelling units and the on-site community center/management office building.

**Exhibit C – Capacity**

**Louisville Metro Housing Authority**

**ExhCCapacity.pdf**

## Exh. C – Capacity

*Braggin' is when a person says something and can't do it. I do what I say. – Muhammad Ali*

### C.1 **Overall Project Leadership Experience of the Lead Applicant:** HUD's Choice

Neighborhoods Initiative (CNI) acknowledges one simple truth, articulated in LMHA's first HOPE VI application written nearly 25 years ago – we must recognize **neighborhoods** “as the essential increment of development and redevelopment.” Over the past quarter century, LMHA has led 3 comprehensive neighborhood transformation efforts, each of which included an award-winning HOPE VI revitalization of a severely distressed public housing (PH) development.

As master developer for these efforts, LMHA was able to couple extensive neighborhood-level planning with critical-scale housing production, replacing 2,091 severely distressed PH units with 3,838 mixed-income homes (including 1,167 for-sale units) through a mixed-finance, mixed-use approach that has served as a magnet, attracting economically diverse households and new businesses. These outstanding production levels (completed on time and on budget with the 2 most recent efforts including one-for-one replacement of PH units) required 8 mixed-finance transactions totaling over \$500M. Our extensive HOPE VI experience, coupled with 2 solid years of CNI planning efforts in Russell, clearly demonstrate that our team has the capacity to successfully implement comprehensive neighborhood revitalization plans.

The planning and implementation phases for 2 LMHA-led transformation efforts in adjacent neighborhoods have been run in tandem, resulting in exponential growth that has had a spillover beyond the original urban core neighborhoods of Smoketown and Phoenix Hill into surrounding first-ring neighborhoods that are also seeing major residential and retail development. The incredible impact of these efforts is illustrated in the examples below:

**1. Smoketown:** The revitalization of the former 326-unit Sheppard Square PH site in the Smoketown neighborhood illustrates LMHA's approach to moving beyond housing production to leading neighborhood level planning efforts that engage multiple stakeholders and community



## **Exh. C – Capacity**

residents (see Ex C.6). As master developer, LMHA worked with Sherman Carter Barnhart Architects (SCB) and 4 general contractors over 4 phases to create today's Sheppard Square community. The new site's 287 rental units (228 PH/LIHTC and 59 market-rate) are in high demand with occupancy rates of 98%, and a wait list of over 2,200 applicants. Sheppard holds LEED for Homes Certification and all units are built to Enterprise Green Communities standards, making it Louisville's greenest community. Two beloved neighborhood landmarks that had fallen into disuse have been restored during the site's transformation, including a historic chapel donated to LMHA by the Louisville Archdiocese and renovated by YouthBuild Louisville (YBL) participants into the site's management office, and the historic Presbyterian Community Center, donated by the Presbyterian Church USA, which will open this fall with 32 fully accessible apartments. A family-centered pediatric center, with a focus on healthy lifestyle education, is creating office space on the 1<sup>st</sup> floor of this mixed-use building. The sale of lots and construction of 23 homeownership units - all facing a sculpture by renowned sculptor Ed Hamilton that pays tribute to the late, great Muhammad Ali - will commence this summer.

The 144 units in Sheppard's off-site housing component include 9 single-family homes built in Smoketown through HUD's Neighborhood Stabilization Program (NSP); 54 rental units built in partnership with the nearby Downtown Family Scholar House, whose mission is to provide parents and their children with the housing and supports they need to succeed in education; and 81 PH rental units in neighborhoods of opportunity throughout the City.

LMHA successfully secured and leveraged over \$99M in financing for this project, including a \$22M HOPE VI grant; other HUD funds (NSP, Capital, RHF, HOME, Section 8 reserves, and CDBG); LIHTC equity; and Federal Home Loan Banks funds; municipal sources such as the Metropolitan Sewer District; and private investments. The Sheppard project included an aggressive MBE/FBE/WBE program that has resulted in 40.6% of the total dollar value of all

## **Exh. C – Capacity**

contracts being awarded to MBE/FBE/WBE enterprises, and a Section 3 program which has employed 152 individuals (41% of total hires), including 15 former Sheppard Square residents. Five years into revitalization, the median income of Sheppard and Smoketown residents has risen 14% and 6.2% respectively, after adjusting for inflation.

In addition to this investment in housing and infrastructure, a separate LMHA-led coalition of partners has obtained millions in funds from the Centers for Disease Control, Robert Wood Johnson Foundation, Carol Mount Peterson Fund 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 outcomes – including the transformation of a vacant lot next to Sheppard’s Management Office into an community garden that now serves as an “edible” classroom for the neighboring public middle school, along with garden plots, an orchard, 10-station fitness trail, a playground and soon-to-be-completed splash park.

Our coordinated planning and development efforts also helped realize a multi-block expansion of the Bates Memorial Church’s campus; the adaptive re-use of a former warehouse into market-rate rental lofts; the establishment of JCPS’ Camp Edwards Education Complex and Early Learning Center; and the relocation of Kentuckians for the Commonwealth and the YBL headquarters to Smoketown, both of which have been major players in implementing and sustaining the neighborhood’s transformation. In October of 2015, LMHA assisted YBL in a streetscape revitalization project that involved 200+ program participants, staff, and General Electric employees, who together transformed 6 critical blocks into a pedestrian-friendly corridor complete with bus shelters, a ball field, benches, crosswalks, customized waste bins, bike racks and 160 street trees.

**2. Phoenix Hill:** The 713 units in the former Clarksdale (now Liberty Green) PH site were plagued by environmental hazards and at risk of infrastructure failure when our Phoenix Hill

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neighborhood planning efforts first began in 2000. Wide swaths of the neighborhood, which directly abuts Louisville’s Central Business District (CBD), had suffered from severe disinvestment and decline for decades due to high crime rates and a dwindling population.

As master developer, LMHA worked with its on-site rental development partner, The Community Builders, to demolish all existing Clarksdale units, and to create in their place 443 on-site rental units (304 PH/LIHTC, 7 PH, 87 LIHTC and 45 market-rate), which now average 94% occupancy and a wait list of over 1,274 applicants. SCB’s architectural and engineering expertise ensured that Liberty Green units met Energy Star standards and resulted in multiple national and regional awards. The site’s community building was the first LEED certified PH facility in Kentucky. Liberty Green’s revitalization plan also included ambitious on and off-site for-sale components. The off-site homeownership (HO) plan included 318 units created by 4 non-profit affordable housing partners, and another 178 HO units by private developers. After the 2008 mortgage crisis hit, LMHA and its on-site HO developer, City Properties, quickly pivoted from their original HO plans to instead develop approximately 230 market-rate rental units, many of which are structured to permit conversion to condo ownership, along with a Hilton Homes2Suite extended stay hotel catering to families with a loved one undergoing treatment in the adjacent medical district, and a small commercial center with a neighborhood market and an eatery. This commercial node is located across from The Quad – a University of Louisville affiliated 27-unit housing complex developed by City Properties that features flexible floor plans, allowing for work/live and other mixed uses. Additional commercial development is beginning to spring up adjacent to the Liberty Green site, including the Rabbit Hole Distillery complex featuring a micro-distillery, retail, community gardens and an artists’ co-op; a coffee roasting operation; and *ReSurfaced* – a centrally located public commons located at the nexus of Phoenix Hill and other nearby neighborhoods to foster civic engagement between residents and

## **Exh. C – Capacity**

business owners. Phase 1 of *ReSurfaced* opened on 6/2/16, and includes retail operations set in shipping containers and music and art programming; a soccer pitch is coming in Phase 2.

Liberty Green’s redevelopment included more than \$200M in private and federal funds including 2 HOPE VI grants totaling \$40M, \$34.7M in LIHTC equity, CDBG, PH Capital funds, Section 8 reserves and other funding sources. The Liberty Green project also included aggressive MBE/FBE/WBE and Section 3 goals, with 52% of the total dollar value of all construction contracts awarded to MBE/FBE/WBE enterprises, and 148 Section 3 hires (32% of total construction jobs), including 13 former Clarksdale residents. After adjusting for inflation, median incomes are up 169% for Liberty Green residents and 23% for Phoenix Hill since revitalization efforts began in 2003.

Liberty Green is lauded as a primary catalyst for the vibrant economic, social and cultural renaissance currently underway in the central City. Restaurants, galleries, apartment and condo developments, as well as the architectural firm offices, have sprung up along NuLu – a vibrant commercial corridor one block north of the redeveloped site. Louisville’s public and private school systems have also been integral to our transformation efforts in Phoenix Hill. JCPS completed an extensive renovation of the neighborhood’s elementary school in conjunction with our HOPE VI planning process, adding a wing as part of the school’s new performing arts magnet program. The Archdiocese of Louisville also launched its Nativity School at St. Boniface Church adjacent to Liberty Green’s footprint. Part of a national network of schools based on the Nativity Miguel model started in New York’s Spanish Harlem, this private middle school is now in its 13th year, and offers extended day, year-round programming, with single-sex classes and heavy parental involvement, to families with demonstrated financial need.

With its wealth of new housing opportunities and proximity to Louisville’s Waterfront Park, the CBD, the new 22,000 seat Yum! Center multi-purpose arena, Medical District and U of L’s

## **Exh. C – Capacity**

Health Sciences Campus, Phoenix Hill is now one of the City’s most popular neighborhoods for area newcomers, as well as long-time Louisvillians returning to the urban core.

**C.2 Capacity of Neighborhood Implementation Entity:** Louisville Forward (LF), the economic development and community building arm of Louisville Metro Government (LMG), will serve as Neighborhood Implementation Entity. Named as a Top U.S. Economic Development Group for 2015 by Site Selection magazine, LF includes the offices of Advanced Planning; Economic Development; Vacant and Public Property Administration; Community Services, Planning and Design; and Codes Enforcement. The following examples showcase 2 of LF’s many successes leading neighborhood-level planning, coordination and implementation efforts to facilitate both public and private investment.

**1. Louisville Central Rail Corridor:** Since LMG initiated the cross-neighborhood Louisville Central Rail Corridor planning project in 2013, significant public and private investments have been made in the project area, resulting in new restaurants, public art projects, infrastructure improvements and startup businesses including a bakery, coffee shop, cross-fit training facility and a shared community office workspace. Sparked by an EPA Area-wide Brownfields Planning Grant awarded to LMG, planning focused on a forlorn section of railway once lined with thriving cotton mills. In partnership with the University of Louisville Center for Environmental Policy and Management and an urban planning and environmental consultant team lead by Lord Aeck Sargent, LF worked with community members and stakeholders to create a brownfields area-wide plan and implementation strategy. Key to this strategy was the use of an LF-administered brownfields program to provide funds for environmental assessment and remediation to developers willing to invest in sites identified by the community, including the highly-desirable Germantown Mill Lofts, a \$24M adaptive rehab of a full city block occupied by a former cotton mill, with additional historic tax credit funding. The mixed-use development includes 188

## Exh. C – Capacity

market-rate rental units, retail and a restaurant. Similarly, the \$20M adaptive rehab of the Bradford Textile Mill is expected to result in 150 market-rate rental units and a restaurant.

Although the Brownfields grant was the original impetus for the corridor planning project, LF quickly realized that a wider planning effort was needed to truly transform the area. Results to date include 5 new residential properties constructed using \$850K in HUD Neighborhood Stabilization Program funds; preservation of 16 rental units at the Smoketown Apartments through a \$500K New Directions Housing Corp. (NDHC) investment; assistance to 39 homeowners through LF's home rehabilitation and roof replacement programs; 5 new homes and 2 home rehabs completed by Habitat for Humanity; and the \$7.6M rehab of 60 rental units at Jackson Woods Apartment by NDHC.

**2. Portland:** The historic Portland neighborhood, which fronts the Ohio River and once flourished thanks to a series of waterfalls that forced shipping traffic to stop, unload and travel by land around the falls, fell into decline after the installation of locks allowed boats to travel the river uninterrupted. To counter decades of disinvestment, LF began an extensive neighborhood-level planning, coordination and implementation effort, and Portland became a HUD-designated Neighborhood Revitalization Strategy Area (NRSA) in 2011. The NRSA Plan has funded 2 primary initiatives selected by the community: business loans and homeowner rehab. The business loan program set aside \$25K in CDBG funds (administered through LMG's Economic Development Department) to help businesses stabilize their economic situation and retain community assets, with 17 new jobs created to date. The owner-occupied home rehab program, which has served 70 households to date, set aside \$1.8M for improvements such as new roofs, windows, siding and energy efficiency upgrades.

Examples of other significant public and private neighborhood investment include: 1)

*Portland Marine Hospital:* In 2002, LMG successfully raised \$2.5M from the Army Corps of

## Exh. C – Capacity

Engineers, Save America’s Treasures and private donors to renovate a then-vacant National Historic Landmark, the Portland Marine Hospital, which today houses a family health clinic.

2) *Artist Row*: Private investment group Portland Investment Initiative (PII), founded by local developer Gill Holland, has partnered with non-profit NDHC on the Artist Row project, a \$2M initiative that has attracted a new creative class to the neighborhood. PII has bought and redeveloped more than 30 properties, including single-family homes, warehouses and other spaces conducive to adaptive rehab, including a 27,000 ft<sup>2</sup> warehouse which will house student and faculty artists from the University of Louisville with a print shop, service learning area and spaces for artists working in glass, ceramics, wood and metal, and the former Portland Recycling facility, a 3 acre site that will contain 3- and 4-story mixed-use buildings with ground-floor retail.

3) *Tim Faulkner Art Gallery*: In 2014, the gallery relocated to a 26,000 ft<sup>2</sup> facility in Portland that provides artists’ studios, 5,000 ft<sup>2</sup> of gallery space, a 2,500-seat entertainment venue, a full bar and a coffee shop.

4) *The Table*: This lunch café, run by a local non-profit, opened in 2015 and serves farm-to-table food using a “pay-what-you-can” model.

5) *Hot Coffee*: Coffee shop “Please and Thank You” opened a bakery to service its 2 store front locations in other areas of the city.

6) *Heine Bros. Coffee*: This local coffee institution is renovating a 40,000 ft<sup>2</sup> warehouse for use as a corporate office, roastery, warehouse and training center for employees.

**C.3 Capacity of Housing Implementation Entity**: In the past 40 years, MBS has established itself as a leading developer in urban transformation anchored by mixed-income communities. MBS has closed 182 project phases with development costs in excess of \$3.5 billion, including 19,702 housing units. MBS has been extensively involved with HUD’s PH mixed-finance program, closing on the first 2 demonstration projects (Murphy Park and Centennial Place). Since then MBS has closed 74 mixed-finance, mixed-income phases of HOPE VI and CNI developments in 20 cities, involving 9,148 units and \$1.97 billion in total development costs.

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The following examples illustrate MBS’ ability to lead mixed-income housing implementation activities outlined in the VRTP.

**1. Harmony Oaks:** The C.J. Peete PH site in New Orleans was already disinvested and blighted before Hurricane Katrina gave it a final blow. With residents scattered, the Housing Authority of New Orleans (HANO) engaged MBS to redevelop C.J. Peete into what is now known as Harmony Oaks – a mixed-income, mixed-use neighborhood. MBS was responsible for day-to-day development activities of the housing, including identifying and securing \$173M in financing, providing completion and operating guarantees, contracting with and managing architects/engineers and contractors, and leading resident and community involvement. Development efforts resulted in the completion of a high quality, mixed-income community that includes 460 rental units on-site in walk-up, corridor and townhome units, 22 affordable for-sale homes off-site, a revitalized community center, public parks with preserved live oaks, and the restoration of 2 historic buildings. Rental units include a mix of 157 PH units, 180 LIHTC units and 123 market rate units, with 10% accessibility. Energy efficient units were built to architecturally replicate the historic qualities of the neighborhood. Other components of the revitalization plan include a newly constructed K-8 charter school that opened in spring 2013 and a 6.51-acre retail center that opened in spring 2015. Two sister companies of MBS, McCormack Baron Management (MBM) and McCormack Baron Asset Management (MBAM), are currently responsible for property and asset management for the site.

With 97% occupancy, Harmony Oaks has re-anchored the Central City neighborhood and greatly improved the quality and income mix of housing in this critical area of New Orleans. The new housing, the connection of new infrastructure to existing streets, and new property management policies have converted a once isolated, indefensible and crime-ridden housing development into a vibrant, safe, defensible, walkable urban neighborhood of choice. Crime was



## **Exh. C – Capacity**

reduced from 5 times the City's rate to below the City's rate. PH residents' incomes have increased 30%, and incomes in the community have diversified. 47% of new hires on the site were Section 3. For this project, MBS successfully secured a \$20M HOPE VI grant that was leveraged by \$153M in private mortgage debts, tax-exempt bonds, LIHTC equity, HUD Capital Funds, and other state and local funds.

**2. University Place/Legends Park:** The Memphis Housing Authority engaged MBS to redevelop 2 PH sites in the Memphis Medical District - Lamar Terrace (now University Place) in 2004 and Dixie Homes (now Legends Park) in 2006. Both sites had similar histories of blight and disinvestment, despite having once been good places to raise families. The team, including Urban Strategies, followed a mixed-finance approach to transform these sites into high-quality, green-certified, walkable, mixed-use, mixed-income communities. Today, the sites have a total of 744 mixed-income rental units, plus 15 off-site, for-sale, single-family homes, as well as a mixed-use medical office building, landscaped public space, a storm water retention pond, playgrounds, tot lots, neighborhood pools, community spaces, technology centers and fitness centers. MBS served as the housing developer, securing financing and providing project management and guarantees for all 7 phases of housing, including the 2 senior buildings and a mixed-use medical building. MBS's affiliates MBM and MBAM continue to serve as the property and asset managers of these successful properties which now have annual average occupancy rates of 95%.

University Place, a \$93.3M project, has 405 homes and holds LEED-ND Silver Certification along with LEED-H and Energy Star on some of the buildings. The site plan intersperses a mix of 70 PH units, 117 LIHTC units and 100 unrestricted units in walk-up and townhome buildings, with a 118 unit (100% very low-income) senior building. Legends Park, a \$94.2M project, has 339 mixed-income (78 market, 84 LIHTC and 177 PH) homes, including 81 in a senior building,

## **Exh. C – Capacity**

and a mixed-use building with 14,500 feet<sup>2</sup> of commercial space on the ground floor.

Legends Park is Enterprise Green Communities and Memphis Eco-Build certified and features an 89.5kW photovoltaic array. In addition to 5% of the units being accessible, both senior buildings have universal design features that result in 100% adaptable units, and all ground floor units and first floors of townhouses are visitable. All of the new housing is centered on public streets and sidewalks that connect to the surrounding neighborhood street grid, with ample public and private green space throughout. Both communities were designed to bridge the sites with the neighboring Medical District, connecting the developments to this desirable commercial and retail area. The project effectively secured and leveraged multiple financing sources including private mortgage debt, tax-exempt bonds, LIHTC equity, NMTC equity, HUD Capital Funds, HOPE VI grant funds, CDBG and FHA first mortgages to cover a total development cost of \$148.2M. (See Att 28 for complete sources and uses).

**C.4 Capacity of People Implementation Entity:** Urban Strategies (Urban) will lead the implementation of the People component of the VRTP. Urban is a national, not-for-profit corporation that helps communities build safe neighborhoods, good schools and a range of comprehensive human service supports. Urban has worked with over 20,000 families in public and mixed-income housing communities, consulted or served as the Community and Supportive Services (CSS) implementer for 12 HOPE VI communities, and currently serves as the lead team member for People on 7 CNI grants. It has a long history of experience in St. Louis, having served as the CSS Coordinator for 2 HOPE VI initiatives, partnering with St. Louis Public Schools on the transformation of 3 neighborhood schools, and most recently as the lead grantee for a CNI Planning grant for the Near North Side (NNS) community. For the past 14 months, Urban has led an inclusive planning effort to develop a Transformation Plan that is based upon the vision of all residents in the NNS. The following are examples of CNI-comparable

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supportive services coordination projects for Urban.

**Foote Homes:** In 2003, Urban was engaged by the Memphis Housing Authority (MHA) and the Women’s Foundation for a Greater Memphis (WFGM) to serve as CSS Coordinator for the Dixie Homes HOPE VI. Since that time, Urban has assumed the same role for the Lamar Terrace HOPE VI; assumed coordination of MHA’s Resident Services Department; become their lead program partner for Jobs Plus; and been selected as the Housing Authority’s lead program provider under the Bloomberg Social Innovation Fund project, “Family Rewards,” all of which have led to Urban’s current role as the Foote Homes People Implementation Entity, a CNI project that targets 413 households representing 1,038 individuals.

Urban currently holds primary responsibility for CNI People Program design, staff training and supervision, resource coordination and support for relocation and re-occupancy, as well as fiscal and programmatic oversight for day-to-day service coordination. It is responsible for coordinating the South City People Partnership Network, which is comprised of over 20 local service partners ranging from the local Workforce Investment Authority; Shelby County Schools (SCS) as the Principal Education Partner; Methodist LeBonheur; and other organizations providing a wide range of services, including education, workforce development and health programming. The Network has developed action plans around each People strategy for implementation over the grant period. Urban is currently on target to leverage over \$14M through cash and in-kind services. Since the CNI grant award in 9/15, Urban has conducted a full family assessment with 100% of targeted Foote Homes households and enrolled 198 working age adults in workforce programming. Other achievements include: 1) hiring and training a case management team and 5 resident Ambassadors who will serve as job coaches; 2) partnering with SCS to support parents during relocation to ensure they are making appropriate housing decisions for their children’s education; 3) raising funds to provide free Wi-Fi for every

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household to support HUD’s Connect Home Initiative and partnering with SCS on training residents on technology skills; 4) supporting a 100% completion of housing mobility surveys for MHA’s relocation process; and 5) enrolling over 120 children and youth in enrichment programs. As in previous HUD-funded projects of CNI scale, Urban anticipates positive results in the metrics that have been proposed in each strategy area.

**C.5 Capacity of Principal Education Partner:** Jefferson County Public Schools (JCPS), the 27<sup>th</sup> largest district in the US and our Principal Education Partner, has provided public education to Louisville area children since 1829. Its first school building was located just blocks from Russell at the corner of 5th and Walnut (now Muhammad Ali Boulevard) Streets. A leading urban school district known for its educational innovation, dedication to students, and highly qualified teachers and administrators, JCPS now provides high-quality education to more than 101,000 (81%) students in Jefferson County. With more than 172 schools, parents can choose the programs that best meet their child's needs and match his or her learning style ranging from traditional, Montessori, STEM/STEAM, visual and performing arts and alternative schools.

**Examples of High Quality JCPS *Early Learning Programs:*** In 2016-17, JCPS will serve children 4 years old and younger through Head Start, Early Head Start, state-funded preschool and tuition based preschool at more than 60 different sites. JCPS fully supports the implementation of STARS for KIDS NOW, Kentucky’s (KY) childcare quality-rating initiative. In KY, school districts do not participate in the STARS system; however, JCPS’s directly-operated sites meet or exceed the same quality components and are recognized for high performance. JCPS students consistently develop skills necessary to thrive in kindergarten; from 2014 to 2015, Head Start students increased their school readiness by 5.8%. Recently as part of the Head Start/Early Head Start reorganization, JCPS is focusing on: 1) expansion of Early Head Start services from 45 to 65 locations and from 152 to 232 slots; 2) giving Head Start students

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access to state-certified teaching staff; 3) increasing the length of the Head Start school year from 160 to 165 days with a targeted expansion to 180 days over the next five years; and 4) enhancing family engagement and health services to our students through partnership with Shine Early Learning.

Last summer, with funding from local foundations and JCPS, 300 low-income students took part in *Ready 4K Camps* focused on kindergarten readiness. This summer, the Archdiocese of Louisville/Catholic Education Foundation partnered on 4 new sites, expanding to serve 1,200 children at 10 sites focusing on low-income students, including those living in Beecher Terrace and in Russell. The goal is to expand *Ready 4K Camps* to 3,000 children per year.

**Examples of High Quality JCPS K-12 Programs: *School Improvement*:** In the most recent year reported, JCPS made gains or stayed the same in 5 of the 6 areas of the KY Department of Education’s (KDE) Unbridled Learning Accountability Model: 74 JCPS schools – approximately 54% - met their annual improvement goal set by KDE, and Gap group remained steady from 2014 to 2015, yet all students groups have increased in achievement since 2012. Results for all students: 5.7% increase; African-American students: 4.8% increase; Exceptional Child Education students: 3.2% increase; Free or Reduced Price Meals-eligible students: 6.2% increase; Hispanic students: 5.4% increase; and Limited English Proficient: 3.1% increase.

Over the past 5 years, 21 JCPS schools have been placed in “priority” status as a result of a 2010 state law calling for KDE to identify the state's lowest-performing schools and outline a range of interventions. Since then, the district has received \$38M+ in federal grants to help turn them around; 2 have exited priority school status and 3 have met their annual goals for the last 2 years and are on track to exit. In spring 2016, following a review of district leadership, KDE has determined that JCPS is capable of managing a turnaround of its priority schools.

**Focus Areas for Roosevelt Perry Elementary School:** 1) Climate/school culture: Positive

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Behavior Intervention Support and Systems Response Tool mental health, and counseling supports; 2) Professional Learning Communities implementation: aligning curriculum, instruction, and assessment in the context of a growth mindset; 3) Use data to continue “naming and claiming” to promptly intervene when needed.

**C.6 Overall Community Involvement:** As demonstrated in the following examples, community involvement has always been at the forefront of our Principal Team members’ neighborhood transformation efforts - from the initial planning process through project implementation.

**Smoketown (Lead Applicant):** Nearly a decade prior to the Sheppard HOPE VI submission, LMHA joined with community residents and stakeholders to form the Smoketown/Shelby Park Neighborhood Coalition. This group, which included community residents, government and school officials, CSS providers, financing entities, faith-based groups, and other businesses and stakeholders, worked collaboratively in an extensive planning process that resulted in a comprehensive City-adopted neighborhood plan. LMHA also coordinated the subsequent development of an in-depth housing strategy, using a series of community visioning workshops that resulted in schematic plans for housing on the neighborhood’s most troubled blocks. In total, LMHA led over 90 community, resident and work group meetings, design charrettes, interviews and focus groups with hundreds of participants. Once implementation began, a Neighborhood Advisory Council, comprised of neighborhood association members, area businesses and churches, services providers, Sheppard residents, and LMHA and City staff met monthly to provide the vision and structured feedback necessary to make real-time course corrections and keep the revitalization effort moving forward.

**Phoenix Hill (Lead Applicant):** From the outset of the 5-year Phoenix Hill / Clarksdale HOPE VI planning process, residents and community members were deeply involved in the decision making process. More than 85 people – including Clarksdale PH residents, LMHA and City

## **Exh. C – Capacity**

staff, CSS providers, advocacy groups, the neighborhood association and other community members - formed “work groups” to analyze and make in-depth recommendations around topics such as economic development, social services and housing design. The number of work group meetings coordinated by LMHA staff alone totaled well over 100. Meanwhile, the Clarksdale Resident Council hosted open houses, resident training sessions, public meetings and design charrettes related to the HOPE VI Revitalization. Focus groups, stakeholder interviews and 2 household-level surveys of Clarksdale residents provided additional avenues for input. Once implementation began, a Neighborhood Advisory Council, comprised of neighborhood association members, area businesses and churches, services providers, Clarksdale residents, and LMHA and City staff also met monthly to guide the process.

**Louisville Central Rail Corridor (Neighborhood):** Community engagement was a primary driver of the planning process, beginning with a series of 5 public workshops on brownfields and their redevelopment. Information was provided on the effects of brownfields on neighborhoods, clean up options, site reuse considerations and redevelopment. LF solicited input from residents and other stakeholders on possible catalyst sites within the study area, as well as community assets and desired amenities. During the 3-meeting design portion of the project, LF worked with local neighborhood associations, businesses, developers, LMG agencies and other stakeholders to formulate a plan for the redevelopment of brownfields and other underutilized properties. Comments were collected via email, phone, social media and a map-based community remarks website. LF helped residents craft a sustainable, green vision for the future of the Corridor, and continues to work with the community to ensure the full realization of this revitalization plan.

**Portland (Neighborhood):** In 2010, the planning effort was kick-started by a series of 7 community meetings, with Portland Now, a well-established neighborhood organization, providing outreach assistance. Participants included residents, community organizations, the real

## **Exh. C – Capacity**

estate sector, businesses, religious organizations and nonprofits, who together helped LMG staff set priorities for the \$2M in CDBG funding allocated for the NRSA Plan. Two public hearings and a 30-day comment period provided additional avenues for resident and stakeholder input. The community goals that emerged during these initial meetings – strengthening homeownership and supporting existing Portland businesses while promoting new business development - have propelled the neighborhood revitalization effort over the past 6 years.

**Harmony Oaks (Housing & People):** Community engagement was imperative for the successful redevelopment of Harmony Oaks in New Orleans, LA, a project MBS and Urban worked on together. Prior to the start of the master planning process, 377 of 551 families displaced by Hurricane Katrina were located, offered case-management services and a voice in the revitalization process. MBS and Urban led an extensive community planning process to create the human capital and physical revitalization plans. Engagement included the residents and broader neighborhood, particularly around education and the new KIPP school developed adjacent to the site. Resident meetings were held monthly and the newly formed Harmony Oaks Neighborhood Association included representation across all unit types (PH, LIHTC, and market rate) and to this day has regular and well-attended meetings.

**Legends Park/University Place (Housing & People):** The design of the revitalization plans emerged through a community charrette process that engaged residents, stakeholders and public officials in multi-day working sessions, producing both physical and human capital plans that advanced on parallel tracks. Urban supported an extensive community planning and visioning process to draft the plans for the new housing and community support services with a Steering Committee made up of residents and stakeholders, including relocated residents (since the site had been demolished), community institutions, public agencies, foundations, and corporations, meeting quarterly over 5 years.



**Exhibit D - Need**

**Louisville Metro Housing Authority**

**ExhDNeed.pdf**

## Exh. D - Need

*It isn't the mountains ahead to climb that wear you out; it's the pebble in your shoe. – Muhammad Ali*

**Current Rehabilitation Costs:** Beecher Terrace originally consisted of 808 dwelling units.

During earlier modernizations, units were merged and reconfigured, resulting in 758 dwelling and 10 non-dwelling units. The total estimated current rehabilitation costs for these 768 units are \$81,558,353, or \$106,196 per unit (55.75% of HUD's \$190,487 TDC limit for a 2-BR walkup).

**Design Deficiencies:** While Beecher's main North/South cross streets connect to the surrounding street grid, the only East/West "streets" are narrow alleyways that dead end within the site, creating large superblocks and a series of isolated, interior courtyards, which have become epicenters of crime. Residents rightly complain about drug dealing, theft and vandalism of cars and mailboxes, often committed by non-residents who target Beecher because of its lack of direct sight lines and high-risk population. Police report that courtyards and alleyways are difficult to patrol, and emergency vehicles lose precious minutes negotiating speed bumps and tight turns. Traversing the site can also be difficult for pedestrians, especially those 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 parking. Due to the shortage of parking, some residents pull their vehicles up into their yard to drop off family members or groceries, leaving deep ruts behind. Water ponding in these ruts creates a breeding ground for disease-carrying mosquitos in the summer and the potential for serious slip and fall injuries on ice. Resolving parking and alleyway issues and reconnecting Beecher's interior streets to the neighborhood's grid would require the demolition of buildings across the site.

Beecher's barracks-style appearance and orientation bear no resemblance to other housing communities in Russell, readily marking it as public housing. Building exteriors are covered with

## **Exh. D - Need**

paint patches to hide frequent graffiti tagging. In an attempt to mitigate the buildings' institutional appearance, gabled roofs were installed over the original flat tar and gravel roofs, unintentionally shortening the life of shingles, as a result of ineffective venting and increased summer heat loads. Current roofs are well over 20 years old and in need of replacement.

Apartments are small (ranging from 494 ft<sup>2</sup> for a 1-BR to 1,043 ft<sup>2</sup> for a 3-BR) with cramped rooms by today's market standards (33% of units have bedrooms less than 100 ft<sup>2</sup>, the minimum required by Louisville ordinance for 2-person occupancy). Closet and storage space are scarce, and no units meet current ADA accessibility or visitability standards. Center load-bearing walls make room reconfiguration difficult, restricting the ability to make mechanical upgrades that would allow for additional amenities and bathrooms (even 3-BR units only have one bath). Beecher's exterior wall design, an all-in-one structural brick/block, provides no cavity space for mechanical systems or insulation, causing excessive energy loss. Utility costs are 37.7% higher than comparable units at LMHA's Sheppard Square site. This exterior wall design has also resulted in an ongoing condensation problem, which promotes mold and mildew growth, and negatively impacts indoor air quality. Birds, roosting on wiring strung below the vinyl siding of upper floors, pose other health risks to residents, such as histoplasmosis and encephalitis.

Perhaps the largest and most pervasive threat to residents' health, however, is the unrelenting stress they endure 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.

**Exhibit E – Neighborhood Narrative**

**Louisville Metro Housing Authority**

**ExhENeighborhoodNarrative.pdf**

## Exh. E – Neighborhood Narrative

### Neighborhood Data:

#### Demographics:

	<b>Russell</b>	<b>Louisville</b>	<b>Louisville MSA</b>
Number of Residents	9,651	605,762	1,253,305
% Children (Age 19 and Younger)	39%	26%	26%
% Seniors (Age 65+)	7%	13%	14%
Black, White, Other	89%, 5%, 6%	23%, 71%, 6%	14%, 81%, 5%
Hispanic	0.1%	5%	4%
Median Income	\$15,399	\$44,806	\$50,386
Unemployment Rate	32%	10%	9%

Data Source: 2009-2014 American Community Survey (ACS) 5-Year Estimates

**Crime Rates** (Att 36): The Louisville Metro Police report crime data City-wide and by Division and Beat. The Part I Violent Crime Rate for Russell’s police service area, (Division 1, Beat 3), was 30.17 per 100,000 persons in 2015, nearly 5 times the City-wide rate of 6.5 per 100,000.

**Schools:** Russell includes three elementary schools (grades K-5) and one public high school (grades 6-12) that collectively enroll 29% of Russell’s 2,300 school-aged children, and a few attend the neighborhood’s one private elementary school. Consistent with JCPS’s student assignment plan, the remainder of Russell’s children attend a total of 168 public schools outside the neighborhood, some being bussed significant distances. Our target school **Roosevelt-Perry Elementary**, located on W. Broadway and .9 of a mile from the Beecher Terrace site, has an enrollment of 355 students. Coleridge-Taylor, located on W. Chestnut, .6 of a mile from Beecher, offers the Montessori approach to education of its 636 students. Byck Elementary, a talent development magnet located 1.3 miles from the Beecher site on Cedar Street, develops the artistic, creative and academic talents of its 542 students. Central High, with an enrollment of

## Exh. E – Neighborhood Narrative

1,088, is located adjacent to Coleridge-Taylor on West Chestnut Street, also .6 of a mile from Beecher. The school is a magnet career academy, and recently applied for a Montessori designation. (See Exh H.6 for school performance data).

**Housing Stock:** Approximately 38% of Russell housing units are either public housing or project-based Section 8 units.

	<b>Russell</b>	<b>Louisville</b>	<b>Louisville MSA</b>
Number of Housing Units	4,735	339,119	543,855
Median Value	\$66,055	\$149,900	\$148,000
Median Age of Housing Units	70+ Years	46 Years	43 Years
Rental, Homeownership Rates	83%, 17%	38%, 62%	33%, 67%
Median Sales Price	\$15,500	\$162,500	N/A
Median Gross Rent	\$483	\$734	\$735
Vacancy Rate	22%	10%	10%

Data Source: 2009-2014 ACS 5-Year Estimates

**Vacant Land and Foreclosures:** Russell has a substantial number of vacant land parcels, with approximately 15%, or 460, of its parcels currently vacant. These lots are concentrated primarily between 20<sup>th</sup> and 30<sup>th</sup> Streets, and most are small, residential parcels under individual private ownership (Louisville/Jefferson County Information Consortium). Foreclosure rates in Russell also over double those for the Louisville MSA as shown below.

<b>Foreclosure Rates</b>	<b>Russell</b>	<b>Louisville</b>	<b>Louisville MSA</b>
% of Total Housing Units	1.1%	0.8%	0.5%

**Neighborhood Description:** 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

## **Exh. E – Neighborhood Narrative**

consciousness. To its east lies the booming Central Business District, which has seen \$1.8 billion in reinvestment over the past two decades, surrounded by burgeoning inner ring neighborhoods. 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.” Walnut Street (now Muhammad Ali Boulevard) 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 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 (Att 21), with 2 directly abutting our target housing - the 758-unit Beecher Terrace, a severely distressed, barracks-style, family public housing site.

For years, West Louisville stakeholders have advocated for reinvestment in Russell, decrying 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 (89% vs. 23% city wide); and where employment opportunities have slowly dwindled, making homeownership out of reach for most (17% homeowners vs. 62% city-wide).

## **Exh. E – Neighborhood Narrative**

Although all are affected, low-income families have suffered most from the decades of general disinvestment in the Russell area, which is 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 neighborhood 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 the 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 \$5.5M 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 KCAAH 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 Samuel Plato Academy. This newly launched program, funded through a \$1.5M allocation from the Kentucky Transportation Cabinet, provides students with historic preservation training (Att 55.pp).

Less than a block west from KCAAH, Community Ventures Corporation (CVC) just



## **Exh. E – Neighborhood Narrative**

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 (Exh F.1). 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 \$5.7M 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 \$4M 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 \$3M in 2006 with the construction of another 34 accessible senior units (Att 52.h). As outlined in Exh F.4, many other new or rehab housing development efforts are also underway or on the drawing board, including those by New Directions Housing Corporation, Oracle Group, CVC, Louisville Urban League, Telesis and church-based CDC's including St. Peter's MOLO Village. 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, \$58M campus for food-related businesses that will bring 200+ permanent jobs to the Russell neighborhood - and is committed to compassionate hiring policies. Directly across from the FoodPort, Louisville 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

## **Exh. E – Neighborhood Narrative**

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 implementation process.

**Housing Description and Relationship to Neighborhood:** Beecher Terrace was constructed in 1941, and originally consisted of 808 units. Subsequent renovation reduced the 31.4 acre site's unit count to 758, including 355 one-BR units (47%); 247 two-BR units (33%); and 156 three-BR units (21%). The site includes 59 barracks-style, 2-3 story, multi-family buildings that vary in size from 6-17 units, and combine townhouses with flats. The buildings are severely distressed relative to both design and structure (Exh D), while the site's current configuration of superblocks with narrow alleyways and isolated interior courtyards contributes to high crime rates, impedes emergency vehicle access, and prevents the provision of adequate parking.

The housing immediately surrounding Beecher Terrace is also subsidized, and includes Avenue Plaza, a 225-unit elderly/disabled public housing tower to the east and two Section 8 multifamily rental developments, Telesis-owned City View Park townhomes to the south (503 units) and Henry M. Greene Senior Apartments, owned by the African Methodist Church, to the north (125 units). The Henry M. Greene site recently underwent a comprehensive renovation, and an extensive rehab is planned for City View Park beginning in 2018.

Immediately east of Beecher lies 9<sup>th</sup> Street, a 6-lane road that creates both a physical and a psychological barrier, effectively severing the site from the amenities and economic opportunities available in the Central Business District.

**People Narrative:** Russell's population (9,651, including 1,382 Beecher residents) represents 1.6% of Louisville's overall population. Both Russell and Beecher residents are predominately

## **Exh. E – Neighborhood Narrative**

Black (89% and 92% respectively, compared to 23% City-wide). The population has a younger median age (28.5 and 25.5, versus 37 City-wide), and more households have children (41% and 37%, versus 31% City-wide). The percentage of seniors age 65+ is lower (8% for both Russell and Beecher, versus 13% City-wide), and more households have at least one person with a disability (41% and 30%, versus 29%).

Families living in Russell and Beecher face significant challenges, including high rates of poverty (60% in Russell, compared to 17% City-wide), high unemployment rates (30% and 52%, compared to 17%), low median income levels (\$15,399 and \$5,885, compared to \$44,806) and needing SNAP benefits to supplement their food budgets during the last year (60% and 69%, compared to 16%). Additional demographics can be found above in Exh E and in Exh H.1.

Per our Beecher resident and Russell neighborhood survey results, as well as their input during our VRTP planning process, and information contained in *Healthy Louisville 2020*, the City’s strategic plan for improving health outcomes, the services and assets most needed to realize Russell’s successful transformation are those that promote neighborhood safety, good health and health equity among Russell residents, strong educational outcomes and economic opportunities, and improved connectivity.

Therefore, additional police services, as well as changes to the physical environment that will decrease crime and violence on the streets, are top on the list of additional needed services and assets. Specific VRTP community policing strategies are described in Exh F.3.

Although Russell and Beecher residents have high rates of medical insurance coverage (97% and 92%), as well as access to two nearby federally qualified health centers (including the Park DuValle Health Center, which will be undergoing an extensive expansion this coming year thanks to a recent \$1M grant from the Department of Health and Human Services), Russell residents suffer disproportionately from chronic diseases. Health issues were also cited as a top

## **Exh. E – Neighborhood Narrative**

barrier to employment, along with insufficient skills or education to obtain living wage jobs. The network of services provided by Urban Strategies, including case management and peer support through Neighborhood Outreach Workers, will help residents connect to and successfully utilize the new and existing health, educational, training and employment services that comprise our People plan (Exh H.2 & H.3) and help lead to healthy, prosperous lives. Enhanced education services at all of Russell's public schools, including those that will be realized at our target school Roosevelt Perry through its intensive intervention plan (Exh H.6) and at Russell's early childhood centers through training provided by 4Cs (Att 55.s), will help lead Russell's and Beecher children to academic success and fulfilling future careers. Our efforts to make high-speed Internet access available throughout Russell, will enhance all of the above services, as well as improving community connectivity, and incentivizing businesses to locate to the neighborhood. Several of the CCI's identified in Exh F.2, including micro and small business loans and planned improvements at the FoodPort, LCCC, KCAAH, and others will also strengthen neighborhood services and assets by encouraging entrepreneurship and small-scale economic development

**Vision:** "Capturing the past, cultivating the future" – six simple words that have driven the CNI planning process and shaped the vision for a transformed Russell and its 9,651 residents who are seeking an attractive, accessible and culturally vibrant neighborhood, recognized for its diversity, multitude of economic, educational and housing opportunities, as well as sustainable residential and business environment. This dream for a better tomorrow is deeply rooted in Russell's unique history as the heart of Louisville's African American community.

Specific aspirations articulated throughout the VRTP and this CNI proposal are organized around: **1) Education** - Russell's children enter kindergarten ready to learn, and school age children are proficient in core academic subjects, graduating from high school ready for college

## **Exh. E – Neighborhood Narrative**

or careers; **2) Economic Opportunity** - Community residents are financially secure, and see their incomes and assets increase as their neighborhood transforms and prospers. Existing businesses stay, grow and benefit from the economic revival in Russell as well, and new commercial activities are drawn to the area to further stimulate growth and provide neighbors with nearby amenities; **3) Mixed-Income Housing** - A variety of high quality, affordable and market-rate homeownership and rental housing opportunities are available throughout the neighborhood and Beecher Terrace replacement units are located in vibrant, sustainable, mixed-income communities that have catalyzed investment around them; **4) Community Connectivity** - Russell residents are engaged in community and civic life, and are connected to a rich network of resources. Safe and convenient multi-modal transportation options are available that provide easy access to services, amenities, and jobs; and **5) Health** - Russell residents enjoy good health and a strong sense of wellbeing, and have the resources they need to support their health, including the neighborhood's built environment which is rich in parks and other public recreational spaces such as playgrounds, splash parks, labyrinths, and learning trails.

**Exhibit F – Neighborhood Strategy**

**Louisville Metro Housing Authority**

***ExhFNeighborhoodStrategy.pdf***

## Exh. F – Neighborhood Strategy

*The man who has no imagination has no wings. – Muhammad Ali*

**F.1 Overall Neighborhood Strategy:** Capturing the past, cultivating the future. This dream for a better tomorrow is deeply rooted in Russell’s unique history as the heart of Louisville’s African American community. During the nearly 2 years that have passed since the Vision Russell Coordinating Committee 1<sup>st</sup> met in 7/14, LMHA; Louisville Metro Government (LMG), whose Louisville Forward (LF) division is the Neighborhood Implementation Entity; community residents; and other stakeholders have worked tirelessly to develop the vision and guiding principles memorialized in the Vision Russell Transformation Plan (VRTP). Community input, coupled with quantitative and qualitative analysis, have coalesced in a series of goals and related evidence-based strategies for the Neighborhood component that are rooted in the Livability Principles. These 5 overarching goals envision: A) improved community recreation, education and cultural resources; B) economic development and employment opportunities; C) high quality, mixed-income housing; D) community connectivity; and E) improved health.

**A – Improved community recreation, education and cultural resources:** Despite Russell’s rich cultural history, it struggles with under-performing schools, low educational attainment rates (correlated with high unemployment and poverty rates) and few residents taking advantage of myriad educational and cultural enrichment opportunities already available. The Neighborhood Strategy tackles these challenges through partnerships that create or expand centers for learning, recreation and culture.

The Education Strategy in Exh H addresses specific initiatives and outcomes to be pursued with Education Lead Jefferson County Public Schools (JCPS) to prepare Russell’s children to enter kindergarten ready to learn, and ensure school age children are proficient in core academic subjects, graduating from high school ready for college or careers. However, life-long learning occurs in many settings outside of schools, including within recreational and cultural activities

## **Exh. F – Neighborhood Strategy**

that promote social, emotional and physical growth and development. For example, the KY Center for African American Heritage (KCAAH), a quasi-state institution within the KY Tourism, Arts and Heritage Cabinet, hosts art exhibitions, performances of all types and education programs, including the Plato Academy. This newly launched program, funded through a \$1.5M allocation from the KY Transportation Cabinet, teaches students comprehensive home renovation skills, and provides hands-on training in historic preservation technology and trades. KCAAH also hosts the Black Media Collaborative and University of Louisville's (UofL) African American Theatre Program, which will provide staffing for a new onsite media production facility (a VRTP Critical Community Improvement (CCI)) expected to create at least 25 new media jobs in Russell.

Another CCI renovates and expands the Baxter Community Center, which is currently utilized primarily for recreational activities and community events. New classrooms will support Science/Technology/Engineering/Art/Math (STEAM) programs for youth and adults, including Code Louisville, a program teaching web, software and application development to prepare residents for 10,000 new tech jobs projected for Louisville by 2020. Currently, Louisville has more than 1,700 technology job openings with starting salaries from \$45,000-\$60,000. The Mayor's Summer Work Program has given over 6,500 Louisville youth job experience since 2011, and will provide Russell youth with work opportunities. The community center will also house expanded services for students participating in educational out-of-school time programming at the "The Beech" (currently operating in merged non-dwelling BT units), a collaborative effort between LMHA and JCPS launched in 2005.

**Outcomes:** Children are engaged in effective out-of-school time activities, improving educational performance. Community cultural and recreational centers become hubs of personal growth and development as well as job creation.



## **Exh. F – Neighborhood Strategy**

**Metrics:** Improved school performance and reduced drop-out rate; improved rating by residents of neighborhood cultural, recreational and educational resources; job placement and retention.

**B – Re-create strong retail/service centers and expand economic opportunity for all:** Today BT residents rank “Lack of Neighborhood Amenities” as a top 5 concern. While fast food restaurants are prevalent, few existing businesses provide living wage jobs that allow Russell residents to become financially secure, much less upwardly mobile. This goal builds from several recent successes that both repurposed existing buildings and created economic development opportunities. In late 2015, Community Ventures (CV) converted a long vacant cafeteria into Chef Space, a 13,356 ft<sup>2</sup> kitchen incubator that already houses 20 emerging food businesses and has room for 30 more. Louisville Central Community Centers (LCCC) continues to revitalize their Old Walnut Street headquarters and to promote their bold vision for an Arts and Cultural District along Muhammad Ali Blvd. In order for Chef Space, LCCC and similar ventures to grow, the neighborhood needs to strengthen entrepreneurial development and support. Four CCI’s support these efforts; the first two provide expanded business lending, while the third funds the build out of LCCC’s eCommerce Business Incubator, and the last will provide critical gap financing to construct The Village @ West Jefferson, a 30,000ft<sup>2</sup> office/retail development immediately adjacent to BT. Emerging and growing businesses will be directed by the VRTP team to a variety of spaces created or enhanced under the plan, including The Village. New mixed-use buildings under the Housing Plan will front 9<sup>th</sup> Street and offer live-work apartments and commercial space, providing excellent visibility and access for workers and patrons. Strategically located vacant lots will provide space for pop-up events like mobile fresh food markets or craft fairs through the fairly simple, low-cost addition of access to water and power. Known as “tactical urbanism,” these popular and affordable short-term venues will serve existing residents and attract new ones to visit Russell. LF incentives, including expedited permit review,

## **Exh. F – Neighborhood Strategy**

fee waivers and reduced parking requirements, will help businesses overcome common start-up hurdles to success. Priority locations include: the BT footprint and adjacent properties; Broadway and 18<sup>th</sup> (near new Walmart and YMCA); 18<sup>th</sup> and Ali (near KCAAH, planned replacement housing and Chef Space); and 30<sup>th</sup> and Ali (near Food Port, a CCI described below).

**Outcomes:** Russell residents create and expand businesses that provide amenities to the neighborhood, repurpose vacant land and buildings, and provide upward economic growth.

**Metrics:** change # of permits for construction, renovation, events; change in retail sales volume; median income; # and % vacant properties; employment rates.

**Goal C – Increase the availability of high quality, mixed-income housing:** Given Russell’s large geography, it is critical that the principles and benefits of mixed-income housing extend beyond the 648 units to be constructed at Russell’s gateway, the BT site, and into the broader neighborhood. Existing homeowners are an important asset in the community, but the higher-than-average costs required to maintain the historic housing stock can be a significant obstacle to overcome. Housing rehab programs, offered for both owner-occupied and rental units as a CCI, will be layered with existing emergency repair, weatherization, energy efficiency, accessibility and exterior code alleviation programs offered by LF, New Directions Housing Corp. (NDHC) and the Center for Accessible Living, with NDHC providing outreach and serving as a clearinghouse for services. The Samuel Plato Academy has also committed to completing comprehensive renovations of 2 historic homes during the grant period (Att 52.1).

The low homeownership (HO) rate (17%) will be increased through partnerships with Urban League and Housing Partnership, Inc. (HPI) for 1<sup>st</sup> time homeowner training (Att’s 55.g, 52.h), and through LMHA’s Housing Choice Voucher HO Program. Since 1990, Russell stakeholders have constructed or refurbished more than 600 neighborhood homes; during the grant period, investments in existing properties and targeted infill will continue, concentrating on the blocks

## **Exh. F – Neighborhood Strategy**

radiating out from Russell’s central retail and cultural node at 18<sup>th</sup> and Muhammad Ali and in the area immediately surrounding the FoodPort.

Today in Russell, 15% of parcels (460) are vacant or abandoned properties (VAP), eroding property values and serving as safe havens for crime. The VRTP proposes a CCI that would put 20 VAPs back into productive use. Building off of LF’s successful R-Squared (Re-Use and Revitalize) Program, targeted demolition of dangerous vacant structures will be paired with low-cost, community-driven lot redevelopment, creating neighborhood amenities such as pocket parks, walking labyrinths, community gardens and pop-up event spaces. LF will continue its successful “Lots of Opportunity” program in Russell, which offers vacant lots for purchase for as little as \$1 and has committed to offering Russell-specific VAP Academy sessions to provide residents with the knowledge and tools they need to transform these parcels (Att 55.o).

**Outcomes:** Existing Russell residents stay in their homes, and new residents purchase homes.

**Metrics:** Homeownership rate; median home value; # of vacant lots; crime rates; foreclosure rate

**Goal D – Improve community connectivity:** Two-thirds of BT resident survey respondents indicated a willingness to participate in neighborhood activities and think they can make some or a lot of difference in Russell. That’s an incredibly encouraging result, and speaks to the great potential for neighborhood transformation. Connectivity is key – in how residents access and share information and resources; in the forums residents, stakeholders and community investors use to find each other; and in how easily residents are able to navigate to resources inside and outside the community. The well-attended planning process revealed residents’ eagerness for information, but the reality is many programs are under-utilized. During the implementation phase, Neighborhood Outreach Workers (NOWs) will continue their work from the planning effort to broadcast Russell’s extensive services and resources, using door-to-door outreach, social media (Facebook and Nextdoor) and community events. Louisville is a strong candidate for

## **Exh. F – Neighborhood Strategy**

Google Fiber (infrastructure will soon be installed in Russell), and LMG has installed a series of free wi-fi hotspots in the neighborhood. The planning process generated interest in re-establishing a neighborhood association, and a 501(c)3 organization, Choose Russell, has been established. The Center for Neighborhoods (Att 55.ff) and NDHC (Att 55.i) will expand the capacity-building and administrative support they have provided to this organization during the grant period to ensure that it is ready to be the long-term VRTP sustaining entity.

Transportation access is critical to Russell residents: 56% do not have access to a car (74% in BT), and reliance on public transit is high (43% Russell, 64% BT). Therefore, improved multi-modal transportation options, including new Bus Rapid Transit, well-lit sidewalks and pedestrian crossings, bus shelters and fully accessible access points, is a key VRTP strategy. Extending the free downtown bus circulator's route into Russell would greatly expand residents' access to CBD jobs. Priority streets for pedestrian, bike and vehicular improvements in the next 2 years include Muhammad Ali, Chestnut and 13<sup>th</sup> (planned bicycle facility). Master planning for Broadway will begin in FY 2016 to frame out crosswalk and intersection improvements along this busy corridor, and *Move Louisville's* recommendations to convert Muhammad Ali and Chestnut into 2-way streets are being prioritized. Other street changes include restoring the street grid on the BT site and eliminating one-ways and dead-ends. A U.S. Department of Transportation TIGER grant will soon improve the high-frequency bus route on 18<sup>th</sup>, and LMG has recently issued a RFP for a consultant to design pedestrian-focused improvements, including a "road diet," along 9<sup>th</sup>.

**Outcomes:** Russell residents are engaged in community and civic life, and connected to a rich network of resources. Safe multi-modal transportation options provide easy access to services, amenities and jobs.

**Metrics:** Pedestrian/bicycle accidents; bus usage; Choose Russell membership; services usage

**Goal E – Improve health:** The VRTP, like the *Healthy Louisville 2020 Plan* and the *Louisville*

## **Exh. F – Neighborhood Strategy**

*Metro Health Equity Report* (2014), recognizes that positive changes in health can only be achieved if both the symptoms and the social determinants of health are addressed. Although health insurance rates are high at over 97% in BT and 76% in Russell, chronic diseases, emergency room usage and childhood illnesses like asthma are 3-4 times higher than the City average; life expectancy is a decade shorter; and 39% of BT residents report poor health.

Russell benefits from a federally qualified health center located across the street from BT that will soon undergo a \$1 million expansion (Att 52.e), and the University of Louisville’s Office of Public Health Practice recently relocated to LCCC’s Old Walnut Street campus, opening a Youth Violence Prevention Research Center, with funding from a \$5.7M CDC grant (Att 46). Violence prevention strategies like Pivot to Peace, Reimage, Right Turn, Be The One Mayor’s Mentor Challenge, Rumble Young Man Rumble and Coding at the Beech will gain added focus under the VRTP, as will re-entry programs that help residents with criminal backgrounds lead productive lives, such as those offered by VRTP partner Molo Village CDC.

Healthy living and healthy eating are also key to this goal. FoodPort, the new 24-acre, \$58M campus for food-related businesses and a CCI, will expand the availability of fresh, local foods, and bring 200+ permanent jobs to Russell. Expanded recreational options include the restoration of two Olmsted Parks, Elliot Square and Baxter Square, the second of which will be renovated along with the Baxter Community Center (a CCI) to become the heart of the revitalized BT. A new neighborhood park at BT’s western edge, which we hope to name after the late Muhammad Ali, will be devoted to recreational uses (field sports, basketball, swimming); a new YMCA is planned on Broadway; and extensive community gardens will dot the new BT site and the larger neighborhood. The VRTP also calls for the addition of “Mayor’s Mile” walking routes, a local distance-marking path system using historical references/milestones to encourage walking while providing information about the community’s heritage and culture.

## **Exh. F – Neighborhood Strategy**

**Outcomes:** Russell residents enjoy good health and a strong sense of wellbeing, and have the resources they need to support their health.

**Metrics:** Chronic disease rates; medical home usage; health insurance rates; crime rates

**F.2 Critical Community Improvements (CCI) Plan:** Funded by \$4,436,250 in CNI funds leveraged by more than \$66M in partner investments, our CCI Plan focuses on high priority strategies that emerged during the planning process.

### **A – Improved community recreation, education and cultural resources**

**Baxter Community Center Expansion:** The Baxter Community Center sits immediately adjacent to the Olmsted-designed Baxter Square Park at the heart of the BT community. While its art deco façade has architectural character, the interior space is cramped, poorly designed and cannot feasibly be made fully accessible. The building is oriented away from the park, with no rear entrance or windows, and space is at such a premium that converted public housing units now house The Beech (out-of-school time programming) and BT’s 2 dedicated community-oriented police officers. The proposed addition would create a second façade and prominent address on the restored park (increasing the marketability of apartments facing the square), while providing critical space for an upgraded computer center, the Beech, the police and other new education and recreation programs, including a planned Police Athletic League. Metro Parks will add 2 new staff and program the Center (Att 51.f), while LMHA will maintain the building (Att 51.g). CNI: \$2M. Leverage: \$1,259,500 (LMHA, \$750,000; Metro Parks, \$499,500).

**KCAAH Media Production Center:** A state-of-the-art media production center will be created at KCAAH (Att 51.b). Staffed by the Black Media Collaborative (BMC) and UofL’s African American Theatre Program, the center will facilitate radio, film, video and theater production, while providing a performance venue and preparing community members to work in media fields. BMC is a network of media professionals including directors, producers, writers and

## **Exh. F – Neighborhood Strategy**

specialists working in the film, television, radio, animation, theater, literature, journalism and internet industries, who are committed to mentoring developing talent. KCAAH has already secured \$1.2M for this facility expansion. *CNI*: \$300K. *Leverage*: KCAAH, \$1.2M.

*West Louisville FoodPort Placemaking Projects*: The FoodPort’s Community Council will coordinate the development of place-specific arts projects that celebrate Russell’s rich history, including food traditions, commerce and social activism. A 2-acre portion of the FoodPort will be developed as a “teaching farm” operated by the Jefferson County Extension Service, who will demonstrate urban farming/growing techniques and provide nutrition and cooking classes. *CNI*: \$300K. *Leverage*: Seed Capital KY, \$58,205,000.

### **B – Re-create strong retail/service centers and expand economic opportunity for all**

*Microbusiness Loans*: Priority will be given to businesses owned by Russell residents, followed by those located in Russell. Preference will also be given to businesses that address resident demand as determined through the resident and neighborhood surveys, and to those that have (or will establish) a physical “store front” presence, especially businesses planning to locate on or near the Beecher footprint. Outreach will target those graduating from the Plato Academy and Coding at the Beech, and those ready to leave Chef Space or LCCC’s eCommerce business incubator for a space of their own. Fifteen businesses will be funded at an average loan size of \$7,750. *CNI*: \$66,250. *Leverage*: CDBG, \$50K.

*Business Attraction Loans*: Low-interest loans will provide a financial incentive to existing businesses to move or expand to Russell. Priority will be given to businesses that respond to resident demand as determined through the resident and neighborhood surveys and to those that locate on or near the Beecher footprint. The West Louisville Chamber of Commerce will assist LF in identifying potential businesses. 5 businesses will establish a presence in Russell with an average loan size of \$92K. *CNI*: \$260K. *Leverage*: CDBG, \$200K.

## **Exh. F – Neighborhood Strategy**

*Business Incubator Completion:* Within the past several years, LCCC has invested more than \$10.5M in its Old Walnut Street economic development campus and headquarters site, with the aim of attracting 150 jobs to the Russell neighborhood. With \$550,000 secured for the project's remaining phases (Att 51.c), CNI funds will permit the buildout of incubator space for 12 eCommerce businesses. *CNI:* \$300K. *Leverage:* LCCC, \$550K.

*The Village @ West Jefferson:* This CCI will provide critical gap financing for the construction of a 30,000ft<sup>2</sup> office/retail development immediately adjacent to BT. Non-profit Molo Village CDC has secured \$4.5M to construct the 2-story, mixed-use facility, which will activate the north side of Jefferson St. at a crucial location across from Baxter Square Park. The building will contain offices over retail, and allow for expanded services critical to BT residents, including youth and senior programs; health, counseling and recovery services; financial skills workshops; and a credit building loan fund (Att 51.e). *CNI:* \$300K. *Leverage:* Molo Village CDC, \$4.5M.

### **C – Increase the availability of high quality, mixed-income housing**

*Owner-Occupied Home Rehab Program:* With a focus on decreasing home energy and maintenance costs, this CCI will help existing homeowners stay in their homes and improve the overall quality of the housing stock. To maximize impact, homes located in the blocks radiating out from Russell's central retail and cultural node at 18<sup>th</sup> and Muhammad Ali and in the area immediately surrounding the FoodPort will be prioritized. For eligible owners, the CCI funding will be leveraged with LF's existing home repair programs, which provide for emergency and roof repairs, weatherization, lead abatement and exterior code alleviation. LF will partner with our CNI Outreach Specialist, NDHC, to recruit participants and share referrals with NDHC's Repair Affair, an annual volunteer event that takes on low-cost projects with a short turnaround time, complementing the larger-scale, higher-budget projects to be undertaken with CCI funds. Twenty-five houses will be rehabbed at an average cost of \$27,600 each. *CNI:* \$390K. *Leverage:*



## **Exh. F – Neighborhood Strategy**

CDBG, \$300K.

*Rental Unit Rehab Program:* While the development of a strong homeownership market is a key long-term VRTP goal, today the vast majority of Russell residents (83%) are renters, and rental housing is likely to dominate the housing market over the short- to medium-term. The rental rehab program will provide low-interest loans for improvements to properties occupied by low-income renters. To maximize impact, the program will target the same blocks as the owner-occupied rehab program, and will also focus on improvements that reduce energy and maintenance costs. Twenty rental units will be rehabbed at an average cost of \$23K each. *CNI:* \$260K. *Leverage:* CDBG, \$200K.

*Targeted VAP Redevelopment:* By pairing targeted demolition of dangerous vacant structures with low-cost, community-driven lot redevelopment, VAP's will be placed back into productive use, creating neighborhood amenities such as pocket parks, walking labyrinths, community gardens and pop-up event spaces. LF will offer Russell-specific VAP Academy sessions to provide residents with the knowledge and tools they need to transform these parcels (Att 55.o). 20 VAP's will be re-purposed at an average cost of \$23,000 each. *CNI:* \$260K. *Leverage:* CDBG, \$200K.

**F.3 Public Safety Strategy:** Criminal activity and concerns for personal safety are 2 of the largest real and perceived obstacles to Russell's stability. While the resident and neighborhood surveys indicated that the majority of community members felt safe during the day (Russell: 88% and BT: 59%), a much smaller percentage reported feeling safe at night (57% and 31%). An alarming number of BT residents said that they, or someone they know, have experienced gun shots (71%), homicide (41%), the sale and/or use of drugs (37%) or physical assaults (32%).

Louisville Metro Police Department (LMPD) data supports these concerns, as Russell's violent crime rate is nearly 5 times the City's (Att 36). BT is clearly at the epicenter of these

## **Exh. F – Neighborhood Strategy**

activities, especially along 12<sup>th</sup> and in the site’s interior courtyards. The sustained trauma brought on by exposure to violent acts also creates a significant public health issue for residents. Thus, a central focus of the VR planning process has been engaging residents, community stakeholders and other CNI partners in the development of a comprehensive and effective Public Safety Strategy (PSS) that will tackle the aspects of Russell’s built environment that exacerbate crime, including reducing the number of vacant properties, while increasing out-of-vehicle patrols in identified crime hotspots and addressing the mental health issues resulting from exposure to violence. A VR Community Conversation on Crime and Safety on 4/16/16 that brought together Russell community members, LMHA, LMPD and LMG’s Offices of Safe and Healthy Neighborhoods (OSHN) and Vacant and Public Property Administration (VPPA), formed the basis for additional PSS goals and strategies, which are woven throughout the VRTP.

Ongoing communication that allows neighbors to rapidly share information and safety concerns is key to the success of this plan. NOWs and LMPD officers have been encouraging residents to sign up for block clubs and for Russell’s recently established Nextdoor social media network, which allows LMPD to post emergency notifications and alerts about vandalism and criminal activity, as well as news about programs and events.

Clearly some of the most impactful PSS strategies over the grant period will be realized in changes to the built environment, starting with BT. Unfortunately, BT’s current site plan is conducive to criminal activity, with poor lighting, dead-end streets and alleys and prevalent signs of distress and deterioration. The BT revitalization plan is designed according to Crime Prevention Through Environmental Design (CPTED) principles, including improved lines of sight; activated spaces; building orientations and 1<sup>st</sup> floor commercial businesses that increase “eyes on the street”; well-lit sidewalks, streets and parking areas; pedestrian-friendly intersections that slow traffic; and clear transitions from the public to private realm (Exh G).

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Unsafe physical conditions are also found in the neighborhood. Both LMPD and residents have indicated that abandoned buildings provide shelter for criminal activity, including prostitution and drug-related crime. For this reason, the VRTP identifies the rehab or demolition of abandoned structures, and the positive re-purposing of the resultant vacant lots by community groups, as a top-priority CCI strategy (Exh F.2). LMPD is already working with LMG's Permits & Licensing Department to identify problem properties located in targeted hot spots.

Community oriented policing (COPS) is also a central component of our PSS plan. After receiving a \$1.5M Department of Justice grant last year, LMPD has added 10 officers to its community policing efforts (2 in Russell's First division), who are freed from responding to 911 calls to focus on building relationships with residents. Already, the force has developed multiple forums to link the community to officers through Citizen Academies, "Coffee with a Cop" get-togethers and a Teen Advisory Board that regularly meets with the Police Chief.

Two LMPD officers currently have offices at BT and provide dedicated, community policing at the site. LMPD is working closely with LMHA to address crime at BT by examining data to identify hotspots and providing additional foot, horse, bicycle and ATV patrol officers who engage residents in programs such as "Books and Breakfast," where officers spend breakfast time reading with kids. As conditions at BT improve with the revitalization, these officers will gradually transition their focus from BT exclusively to serve the larger neighborhood.

Several existing programs assist Russell residents struggling with criminal charges and/or backgrounds. OSHN's ReImage program at the Baxter Community Center (Exh H.2) provides case management to transition age youth who are facing adult misdemeanor charges to help them navigate the court system, connect with jobs, further their education and receive the guidance and support they need to deal with personal issues, such as parenthood or substance abuse. Russell residents who have been charged or convicted of crimes often struggle to secure and

## **Exh. F – Neighborhood Strategy**

maintain employment, increasing the likelihood of recidivism. Expanded re-entry programming through the Molo Village CDC (Att 55.aa) will help this vulnerable group of residents become employment ready and gain access to viable career paths.

These strategies also align with Louisville’s *Advancing 21<sup>st</sup> Century Policing Initiative*, a new federal program the City was selected for in May 2016 (along with 14 other police forces across the nation), that provides hands-on assessments and technical assistance, as well as opportunities to network and share best practices. LMPD has already launched new intensive in-service classes for recruits and seasoned officers, including lessons on compassion and implicit or unconscious bias, and is beginning to phase in the addition of body cameras for uniformed officers and other specialty teams to help increase officer accountability.

**Alignment with Byrne Criminal Justice Innovation Grant:** LMPD has a pending application for a Byrne grant that focuses entirely on Russell. The proposal – a joint effort between LMPD, OSHN, VPPA, LMHA and LCCC - aligns with the public safety goals and strategies outlined in the VRTP. Funds to implement the proposal will be sought from other sources, including local foundations and LMG, should LMPD not receive a Byrne award this year.

**F.4 Alignment with Existing Efforts:** While Russell still bears many of the markers of a distressed neighborhood, multiple forces are aligning to build momentum for its successful transformation. Its geographical desirability – directly adjacent to a vibrant, culturally rich Downtown and CBD and with direct access to the city’s major transportation corridors – has recently pushed it to the forefront for sustainable housing and business redevelopment. In 6/16, Russell became an NRSA, and LMG has committed \$1M in CDBG funds to NRSA Plan implementation, including \$950K for VRTP CCIs (Exh F.2). Russell’s NRSA designation is just the most recent of a series of neighborhood investments that have occurred over the last 3 years:

***Housing.*** *Community Ventures (CV)* is constructing 29 new market rate, for sale houses on

## Exh. F – Neighborhood Strategy

Cedar St. (Att 52.f). *Oracle Design Group* is restoring a vacant 19th-century mansion, creating affordable apartments. The *Samuel Plato Academy of Historic Preservation Trades*, funded through a \$1.5M allocation from the KY Transportation Cabinet, enrolled its 1st class of 12 students in 9/15 (52.l). *HPI* has acquired and rehabbed 24 rental homes. *NDHC* recently completed significant capital upgrades to its HUD-assisted, 83-unit Russell Apartments (Att 52.a). **Food.** Plans to make Russell a healthy, local food destination are also coming to fruition. *CV* has converted a long-vacant cafeteria into Chef Space, a food business incubator that opened in 2015 (Att 52.f). *Louisville Grows* broke ground on a "Produce Park" in 2/16 (Att 52.d). *Sweet Peaches* recently completed a successful Kiva crowdfunding campaign to make kitchen upgrades. **LMG Investments.** The City has shown its deep dedication to the VRTP through the following recent projects: 5 public access, wi-fi hotspots (\$70K); West Market commercial corridor streetscape improvements (\$269K); new bike lanes (\$100K); green infrastructure (\$400K); owner-occupied roof replacement (\$200K); Bus Rapid Transit infrastructure along 18<sup>th</sup> and Market streets (\$2.5M); business loans (\$180K); The Healing Place recovery center expansion (\$1,120,000); improvements to Louisville Urban League's headquarters (\$248K); and CV's Cedar St. Development (\$1.5M) (Att 52.j). **Old Walnut Street.** *LCCC* has spent \$10.5M to expand its Old Walnut Street headquarters, including the 2015 opening of an 8,000 ft<sup>2</sup> conference center (Att 51.c). UofL's Office of Public Health Practice recently made a significant investment in the campus, opening an innovative Youth Violence Prevention Research Center (Att 46). **Other Investments.** The Healing Place recently opened a \$62K recovery facility that couples a 16-bed short-term residential program with intensive long-term monitoring (Att 52.i). *Integrated Medical Solutions*, a medical and diagnostic testing services provider, has renovated a building immediately adjacent to BT, opening their \$535K offices in 6/15 (Att 52.k). *Brightside* has invested \$26,400 in sidewalk trees (Att 52.b).

**Exhibit G - Housing Strategy**

**Louisville Metro Housing Authority**

**ExhGHousingStrategy.pdf**

**G.1. Overall Housing Strategy:** Once the gateway into Louisville’s Harlem, Russell’s eastern boundary is now known as the “9<sup>th</sup> Street Divide,” a physical and psychological barrier isolating the predominantly African-American and impoverished west side from the economic momentum and development occurring in more affluent, racially-diverse neighborhoods to the east. Beecher Terrace (BT) abuts 9<sup>th</sup> St., and its large scale (758 units spanning 4 superblocks), deteriorated condition, high crime and concentrated poverty have contributed to broader decline in Russell. However, Russell’s proximity to Louisville’s Central Business District, major transportation corridors (including the proposed 9<sup>th</sup> St. bus rapid transit line) and expanded Waterfront Park all make it a prime location for new mixed-income housing. Building from its rich history and a community-driven planning process under a CNI Planning Grant, this housing strategy ensures the the Russell of the future will offer an array of choices and opportunities to long-time and new residents and responds to the market analysis (Att 37). BT residents will have priority for all 758 replacement units developed on-site and under the innovative off-site strategy.

<b>One-for-One Replacement Plan</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Total Units</b>	<b>Total BRs</b>
<i>Existing Beecher Terrace (Dwelling Units)</i>	<i>355</i>	<i>247</i>	<i>156</i>	<i>758</i>	<i>1,317</i>
On-Site Phase 1-5: On-Site Senior, Family	154	108	54	316	532
Acquired Units in Choice Neighborhood	1	3	0	4	7
Off-Site Project Based Voucher Partnership	200	136	102	438	778
<b>Total Replacement Units</b>	<b>355</b>	<b>247</b>	<b>156</b>	<b>758</b>	<b>1,317</b>

**On-Site Strategy:** With 9<sup>th</sup> St. re-cast as the starting line for community transformation, the 1st major component of the housing strategy transforms the BT site with 640 units of new mixed-income, multi-generational housing, including 316 replacement units and 20 homeownership (HO) units (6 affordable) in response to strong community support for new HO. LMHA also has a purchase agreement with local non-profit New Directions Housing Corp. to buy 8 units (4

replacement, 4 unrestricted) in 2 historic rehab buildings located at 1506-08 W. Market St.

All residential BT buildings will be demolished and replaced with all new construction. Anchored with higher density mixed-use buildings along 9<sup>th</sup> St., the on-site housing typologies present a mix of 1-, 2- and 3-BR apartments in elevator, walk-up and townhome buildings. This new housing will be complemented by retail/commercial amenities (see Exhs F, H) in mixed-use buildings and expanded employment and community resources (see Exhs E, J). The management building will include a fitness center, pool and community space. The restored Olmsted-designed Baxter Square Park and expanded/renovated community center will provide recreation and classroom spaces, and technology to facilitate S.T.E.A.M.-centered adult and youth programs.

The On-Site Plan will be phased, as will relocation and demolition, to minimize the number of resident moves (Att 40 Phasing Plan). Following CNI award, LMHA will purchase 8 historic renovation units and begin lease-up. The \$69,000 cost/unit and prime location near downtown make this an attractive option for residents. Throughout Vision Russell (VR) planning, community residents have strongly advocated for dedicated senior housing, and 183 BT households are eligible to reside in the new senior building (age 55+). A senior building anchors the SE corner of the BT site at 9<sup>th</sup> St. and Muhammad Ali Blvd. on existing park space. This universally-designed 5-story building has 120 one-BR apartments (116 replacement, 4 LIHTC only). The location is convenient to many daily-need amenities (groceries, health care) and frequent transit service along Muhammad Ali Blvd. and 9<sup>th</sup> St. The building has all of the modern amenities of senior living, including access to commercial/retail on 9<sup>th</sup>, as well as universal design features.

The remaining development consists of 4 phases of multifamily rental housing and a 20-unit HO development, moving west and north across the site. Each phase blends CNI funds, other public dollars, private LIHTC equity, private debt and other sources (Att 20). The 5 multifamily



rental phases include 620 total units: 172 market rate, 316 PBV/LIHTC replacement and 132 LIHTC-only non-replacement (60% AMI), meeting anticipated demand from returning residents and target market groups identified in the market analysis (Att 37). Residents requested a blend of contemporary and traditional architecture to celebrate new investment and the neighborhood's rich history. In response, the site plan includes diverse building elevations and typologies, ranging from higher-density elevator buildings to walk-ups and townhomes. Market rate, affordable and replacement units are interspersed across mixed-income garden apartments and townhomes, creating an appropriately dense, walkable urban neighborhood. In addition to the management building amenities, the site includes resident-only parking, playgrounds and community gardens. Interiors feature contemporary finishes, and all units will be completed to the same high quality sustainable and market rate standards, regardless of household income.

Residents expressed a strong desire for HO units that are well-integrated into the BT redevelopment plan, as in the Park DuValle HOPE VI. The plan includes 20 three-BR townhomes with 6 units to be affordable and targeted to BT residents. CNI funds will not be used for HO units. Homeowners will be able to receive landscaping services and use community amenities for a small maintenance fee.

***On-Site Partners:*** LMHA is leveraging its proven track record of spearheading award-winning mixed-income housing redevelopment with that of its highly experienced partners. Under the leadership of Executive Director, Tim Barry, LMHA led the successful revitalization plans at Sheppard Square, Liberty Green and Park DuValle. Other team members include Kathleen O'Neil (CNI Coordinator/MSW), Wavid Wray (Deputy Director, Finance), Bernard Pincus (Director, Capital Improvements/Architect), Norma Ward (Project Manager/Architect), Juan Hunter (Director, Public Housing) and Sarah Galloway (Moving to Work Coordinator), who collectively bring decades of mixed-finance public housing redevelopment experience. LMHA

engaged McCormack Baron Salazar (MBS) as the Housing Implementation Entity to lead the \$167M on-site plan. MBS will oversee the planning, design and construction of the new on-site housing, and will provide the developer and operating guarantees, for which it will receive developer fees. LMHA will assist in obtaining subordinate financing and facilitate Kentucky Housing Corporation (KHC) and Louisville Metro Government (LMG) relationships as needed. MBS' affiliate will serve as the General Partner of new ownership entities created for each phase, and LMHA will be a Special Limited Partner or its equivalent. For on-site phases, LMHA will retain long-term approval rights through a Ground Lease executed on each phase, and a Right of First Refusal/Option to Purchase Agreement with the ownership entities at the end of the 15-year compliance period. HO units will be developed by MBS and sold as "fee-simple." MBS has recent experience developing HO units in Memphis (McKinley Park).

Senior executive MBS staff assigned to Vision Russell include Richard Baron (Co-Chairman) and Vince Bennett (President), who bring decades of experience; Michael Duffy (Chief Operating Officer), who has helped close over \$1.5 billion in mixed-income finance developments, and Senior Vice President, Julie DeGraaf Velazquez. Julie's 18 years of experience in urban development include 12 with MBS working on complex Choice and other mixed-finance developments. Julie will lead the internal project team, which also includes the Senior VP of Design and Construction, Mike Saunders; Project Managers, Emily Bernstein and Laura Kinsell-Baer; and Finance Manager, Brock Armstrong. Mr. Duffy and Mr. Armstrong will lead all financial structuring and negotiation with financing partners (equity investor, lenders) in conjunction with all HUD mixed-finance requirements. The MBS team will coordinate with LMHA, external partners, community residents and stakeholders to ensure the project achieves its goals on budget and on schedule. MBS affiliates will serve as Property Manager and Asset Manager. LMHA will own and manage the 8 acquired units in the renovated property.

LMG, KHC and LMHA will partner as public lenders. KHC has evidenced unparalleled support for the VRTP by providing a commitment for 3 allocations of \$1.2M in 9% LIHTCs and 2 allocations of \$1.48M in 4% LIHTCs. Ohio Capital Corporation for Housing has committed \$50.6M in tax credit equity generated by the LIHTCs and \$2.4M in construction financing for the 20 HO units. LMG's \$15M in site work, Red Capital's \$23.6M in first mortgage debt and LMHA's \$41.5M commitment ensure the Housing Plan is economically viable and ready to proceed upon CNI grant award. The on-site housing plan leverages over \$95.6M in new investment.

**PBV ("Off-Site") Strategy:** A site as large as BT would typically struggle to meet CNI 1-for-1 replacement requirements and mixed-income goals within the constraints of the \$29.5M Choice award and attainable leverage sources. Through LMHA's strong partnerships, this is not only possible, but creates a national model that will both revitalize a large public housing site and extend the principles and benefits of Choice to affordable and mixed-income developments across the city. Through the *Louisville CARES 4 Choice Neighborhood* (LC4C) partnership with LMG, LMHA has committed to provide PBVs to fund 438 replacement units in sustainable, off-site developments (mixed-income sites that together include at least 876 total units) located in opportunity-rich locations that meet site and neighborhood standards under the NOFA. LMHA used a similar model with ACC funds in past HOPE VI projects to create scattered off-site units and meet 1-for-1 replacement. These developments will receive funding under Louisville CARES (LC), a new and impactful City program dedicated to adding or retaining 24,000 affordable housing units within Louisville's housing market over 15 years, and 1,500 units in the next 2 years. LC's program goals align well with CNI requirements and best practices, and a set of combined program requirements for LC4C has been developed (Att 53), including: 1) PBVs represent no more than 50% of all units in a single development or phase; 2) census tracts meet

CNI off-site requirements (<40.0% poverty, <42.4% minority); 3) compliance with 2015 Enterprise Green Communities standards; 4) multi-family projects have 20%+ market rate units; and 5) PBV units will carry a 40-year affordability use restriction. The PBV Strategy creates a projected 876 total units, including 438 replacement (200 1-BRs, 136 2-BRs and 102 3-BRs), 223 LIHTC units and 225 market rate units; in no event will the 438 PBV units contain less than 778 total bedrooms to meet 1-for-1 requirements. LC4C is built on a strong foundation backed by LMG's commitment of \$11M in revolving loan funds and LMHA's strong track record in providing subsidy to affordable and mixed-income housing developments using its Moving to Work authority. These partnerships have increased choice throughout Louisville, and have provided specialized options that meet the goals and needs of individual households. LC4C takes this success to a higher level by placing PBV-supported replacement units in amenity-rich areas of opportunity, increasing housing choices for BT families and reducing the concentration of poverty and subsidized housing in Russell. LMHA's off-site partners include LMG and developers engaged through the LC4C partnership. Two developers have indicated interest in working with LMHA under LC4C (Att 53). LMHA and LMG will coordinate on an RFP process to select developers and sites subsequent to the CNI award. LMHA has also entered into a Purchase Agreement for a strategic off-site parcel in Russell that it will contribute to the PBV Strategy. No CNI funds will support PBV Strategy developments. Developers of each LC4C project must raise public and private development financing, provide development operating guarantees as required and receive developer fees. Developers will serve as the General Partners, and LC4C Owner Entities will own or lease the subject property.

**Use of Tenant Protection Vouchers:** With this application, LMHA is requesting 727 tenant protection vouchers to ensure that all BT residents benefit from as much housing choice as possible, including off-site relocation if desired. Supportive services prior to relocation and

demolition will be provided, and the team will work to ensure residents' continued connection to and participation in the redevelopment effort through ongoing engagement and communication.

**Housing Objectives and Metrics to Measure Long Term Success:** The Housing Plan

described above meets NOFA and community objectives adopted during the VRTP planning process. ***Strategy #1: Energy Efficient, Sustainable, Accessible, Healthy and Free from***

***Discrimination.*** As detailed in Exh G.5 and Atts 38 and 43, all newly constructed or substantially rehabbed replacement housing on and off-site (LC4C) will be built to achieve EGC certification, which includes ENERGY STAR standards. Improved indoor air quality will reduce respiratory illnesses and improved connectivity will promote walkability, bike-ability and increased transit use. Buildings will be energy-efficient and incorporate resilience standards to better withstand severe weather events. HUD standards for accessibility will be achieved through the following: 100% of the ground floor garden apartments will be visitable and adaptable; 1st floors of townhomes will be visitable (zero-step entrance, 32" doorways and wheelchair-accessible ground floor bathroom); at least 5% of units wired for visual or hearing impairments; sidewalks and egress paths designed to ADA and UFAS standards. Universal design features promote ease of use (lever door hardware, lighting and covers at unit entries and contrasting floor/wall/countertop colors). The development team is firmly committed to furthering Fair Housing and increasing racial, ethnic and economic diversity to create a community free from discrimination (see Exh J). ***Outcomes:*** Improved Housing Quality and Energy Efficiency; Improved Accessibility and Visitability; Increased Connectivity; and Reduced Concentration of Poverty. ***Metrics:*** number sustainably-certified units developed; % reduction in utility costs and usage over conventional construction; percent housing units developed for persons with disabilities; % of childhood asthma cases; change in racial diversity; change in neighborhood walkscore. ***Strategy #2: Mixed-Income.*** The VRTP provides for a mix of high quality market,

affordable and subsidized units designed to attract and retain residents across a broad income range, from BT, Russell and the surrounding area. The market rate units are important in restoring economic diversity and buying power that attract new investments and foster an economically stable neighborhood. The mixed-income unit mix is also supported by the market analysis. LC4C similarly promotes mixed-income housing by incorporating subsidized units that support very-low income households in neighborhoods that are economically and racially diverse. *Outcomes:* Preserved Housing Affordability and Improved Income Diversity In BT and Surrounding Neighborhood. *Metrics:* sustained multi-year occupancy rates of replacement units developed for extremely- and very-low-income households, for low and moderate income households, and for unrestricted households (balanced, sustained mix); % HO by low and moderate income households in Russell. ***Strategy #3: Well-Managed and Financially Viable.*** The new on-site housing will be privately-owned (MBS affiliate will be GP) and managed by MBM. MBM has 30+ years of experience managing mixed-income properties, and currently manages over 30,000 apartments at 350 properties across the country. MBM manages all unit types to market rate standards and is highly experienced in HUD/LIHTC compliance requirements. Management will regularly inspect units and respond to maintenance requests within 24 hrs. Operating budgets for all phases appropriately account for rental income potential and operating expenses to maintain high standards and sufficient reserves over time. Most importantly, staff treat all residents with dignity and respect, and respond with prompt, professional and courteous service. Management will proactively and regularly engage residents, building relationships and a sense of ownership in the property in collaboration with the Urban Strategies Resident Liaison and Resident Council. LC4C off-site properties will be owned by development entities active in the Louisville metro area with support and oversight from LHMA and LMG. *Outcomes:* Improved Housing Quality for the Long Term; All Residents Feel

Connected, Heard and Valued. *Metrics:* regular financial/property management ratings; occupancy turnover rates; health of maintenance reserves. ***Strategy #4: Integrate Housing with Neighborhood Initiatives to create a Safe Community by Design.*** HUD standards and New Urbanism best practices confirm that community-oriented urban design and the integration of Crime Prevention through Environmental Design principles promote community safety and connectivity. By re-establishing traditional blocks, orienting buildings toward public streets (fencing between buildings to create private, interior rear yards, green space, well-lit sidewalks, and parking areas), the plan creates defensible spaces. Balconies and front porches create “eyes on the street” and transition spaces from the public realm of the street and sidewalk to the private realm. Pocket parks, community gardens, and tot lots offer open green spaces conducive to health and recreation. Commercial, retail, and live/work spaces activate the street, offering employment, goods and services. *Outcomes:* All Residents, Including Vulnerable Populations, Feel Safe; Strong, Stable, and Safe Neighborhood. *Metrics:* percent of residents reporting a strong sense of community and safety; change in Part 1 and Part 2 Crimes.

**Possible Alternatives in the Local Housing Market:** The team evaluated possible alternatives and determined that developing senior, HO, and appropriately scaled on and off-site mixed-income multifamily housing in opportunity-rich areas was the most appropriate response.

***Alternative 1: Redevelop only a portion of the Beecher site (“Separability”).*** This is not a viable alternative as it largely ignores the distress of BT, limits housing choice for BT residents and creates a duality of “haves and have nots” between those given the option for new units and those remaining in existing deteriorated and substandard units. LMHA does not have capital resources to substantially renovate the remaining BT units nor should they if funds did exist, and operating revenue is insufficient to support debt. Also, redevelopment of only the site or a portion of the site does nothing to extend the principles of Choice beyond the boundaries of BT

under the LC4C program. ***Alternative 2: Rebuild 100% Public Housing.*** This alternative will preserve the status quo and will do little to catalyze broader reinvestment in Russell. Even in new public housing developments, subsidy levels are simply inadequate to preserve high-quality housing over time. Mixed-income housing is critical to restore the income diversity that once existed in Russell; create economic growth necessary to attract retail and commercial expansion; generate operating revenue to support viable budgets and replacement reserves over the long-term; and attract private investment in housing and the surrounding area.

**G.2 Mixed-Income Development:** In line with the Choice program, at least 20% of Housing Plan units will be market rate and available to households above 60% AMI and **less than 50% overall will be assisted.** On-site, 29.3% (190: 172 at BT, 4 acquired, 14 HO) of the 648 total units will be market rate, 21.3% (138: 132 at BT, 6 HO) will be affordable (up to 60% AMI for rental, up to 80% AMI for HO), and 49.4% are PBV-assisted (316 at BT, 4 acquired plus 438 off-site; the senior building is 100% affordable). The LC4C program requirements mirror the Choice requirements. All off-site units will be in mixed-income developments where at least 50% of units are unassisted and at least 20% of units are market rate. Four of the 8 units to be acquired on Market St. will also be market rate. All off-site PBV units will be located in opportunity-rich neighborhoods or in Russell, in accordance with NOFA Section III.C.3.2.b.4.b.

**G.3 Long-Term Affordability:** All affordable units assisted with CNI funds (on-site and off-site) will have a minimum 40-year affordability restriction on title to persons with incomes below 120% of AMI. This restriction is ensured through deed/land use restrictions recorded on each phase at closing. LMHA's MTW status allows the agency to impose such restrictions.

**G.4 Design:** The VRTP emerged from a community-driven planning process. The resulting vision integrates the mixed-income, mixed-use redevelopment of BT with a host of complementary investments in the broader neighborhood; improved infrastructure, streetscapes



and connectivity; and revitalized historical corridors and commercial nodes. **1) Design Elements.**

The proposed design replaces distressed, monolithic and stigmatized public housing with an array of buildings and architectural styles that are modern, urban and appropriately scaled for the location and target population. Sample building elevations included in Att 41 show architectural character that establishes the community as contemporary, while paying homage to tradition. **2)**

**Unit and Room Sizes.** Units will be designed to a market rate standard with open floor plans, bedrooms that accommodate typical furniture layouts, ground-floor powder rooms in

townhouses, in-unit washer/dryers, large full baths with storage and large closets. **3) Compact,**

**Pedestrian-Friendly, Mixed-Use Neighborhood.** The master plan re-establishes the traditional block pattern and creates a compact urban design. The plan steps down in density from east to

west; with more 5-story mixed-use senior and multi-family buildings along 9<sup>th</sup> St. closest to downtown, scaling down to 3-story walk-ups and 2-story townhomes and garden apartments as

we move west. The building types vary by block and configuration. The plan features

continuous, accessible, well-lit sidewalks and crosswalks, buildings that front public streets and

parking behind buildings and on-street. Routes through the site will be two-way with 10<sup>th</sup>, 11<sup>th</sup>,

12<sup>th</sup> St., and Liberty St. providing on-street parking on both sides and Baxter and Olmsted Courts providing two-way traffic and one parking lane. The site connects to pedestrian and bicycle

routes along 9<sup>th</sup> St., Muhammad Ali Blvd., and Broadway. **4) Community Space/Recreation.**

The plan includes buildings (management; Baxter Community Center) and parks to promote

resident interaction and outdoor activity. All residential blocks incorporate either an internal tot

lot or recreation space and a community garden. The Olmsted-designed Baxter Park is restored

as a community asset in the heart of the BT site. **5) Defensible Space.** The plan is designed to

create defensible space by incorporating design principles to deter criminal activity through

natural surveillance, natural access control, and clearly defined public versus private spaces.

Incorporated elements include security lighting; security cameras; windows overlooking sidewalks, parking lots and parks; limited entrances to buildings/parking; and see-through fences between buildings. **6) *Microclimate-Appropriate Landscaping.*** Pursuant to EGC criteria, native species and xeriscaping are prevalent to reduce irrigation needs. Native shade trees will help restore the native microclimate, conserving energy and promoting livability by enabling residents to comfortably enjoy the outdoors. **7) *Stormwater Management Practices.*** EGC standards include aggressive strategies to address stormwater run-off. Rain gardens, bioswales and underground storage facilities will clean and detain stormwater and reduce run-off.

**G.5 Green Building:** All new and substantially rehabbed housing will be built and certified to EGC 2015 Standards. EGC increases the efficiency of buildings and systems by including ENERGY STAR for Homes certification and/or, in the case of rehab, a HERS score of 85 or less, making use of renewable energy for water heating, installing energy efficient appliances and lighting, and using ENERGY STAR-certified roofing products. EGC uses environmentally preferable materials, minimizes construction wastes, and promotes healthy living environments through the use of low- and no-VOC paints and adhesives, Green Label carpeting and other environmentally preferable flooring, formaldehyde-free wood and asthmagen-free materials, integrated pest control, adequate ventilation planning and mold prevention. Att 43 outlines the techniques and strategies to be used to achieve EGC (based on currently available 2015 standards). MBS has 10 projects certified under EGC, 9 currently under construction and multiple projects in the design phase. Louisville CARES, partner in the delivery of off-site replacement units through the LC4C PBV program, is also committed to the use of EGC standards in its supported projects.

**Exhibit H – People Strategy**

**Louisville Metro Housing Authority**

**ExhHPeopleStrategy.pdf**

## Exh. H – People Strategy

*It is the repetition of affirmations that leads to belief. And once that belief becomes a deep conviction, things begin to happen. – Muhammad Ali*

Despite decades of federal programs and local interventions, Beecher Terrace and Russell families continue to suffer from unacceptable economic, education and health inequities. The People Plan is designed to provide the high quality supports needed to systematically eradicate these disparities, and create in their place, a belief in a better future. To accomplish this, the Vision Russell (VR) People Plan sets aside the full 15% (\$4,436,250) of the CNI grant award to implement People strategies. These funds are leveraged with an additional \$24,666,316 in existing and new service commitments to help address the needs of Beecher Terrace (BT) and Russell families. Urban Strategies (Urban) will serve as the Lead People Implementation Team member with support from Louisville Metro Housing Authority (LMHA) case managers and relocation staff as described below.

**H.1 Resident Needs Assessment:** The VR team conducted two surveys early on in our planning process to help inform the People component of the Transformation Plan (TP). (The instruments and complete results can be found at [www.lmha1.org](http://www.lmha1.org).) Individual needs assessments were conducted by LMHA Family Self Sufficiency case managers with BT heads of households (HOHs). A total of 544 HOHs took part in the survey, or 78% of the total 697 households living at Beecher in 3/15. Neighborhood surveys were conducted by VR Neighborhood Outreach Workers (NOWs) using a multi-modal and locational approach (on-line, computer tablets, hard copies, door-to-door, etc.) to maximize the number of households they could reach. A total of 481 surveys were completed as of 10/15, including 309 from Russell residents, achieving our participation goal of 10% of the neighborhoods' 3,075 non-Beecher households. EJP Consulting Group coordinated the data collection and data analysis of both surveys.

**a. Beecher Household Data:** Per LMHA's database records on 6/1/16, there are 727 households

## Exh. H – People Strategy

with 1,382 family members living at BT, including 912 (66%) females and 470 (34%) males.

**Household status and size:** Of the 727 households, 404 (56%) are single individuals, and 305 (42%) are headed by single women with children, and 145 (2%) by married couples. The average household size is 1.9 people and the largest family has 9 members. **Age:** Of the site's total 1,382 residents, 602 (44%) are children, (including 257 between the ages of 0-5 and 345 between the ages of 6-17), and 780 (56%) are adults, (including 99 age 62+). **Race/Ethnicity/Language:** 1,317 of Beecher residents are Black (95%), including 54 Somali immigrants, 47 are White (4%), and 18 identify as Other or choose not to report (1%). English is the primary language for all but 12 households, whose primary language is MaayMaay/Somali. **Length of Tenancy:** Of the 727 households, 363 (50%) have lived in public housing for less than 5 years, 124 (17%) for 6-10 years, 109 (15%) for 11-19, and 131 (18%) for 20+ years.

**b. Key Data on Health, Education, and Economic Self-Sufficiency:** **Health:** Per the BT resident survey results, 97% (524) of adults and 98% (186) of children have health insurance, higher than the rates among other Russell residents (92% of HOHs and 87% of children per the neighborhood survey), and the overall rate for adults and children in Jefferson County (87.2% per the 2009-2014 American Community Survey). Of BT residents surveyed 127 (23%) report excellent health, 205 (38%) good, 166 (31%) fair and 46 (8%) poor or very poor. 33% (175) report having a disabled household member and 38% (198) having a disability or medical condition that prevents them from working. 26% (135) state they or someone in the household has asthma, 16% (84) diabetes, 43% (228) hypertension and 16% high cholesterol. 97% of parents state their children participate in physical activity frequently to daily, although 84% (166) do not eat 5 or more servings of fruit or vegetables daily. 37% (190) report not always having enough food to eat in their home. **Education:** 31% (166) of surveyed BT adults do not have a high school diploma or GED. 28% (150) of households are raising school-aged children. 26%

## **Exh. H – People Strategy**

(35) of children under the age of 5 are not enrolled in an early childhood education or family-based center. Of the 201 school-aged children growing up in BT, 8% (16) attend Roosevelt Perry Elementary, 18% (36) Coleridge-Taylor Elementary, 4% (8) Byck Elementary, 3% (6) Central High School, 66% (133) other district schools outside the neighborhood and 1% (2) are not attending school. 83% (189) of parents with children described the quality of their child(ren)'s school as excellent or good. 18% (28) of parents reported participating in Parent Teacher Association meetings on a monthly basis, while 24% (37) of parents never participate. 85% percent (121) of parents with children under the age of 5 read to their children 3 or more times a week. 21% (32) of youth are not participating in a youth program outside of school hours. Of these, 13% do not participate due to a lack of transportation and 12% do not participate due to concerns about gang and neighborhood violence. ***Economic Self-Sufficiency:*** The number of BT residents between the ages of 15 to 64 with wage income is 157 as of 6/1/16 and their average annual wages are currently \$15,608. The median annual income for BT households is \$7,540 compared to \$15,399 for Russell and \$44,806 City-wide. PIC income data shows that 7% (54) of households are receiving TANF, 29 % (210) receive SSI, 20% (145) receive Social Security and 20% (148) have no income. 38% (208) of surveyed households did not receive EITC last year. Only 4% (22) of surveyed households are enrolled in a savings program. 23% (12) of surveyed households do not have a checking or savings account.

**c. Satisfaction with Existing Services and Preferences for New Services:** 22% of survey respondents reported being very satisfied living in Russell, while 26% reported being somewhat or very dissatisfied with living in the neighborhood. Only 44% reported that getting to the grocery store is convenient. Respondents expressed high satisfaction with the services they are currently using including programming at the Baxter Community Center (BCC) (82%), the Louisville Central Community Centers (LCCC) (88%), GED classes and workforce services at

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the Nia Center (86%), the Louisville Urban League (LUL) (79%) and LMHA’s Family Self Sufficiency Program (100%). While nearly half (49%) of respondents who aren’t currently utilizing services said they have no trouble accessing services, over a third (35%) stated they do not know about available services. When asked about their preferences for new services and resources, 21% (110) of Beecher residents expressed interest in transportation assistance, 16% (88) in budgeting/financial literacy/credit repair, 16% (87) in emergency food assistance, 16% (86) in health and wellness information, 16% (85) in job training, 16% (83) in homeownership counseling, 12% (65) in obtaining a HS diploma, GED or tutoring and 11% (58) in nutrition and healthy cooking classes. 31% (141) of surveyed households would like access to financial services, such as banks and credit unions.

**H.2 Supportive Services and Programs:** The strategies and services in the VRTP were designed to respond to the BT resident needs as expressed through survey results and further informed by BT resident demographics from IMS/PIC, Russell survey responses (N=481), as well as months of discussion and secondary data review at Task Force, resident and community meetings. People Plan services will be coordinated by Urban staff who will serve as case managers for BT households. VR’s extensive Service Provider Network will also work with Urban staff to ensure that other Russell residents are aware of and benefit from these service and program opportunities. *\*Note: Baselines reflect actual BT survey responses of HOHs (N=544).*

### **Impact Statement 1: Children, Youth, and Adults are Physically and Mentally Healthy**

<b>Desired Outcomes</b>	<b>Baseline Data* (% and #)</b>	<b>Expected Result by Year 5</b>
BT Residents have a medical home	76% (408)	Increase to 95%
BT Residents have health insurance	97% (524)	Increase to 100%

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BT Residents report good or excellent health	61% (332)	Increase to 75%
BT Residents report a strong sense of wellbeing and have the resources needed to support their health	To be assessed	Increase by 30%
BT Residents are food secure, with access to affordable, healthful choices	69% (368)	Increase by 100%

**Health Strategies, Programs and Services:** Despite high rates of insurance coverage and the availability of the Park DuValle Community Health Center (PDCHC) directly across from Beecher, 23% of BT residents and 22% of Russell residents still report using the hospital emergency room or urgent care center most often when they are ill or need medical advice, over double the rate of Metro-wide residents who are insured and do not have a medical home (10%). Therefore, a key focus of Urban case managers efforts will be to increase the numbers of BT households with a medical home, and to ensure that they have and maintain insurance coverage, a timely concern as Kentucky plans to transition people currently insured through its state exchange to the federal exchange in 1/17, and residents may drop or lose their insurance coverage in the process. To help support VR’s People Plan’s health related goals, PDCHC is undergoing a major expansion of both its medical facilities and services using a \$1M grant (Exh H.5, Att 45). PDCHC staff will work closely with Urban case managers to help connect BT residents to a medical home and insurance coverage, and with the NOWs to conduct outreach to the larger Russell community and provide health education programming and materials (Att 45).

Expanded health and wellness services will also be available on-site at BT through Urban’s case manager/health specialist, and 2 NOWs, who will be cross trained by Urban staff as community health educators to provide peer education within the concepts of “With Every Heartbeat is Life” (WEHIL), a Department of Health and Human Services, National Institute of



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Health and the National Heart Lung and Blood Institute endorsed program that focuses on cardiovascular disease prevention through health education, physical activity and healthy eating. BT residents will be empowered to improve their health by adopting positive health behaviors, such as smoking cessation and physical movement.

Access to green space offers opportunities for physical movement, and is linked to reduced stress, increased social cohesion and healthier lives (Exh I.5), therefore park space and other opportunities for outdoor recreation will be available at Beecher after its redevelopment, including a practice football field, splash park, pool, basketball courts, as well as community gardens and tot lots on every block (Exh G.1). Extensive indoor recreational programming will also be available at the newly renovated and expanded at BCC through Louisville Metro Parks, with an emphasis on summer activities for youth (Att 55.ee). VR staff is also partnering with the Louisville Outdoor Afro initiative to help reconnect residents to nature. Outdoor Afro will recruit residents to become leaders and mentors to children and adults, expanding their horizons through shared exploration of the outdoors. Russell's Coleridge Taylor Elementary is also in conversation with Metro Parks about adopting the Engaging Children in the Outdoors (ECHO) program to help children benefit from nature's positive impacts to their social, mental and physical development (Exh I.5).

Counseling and training to help de-escalate community violence and address the ongoing trauma and stress that BT and Russell families face from chronic exposure to crime, violence and limited resources (Exh D) will be offered through partnerships with: 1) Center for Women and Families (CWF) to establish youth dating violence prevention groups (Att 55.u). CNI funds have also been allocated to CWF for Trauma Informed Community Building training for the VRTP team and community members to help build cohesion and foster resiliency. 2) Family and Children's Place to provide counseling to individuals or families affected by violence (Att 55.n).

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3) Louisville Metro Police Department (LMPD) to create opportunities for officers and community members to work together to address Russell’s ongoing safety concerns including a Crime Prevention and Safety Forum held at BCC in BT, a Youth Forum held with LCCC’s Teen Council, and other informal settings to foster connection and trust, such as Coffee with a Cop (Att 55.t). CNI funds have also been budgeted to reestablish the popular police athletic leagues (PAL) at BCC. The benefits of PAL were evident at Muhammad Ali’s funeral, when Lonnie Ali commended the police officer who originally taught Ali to box by saying, “America must never forget, when a cop and an inner-city kid talk to each other, miracles can happen!”

To help address the intensive support needs of expectant and new mothers’ and the disparity in infant mortality rates experienced by West Louisville residents (55.7% higher than Louisville Metro’s), Family and Children’s Place will continue its home visit program (Att 55.n). Louisville Metro’s Department of Public Health and Wellness (LMPHW) will also continue its Healthy Start program, designed to improve women’s health before, during and after pregnancy, and help families care for their infants through their first 2 years so they are healthy and ready to learn (Att 55.r).

BT’s elderly and near elderly population (290 or 21%) will experience health benefits from CNI funds used to expand MOLO Village’s (MOLO) new “Serving our Seniors (S.O.S)” program. S.O.S helps improve the quality of life and health of senior adults by addressing functional challenges, such as loss of autonomy and motor dysfunctions, through fitness opportunities, a strong social network and meals and other nutritional supports to help meet food security needs (Att 55.aa)

Other services and programs that will be promoted by case managers and service providers to help ensure food security and access to affordable and healthful foods include partnerships with:

1) Louisville Grows (LG) to train residents in fruit tree production and management (Att 55.c).

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CNI funds have been allocated for LG to provide technical assistance, classes, seeds and starts to BT residents with plots in the new community gardens on-site. 2) New Roots, a local food justice organization offering community supported agriculture “Fresh Stops” throughout Louisville, to provide food demonstrations at their distribution stop in Russell during the growing season using CNI funds. Cooking tips and recipes from local chefs will help maximize residents’ use of the fresh food in their weekly shares, which are offered on a sliding scale based on income. Russell’s Fresh Stop is just two blocks away from Beecher at 16<sup>th</sup> and Muhammad Ali. 3) Kentucky Cooperative Extension Services to provide garden plots and gardening classes at the Russell Community Garden (Att 55.w). 4) LMPHW to continue providing nutrition services for women, infants, and children through WIC (Att 55.r). 5) Blessings in a Backpack to continue providing food for weekend meals for school-age youth (Att. 55.q). 6) Louisville Metro Parks to continue their Dare to Care hot dinner meal program during the school year and lunch and snacks during the summer (Att 55.ee). 7) Seed Capital KY’s (SCKY) efforts to establish a 2-acre teaching farm to demonstrate growing techniques and provide community education programs on nutrition and cooking with the support of CNI funding (Att 55.hh).

Lastly, to ensure that all the development activities and policies in the VRTP result in positive impacts to health, the LMPHW is committed to conducting community health impact assessments (Att 55.r).

**Health Service Providers:** Blessings in a Backpack, CWF, Family and Children’s Place, Kentucky Cooperative Extension Services, Louisville Grows, LMHA, LMG’s Departments of Parks, Police, Louisville Outdoor Afro, LMPHW, MOLO, New Roots, PDCHC, SCKY, Urban

**Resource Commitments:** CNI Funds: \$140,775; Leveraged Funds: \$6,279,760 (Atts 18 and 55 for additional details on the number of BT and Russell residents served, existing and new leveraged resource commitments, and CNI funds allocated to the VRTP People Plan.)

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### **Impact Statement 2: Households are Economically Stable and Self-Sufficient**

<b>Desired Outcomes</b>	<b>Baseline Data*</b> <b>(% and #)</b>	<b>Expected Result</b> <b>by Year 5</b>
Working-age, able-bodied BT adults experience increases in their wage income	23% (157)	Increase by 100%
Average income of BT residents with wage income	\$7,540	Increase by 51%
Beecher households will increase their financial literacy skills and savings	To be assessed	Increase by 15%

Priority goals of the VRTP are to ensure Beecher and Russell resident are financially secure, see their incomes and assets increase, possess the knowledge necessary to grow their incomes and protect their assets, are prepared to careers that pay a living wage, and possess the skills necessary to benefit from the new jobs created in Russell. Therefore, Urban’s case managers will work with all non-disabled, non-elderly BT residents, and SPN partners will work with other Russell residents to link them to the rich array of services included within our People Plan.

Financial literacy and savings programs are key components of VR’s People Plan. Partners who are committed to providing services in this area include: 1) Bank On Louisville’s “Start Fresh” and “Credit as an Asset” workshops, which will provide residents with opportunities to establish new or “second-chance” checking accounts, to address credit issues and increase their use of mainstream financial services. “Start Smart” workshops, expressively designed for youth, will also be provided (Att 55.e). 2) MOLO will also be providing comprehensive credit and wealth building programming, and small credit building loans (Att 55.aa.). 3) CNI funds will be used as match funds for Fifth Third Bank’s IDA program for BT adults, who can use IDA savings to purchase a home, establish a small businesses or for college costs (Att 55.oo).

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The Louisville Free Public Library will provide no-cost, technology based programs that teach people to design and develop websites and mobile apps (Att 55.nn.). KentuckianaWorks, Louisville’s workforce investment board, is committing extensive staff and resources to enhance the economic stability and self sufficiency of BT and Russell residents by: 1) adding 6 staff at the Nia Center to provide career support; 2) hosting 7 new job and career center outreach events at BT or other locations as determined by the VR Team; 3) continuing job training scholarships in growing fields such as health care, manufacturing, information technology and trucking; 4) ongoing access to financial aid, educational and career services to youth and adults; and 5) recruitment and referrals to ReImage, a new program for court-involved Russell and Shawnee youth between ages 18-24. A ReImage case manager is located at BCC, available to work with troubled youth to overcome cycles of crime and violence. Participants are placed with mentors to help them navigate the court system, connect with jobs and further their education (Att 55.p).

Other commitments to help remove barriers to employment include: 1) Transit Authority of River City’s (TARC) provision of transit fare and counseling for BT residents (Att 55.g); 2) Goodwill Industries’ Cars to Work program that provides affordable options for people who lack reliable transportation to work (Att 55.mm); 3) Dress for Success’s personal shopper services for women’s business attire and ongoing employment retention and career advancement support (Att 55.b); and 4) Center for Accessible Living’s commitment of business clothing for men who are job interview ready (Att 55.f).

To encourage budding entrepreneurs, as well as neighborhood business owners wishing to expand their operations, LMG’s Department of Community Services (DCS) is expanding and concentrating their Microbusiness program in Russell. DCS will work closely with Urban and LMHA staff to provide financial coaching/case management sessions, as well as financial assistance, job training and childcare services to BT residents (Att 55.y). DCS will also work

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with parents of children attending Russell’s three elementary schools to set up and contribute to child savings accounts. CNI funds will be used to provide one for one match.

Several People Plan economic and workforce development partnerships focus on BT and Russell youth including: 1) the Kentucky Extension Service’s Jr. Minorities in Agriculture, Natural Resources, and Related Sciences and American Private Enterprise Systems programs at Central High School. 2) Junior Achievement’s (JA) ongoing economic/education programs including financial literacy, work readiness and entrepreneurial experiences. JA will also hold mega career fairs for 8<sup>th</sup> graders to help students learn about future job opportunities as they consider their high school study paths (Att 55.k). 3) YouthBuild Louisville’s (YBL) training and youth development program for young people ages 16 to 24, including GED classes, preparation for career, college or technical school, and a strong social service component (Att 55.l). 4) LMG’s Office of Vacant and Abandoned Property’s “VAP Academy,” a certification program designed to encourage youth to become future property owners by providing them with the necessary skills to access and develop Louisville Metro controlled properties (Att 55.o).

To maximize BT and Russell residents’ opportunities to create wealth through homeownership and ensure their long-term housing stability, LUL will provide counseling services on homeownership training, home equity conversion mortgages, and foreclosure prevention (Att 55.a). Seed Capital’s West Louisville Foodport Community Council will also foster wealth building within Russell by ensuring that the project is connected to surrounding neighborhoods and directly benefits residents (Att 55.hh).

**Economic Services Providers:** Bank On Louisville, Center for Accessible Living, Dress for Success, Fifth Third Bank, Goodwill Industries, JA, KentuckianaWorks’ Kentucky Cooperative Extension Services, LMG’s Department of Community Services, Offices of Vacant and Abandoned Property and Public Library, LUL, MOLO, SCKY, TARC, YouthBuild, Urban

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**Resource Commitments:** CNI Funds: \$270,000; Leveraged Funds: \$7,904,555 (Atts 18 and 55 for details on residents served, leverage commitments and CNI funds budgeted).

**H.3 Case Management - *Staffing*:** Our People Plan is designed to focus on the needs of BT residents before, during and after revitalization, and is built on a foundation of intensive case management services. Based on the initial needs assessments with BT households, Urban will assemble and supervise an experienced team of professionals that includes 2 case managers versed in Louisville’s extensive workforce development resources and job centers (Att 21.f), and a case manager specialist who can help BT residents address their health needs across all stages of life. Two VR NOWs who are currently part of our CNI planning team, will continue on as part of Urban’s team, helping to promote the services that will be available to BT and Russell residents through the CNI grant, and serving as peer WEHIL health educators as described above. The community engagement and outreach efforts described in Exh I.2 will ensure that residents are aware of these valuable resources. A local project manager will be hired to lead Urban’s team, with support from Urban’s executive leadership, assisting with case management as needed. LMHA’s 6 in-house case managers will also be available to provide case management services (see below). While needs assessments and case management services will be available to all BT residents after grant award, we anticipate that some households will choose not to receive case management services until they are closer to relocation, or not at all, therefore the highest client-to-staff ratio during the grant period is anticipated to be approximately 60:1. New Directions Housing Corporation will also provide service coordination to residents moving to BT replacement units on the planned development site at 1718 Muhammad Ali (Att 55.i).

***Service Design and Evidence Base:*** To ensure that BT residents are working towards their self-sufficiency and quality of life goals, Urban will utilize a case management program based upon the Developmental Assets Framework (Att 49/Sandau-Beckler, et al. 2001). This model engages

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adults by connecting the needs expressed during the family’s initial assessment to goal-setting activities, in order to establish a flexible but time-sensitive roadmap towards both personal and family-centered aspirations. Initial meetings between case managers and individual BT households to assess strengths, risks and establish goals will begin within 30 days of grant awarded and completed within 180 days. Urban’s case management protocol includes: 1) an in-depth assessment tool to identify employment, education, childcare, health, technology training and other supportive service needs of all household members; 2) Individual Development Plans (IDPs) for every resident between 18 and 64, and an overall Family Development Plan (FDP) for households with multiple members; and 3) an integrated management policy for re-occupancy consistent with HUD regulations. Urban will use their performance management system LEARN (Exh I.6) to track resident demographics, goals, action steps and case notes, and align program data from Jefferson County Public Schools (JCPS) and other critical service partners so that outcomes can be tracked across service areas.

Each BT household will meet initially with an assigned Urban case manager to complete a family assessment that triages and identifies the family’s risk level, and forms the basis for a coordinated services plan(s) (IDPs/FDPs) designed to eliminate a family’s barriers to success. In addition to Urban’s case managers, any BT households who express interest in FSS/IDA or Section 8 Homeownership programs will be referred to LMHA’s 6 in-house case managers, who will provide case management support to these families. Consistent follow-up meetings, scheduled according to the individual’s or family’s needs, will be used as opportunities to review progress and amend IDP and FDP plans. Urban’s case managers will be located on-site to maximize their accessibility to BT families, along with a project manager and the NOWs. Urban’s on-site team and executive leadership in St. Louis will work closely with LMHA, service providers and BT resident leaders to coordinate and increase participation in VRTP



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programs and services. ***Service Coordination:*** Built around the core case management model described above, the ultimate purpose of service coordination is to maximize the impact of VR’s People Plan by weaving together all outlined programs and services, and increasing collaboration among supportive service providers. Capitalizing on the extensive group of partners that have worked together during the CNI planning process and previous HOPE VI efforts, Urban will convene and coordinate the efforts of VR’s Service Provider Network (SPN). The SPN will also serve as a professional learning community that meets for training opportunities, and to regularly share outcomes, identify and address gaps in services and coordinate strategies. While the People strategies in the VRTP were primarily designed for BT households, services have also been developed to address the most urgent needs of Russell residents as identified during the planning process. As described within Att 55 letters, and summarized in the People Leverage Table, the SPN is firmly committed to helping address the needs of the broader Russell community. Urban will work with SPN members to gather and review data on outcomes, and to prepare and submit reports, developing any additions or modifications as needed. Results from our VRTP implementation efforts will be evaluated with the assistance of University of Louisville (UofL) staff, our anchor institution (Exh I.e), and shared with HUD and other communities engaged in transformation efforts to help inform research, and policy and practice development. ***Capacity Building:*** Urban will also work with SPN partners to coordinate capacity building and leadership training opportunities for both service providers and community members, such as the Center for Neighborhoods’ annual Neighborhood Summit and Neighborhood Institute (Att 55.ff), and NeighborWorks conferences and peer exchanges (Att 55.i). To ensure that neighborhood children have an ongoing voice in the decision making process and are involved in transformation efforts, capacity building and leadership development training will also be provided for youth. ***Mobility Counseling:*** Urban will work with LMHA’s experienced relocation staff to seamlessly integrate

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case management and relocation protocols. This joint approach to relocation mobility counseling will ensure that original BT residents have the advice, information, financial resources and service support that they need to successfully move to their desired housing choice, including newly developed CNI rental and homeownership units. Case managers and relocation staff will provide BT families with the timely information needed to evaluate and make informed choices about health care, transportation, jobs and other factors arising during their moves, including coordination with JCPS to minimize disruption to families with school aged children. Urban and LMHA staff will also help residents establish utility accounts, including scheduling on-site “Louisville Water 101” sessions (Att 55.h), and coordinate other types of relocation assistance, such as home modifications that might need to be made for individuals with mobility challenges.

**Service partners:** Center for Neighborhoods, LMHA, Louisville Water Company, New Directions Housing Corporation, UofL, Urban – serving 1,382 BT residents

**Resource Commitment:** CNI Funds: \$3,435,000; Leveraged Funds: \$237,900.

**H.4 Supportive Services Sustainability:** The VR partnership has devised a multi-prong approach to sustaining supportive services for at least 7 years beyond the federal expenditure deadline of 9/30/23. LMHA will use \$750K of its co-developer fees generated on the two 4% LIHTC/bond transactions to seed a Supportive Services Endowment which will be used to: continue funding the 2 part-time Neighborhood Outreach Workers positions (Exh H.3) for a minimum of 7 years after the grant period; provide dedicated program supports for BT families and seniors; provide barrier removal funds; and to cover printing costs of supportive service related materials. The VRTP team also plans to add to the Endowment by seeking contributions from donors. LMG and LMHA staff have been working closely with area foundations, including the James Graham Brown Foundation (Att 54.b) and the Humana Foundation (Att 54.c), to identify areas where they can best support the VRTP goals. As described in Exh C.1, our team

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members have been very successful in obtaining support from private foundations in conjunction with other neighborhood transformation efforts.

MBS, our Housing Implementation Entity, is committed to supporting the sustainability of services for BT residents through the funding of a Community Services Liaison position for a minimum of 7 years after the grant period ends. Their firm commitment of \$644,441 for this position will be paid for out of operations from each housing phase (Att 54.a). As demonstrated in Att 54, many of our long-term partners from our HOPE VI and CNI planning efforts are also committed to continuing services for both BT and Russell residents beyond the grant period. LMHA's team of 6 in-house social workers, who currently provide intensive case management services to FSS/IDA and Section 8 Homeownership program participants, will continue to provide those services to BT households who previously worked with an Urban case manager.

**H.5 Federally Qualified Health Center:** Park Duvalle Community Health Center (PDCHC) is a federally qualified health center that provides services to over 23,000 Louisville Metro residents at 4 locations. Established in 1968, PDCHC is recognized by the National Committee for Quality Assurance as a Level 3, Patient Centered Medical Home. Its center in Russell, located on the City View Park Apartments campus directly across from Beecher, currently serves over 3,000 patients. In alignment with VRTP health strategies, PDCHC will double its space at this location and offer new services to address the community's most urgent needs including pediatric, women's health and behavioral health services. The expansion plan, funded through a \$1 million grant from the Department of Health and Human Services, includes new exam rooms, dental operatories and a Behavioral Health Suite with clinical staff who can screen patients to identify patterns of alcohol and/or drug use that may put their health at risk. PDCHC staff is committed to being accessible and working with Urban's case management staff to promote their expanded services, connect uninsured patients to healthcare, and provide education on healthy behaviors,

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especially those that can help address chronic diseases.

**H.6 Education Strategy: Jefferson County Public Schools (JCPS)**, the largest district in Kentucky and one of the largest in the nation, serves just over 101,000. As the Principal Education Partner, JCPS brings a track record of successful partnerships, programs and outcomes in kindergarten readiness, school transformation, high school-to-college transitions and data-informed instruction; however, the district has far too many low-performing schools with poor student outcomes, including the three elementary and one high school in Russell.

Responding to a Brookings Institution report calling for improving education as one of three “Deep Drivers of Change” to strengthen Louisville’s economic competitiveness, in 2012 LMG created a strategic partnership and comprehensive education plan dubbed ***Cradle to Career: Louisville***. BT and Russell residents will be connected to the plan designed to increase: school readiness and high school graduation; percent of residents who are college-/career-ready and experience postsecondary success; and access to innovation, lifelong learning and employment that supports thriving families and a better quality of life.

Mixed-income, master-planned communities represent a unique opportunity to create and sustain community and home-based strategies for educational excellence. By focusing on barriers and opportunities at home, in school, and within the community, VR’s educational strategy is grounded in a holistic approach that incorporates cradle-to-career strategies to break the cycle of intergenerational poverty. The VR team will leverage current efforts by Bellarmine University, JCPS, LUL, Metro United Way (MUW) and others to identify ways to better prepare children to enter kindergarten ready to succeed, attain grade-level reading and numeracy proficiency, and ensure that children progress to middle school, high school and beyond.

**(a) Early Learning: *Children enter Kindergarten ready to learn.*** Per KY Dept. of Education

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data for 2014-15, BT children who enter school kindergarten-ready per Brigance scores was 35%, compared to 44% Russell and 51.9% City-wide. VR seeks to improve these results.

### **i. Specific Strategies: (1) *Let parents and caregivers in the Russell neighborhood know***

***about the importance of and how to foster positive child development.*** Case Managers, Parent Outreach workers (POWs), HANDS, Healthy Start and federally-qualified health centers will use the evidence-based Ages & Stages ASQ-3 and/or Social/Emotional screens to detect development-tal delays and speech, hearing, or vision problems. MUW screeners refer parents of children with suspected delays or problems to First Steps, Kentucky’s Early Intervention provider. For young children not in formal ECE programs, Case Managers and POWs will recruit BT and Russell parents to participate, with their infants and toddlers, in the YMCA’s Play and Learn early readiness program at the target school, Roosevelt Perry Elementary, which will increase its number of slots under the grant (Att 55.dd). Parents/caregivers will learn about how children develop, and methods to encourage learning and skill-building at home, while children develop the physical, verbal and social skills needed to start school ready to succeed. Children are assessed utilizing the ASQ and JCPS’s Brigance assessment.

***(2) Increase participation in high-quality early learning programs.*** Case Managers and MUW POWs, hired from the neighborhood, will conduct direct outreach in collaboration with MUW’s ASQ Network to maximize enrollment in quality early learning programs (including new slots at LCCC’s Miniversity and JCPS’s *Ready 4K* summer camps) using outreach mechanisms within the neighborhood such as HANDs and Healthy Start nurses and paraprofessionals and JCPS's mobile APP bus (to frequent childcare centers, church festivals, neighborhoods, Parent Cafes). JCPS’s Early Head Start/Head Start/state-funded Pre-K blended program (including Head Start/Preschool at two neighborhood schools – Byck and Coleridge-Taylor) is available to ***any*** child who qualifies based on economic or developmental need, but a number of families do

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not know about the programs or know when, where or how to apply. MUW subsidizes two large 3-STAR (Kentucky’s Quality Rating Improvement System) centers in Russell, one in BT.

**(3) Improve quality within neighborhood programs.** While the number of childcare/early learning slots (1,321 in 15 centers and 4 Certified Homes) in Russell is adequate, the quality varies, with only two 3-STAR and three 2-STAR programs. Community Coordinated Childcare (4C) will assist neighborhood centers improve their ratings under the STARS system. 4C will assess center needs and deliver customized on-site staff training (Att 55.s).

ii. Continuing Access Beyond Grant Period: Kindergarten readiness for all children in JCPS is a top priority for civic and business leaders, including the Mayor’s Cradle to Career: Louisville. Significant funding has been spent and pledged to build the capacity and infrastructure to deliver Pre-K services and programs for all low-income children. In addition, major stakeholders have made commitments to support the Choice Pre-K strategies and establish new, quality programs.

iii. Metrics and Projected Results for Year Five: Education Strategies and Expected Results for the Beecher Terrace development (**BT**) and Russell neighborhood (**Russell**) are listed below:

<b><u>Expected Outcome: Russell children enter kindergarten ready to learn</u></b>	
Impact Statement (with Metric)	<ul style="list-style-type: none"><li>50% (129 of 257) of BT resident children in kindergarten who demonstrate at the beginning of the program or school year age-appropriate functioning across multiple domains of early learning as determined using developmentally-appropriate early learning measures</li></ul>
Needs Assess. Baseline	<ul style="list-style-type: none"><li><b>BT:</b> 35% were Kindergarten-ready; <b>Russell:</b> 44% overall were K-ready</li><li>While the number of slots (1,321) in neighborhood childcare programs is adequate, only 2 of the 19 licensed providers are rated 3-STARS or better.</li></ul>

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Strategy	<ul style="list-style-type: none"> <li>• Provide outreach to parents and caregivers in Russell about the importance child development and early screening using ASQ screener</li> <li>• Increase participation in quality (3-STAR and above) early learning programs</li> <li>• Improve quality of early learning programs by at least one STAR</li> </ul>
Residents Served	A total of 232 (100%) of <b>BT</b> and 478 (50%) of the 957 other <b>Russell</b> children under 5 years old will be served by partner commitments.
Service Providers	Urban will employ and supervise Case Managers (CM) who will assist families; CM, POWs, Healthy Start, HANDS and childcare centers will administer ASQ; MUW will employ and supervise POWs score the ASQ3, and make referrals to First Steps; 4C will assess and train at staff ECE centers; LCCC Mini-Versity will add slots for BT children; JCPS will provide early learning slots (Early Head Start (EHS), Head Start or state-funded pre-K) to any eligible child and expand EHS
Resource Commit.	\$57,475 in CNI funds will be used to leverage a total of \$490,772 (\$147,272 for BT residents and \$343,500 for Russell), plus an additional \$584,872 from JCPS for both.

**(b) Schools: *Children are proficient in core academic subjects.*** BT students who are at or above grade level in Reading is 17%, compared to 22% for Russell and 54% City-wide, and students who graduate high school on-time is 58%, compared to 59% for Russell and 79% City-wide.

i. Performance of All Schools in the Russell Neighborhood: JCPS’s strong commitment to equity and a “choice” student assignment plan can make it challenging to address both the needs of neighborhood schools and needs of approximately 1,200 Russell pre-school and school-age children. While there is only one neighborhood high school (Central) and three neighborhood elementary schools (Coleridge-Taylor, Roosevelt Perry and Byck), neighborhood children are currently transported to 132 different schools, sometimes for significant distances from their

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homes. Russell also houses a private elementary school (Pre-K through 8<sup>th</sup> grade) affiliated with the 7<sup>th</sup> Day Adventists – the Emma L. Minnis Junior Academy.

School Name, Type (Size)	School Performance	State Average
Byck Elem (542)	4 <sup>th</sup> Grade R: 26%; M: 25%	Reading: 54.2%; Math: 48.8%
Coleridge-Taylor Elem (636)	4 <sup>th</sup> Grade R: 40.5%; M: 39.8%	Reading: 54.2%; Math: 48.8%
Roosevelt Perry Elem (355)	4 <sup>th</sup> Grade R: 9%; M: 12%	Reading: 54.2%; Math: 48.8%
Central High (1088)	11 <sup>th</sup> Grade R: 36.6% M: 22.9%	Reading: 56%; Math: 38.2%
Minnis Academy (15)	<i>Not required to do state testing</i>	<i>Not required to do state testing</i>

ii. Specific Strategies: ***(1) Improve Roosevelt-Perry Elementary (RPE) students’ scores in math and reading, scoring proficient or above in state assessments.*** VR establishes the community as a full partner with JCPS, parents and other stakeholders to improve the educational and life outcomes for students at a low-performing school in corrective action since 2003. In 2012, the KY Department of Education (KDE) designated the school – with reading and math scores in the lowest 2% statewide – as “Needs Improvement/Focus School” assistance category. Some 165 of RPE’s 355 students live in Russell, and 96.3% qualify for the Free and Reduced Meal Program.

In March 2016, JCPS received the results from KDE’s Diagnostic Review, conducted in response to RPE’s status as a “persistently lowest-achieving school” or Kentucky Priority school. A Priority school has an overall score in the bottom 5% of overall scores by level for all schools that have failed to meet Annual Measurable Objectives for the last three consecutive years. The review was conducted by a team of highly qualified evaluators who examined the school's adherence and commitment to the research-aligned AdvancED Standards. Acknowledging that performance was lacking, the assessors praised the schools efforts “to provide support services that meet the physical, social, and emotional needs of (students), their Positive



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Behavioral Intervention Supports to modify student behavior, and their leadership team that has made a concerted effort to leverage improvements around academics and instruction.”

RPE activities include: *(1.a.) Improve the quality and effectiveness of instruction.* JCPS and school leadership have adopted the “transformation model,” one of four rigorous interventions identified by the Department of Education’s Title 1 School Improvement program. Though JCPS will not replace the principal (per the audit), in accordance with the transformation model the district will implement a rigorous staff evaluation and development system, institute comprehensive instructional reform, increase learning time and apply community-oriented school strategies. Recommended next steps include continuing to align instruction with curriculum and increase teacher training, student collaboration and differentiated instruction. In partnership with Bellarmine University, ten RPE teachers are part of a cohort to improve reading instruction, building teacher capacity through a 90-hour Summer Reading Academy and high-quality, ongoing and cutting-edge professional development.

*(1.b.) Reduce non-academic barriers to academic success.* Case managers will connect BT and Russell students and families with services to address non-academic barriers, with a focus on peer support, health and wellness, safety and reducing risk behaviors. Services identified in the Supportive Services Strategy are integral to this effort, and will be located in schools or community-based sites. SMART ED, which enables schools and service providers, including out-of-school time, to share student/client data, will assure that services support student success.

*(1.c.) Increase the annual attendance rate and reduce the number of chronically absent and truant students.* With funding from the CE&S Foundation, RPE will be part of a cohort of six elementary schools consulting with Attendance Works, a national organization that provides technical assistance and tools to help schools, districts and communities monitor and work together to address chronic absence (Att 55.cc). RPE’s school attendance team will work with

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case managers to support parents in overcoming barriers and implementing attendance strategies. Through a new AmeriCorps grant, RPE will utilize *Check & Connect*, an evidence-based model that improves academic engagement, attendance and behavior. A REACH Corps Member (AmeriCorps volunteer) will mentor 23 students at RPE, identified as having 7-15 unexcused absences during the previous school year, serving as a caring adult and role model.

*(1.d.) Decrease student mobility.* Case management, barrier-removal services, and activities that help parents feel connected with their child's school will contribute to reducing student mobility among BT and Russell residents. Case managers will assist BT families to assess school choice options and identify the best fit and opportunity for a quality education. Consistent school attendance and school and housing stability will be part of family development planning. If there is a school change, the case manager will assist with records transfer and orientation.

*(1.e.) Provide quality out-of-school time opportunities that reinforce learning.* RPE teachers and case managers will identify neighborhood students struggling academically and link them with extended learning time programs, including tutoring, mentoring, and after-school and summer programs that are curriculum-based and support social and emotional development.

### ***(2) Provide quality out-of-school time (OST) and other opportunities that reinforce learning.***

Outreach workers and staff at community centers (Baxter, LCCC, etc.) will work with BT and other Russell families to increase their children's participation in quality OST, co-curricular, extracurricular and community programs, such as The Beech, YMCA Black Achievers, Urban League youth programs (Oasis, The Street Academy and Project Ready, to be expanded under the grant), Louisville Metro Zones of Hope, and JCPS literacy and academic intervention programs. With CSI funding, MUW will increase the number of slots for BT and Russell children in programs that participate in the Louisville OST Coordinating Council's (BLOCS) continuous quality improvement. With Wallace Foundation funding, BLOCS has enrolled 65

## **Exh. H – People Strategy**

local OST programs to work with the David P. Weikert Center for Youth Program Quality to employ the School-Age and Youth Program Quality Assessments (PQA), validated instruments designed to measure the quality of youth programs and identify staff training needs.

*(3) Ensure BT and Russell youth graduate college and career ready.* Case managers, school personnel and youth service providers will refer students to programs that help prepare them for the workforce, such as the Mayor's Summer Works Program, and refer and support students interested in career and technical education options to training opportunities such as Jefferson County Technical College, YouthBuild and Code Louisville. They will assist in creating a college-going culture by increasing students' knowledge of colleges and degree programs (LUL's Project Ready and Street Academy, YMCA's Black Achievers, LCCC's Youth Leadership Team and Millionaire's Academy), and help increase college access and affordability by promoting scholarship and gift assistance programs (UofL's Cardinal Covenant, UPS's Metropolitan College, Family Scholar House).

### iii. Student Outreach Plan, Enrollment Policies, Parent Involvement Strategies for Target School:

*Student Outreach Plan:* JCPS and RPE utilize outreach strategies including: post announcements in community and local service buildings, businesses, churches and local newspapers; leverage social media; provide information and staff assistance to families in Spanish and other languages, as needed; deploy the mobile APP bus (where staff facilitate on-line enrollment); and enlist community partners to disseminate enrollment information. Staff, parents and other volunteers canvas local housing projects, shelters, and other areas where the highest-need families live.

*Enrollment Policies:* JCPS elementary schools are grouped into 13 clusters, with 11 schools in RPE's cluster, including three elementary schools in Russell. A child's elementary cluster is determined by his/her home address, and transportation for the child is provided to all schools within the cluster. Parents complete an online application, ranking each school in their cluster

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according to their preferences. The Student Assignment Office places the child in a school, keeping siblings together in cluster schools when parents indicate the sibling’s school as their first choice. The district also considers space, resides school and diversity of the student body.

iv. Continuing Access Beyond Grant Period: Using RPE as the initial neighborhood pilot school, JCPS will promote evidence-based practices that have been shown to raise student achievement and eliminate opportunity/achievement gaps in high poverty schools. These practices include tutoring, an extended school day, summer programs, attracting and retaining high quality National Board Certified teachers and successful administrators. The district will work with children, parents, staff and teachers as a collaborative team, as measured by Effective School and the Teaching, Empowering, Leading and Learning (TELL) Survey, which addresses several factors: Time, Facilities and Resources, Community Support and Involvement, Managing Student Conduct, Teacher Leadership, School Leadership, Professional Development, Instructional Practices and Support and New Teacher Support. JCPS’s Comprehensive School Survey, given annually to all employees, all parents and every student above third grade provides feedback to the Board, district administration and schools so that JCPS can continuously improve educational services in areas associated with school climate. These assessments are research-based (low-income yet high-achievement) indicators of school culture.

v. Metrics and Projected Results for Year Five: Education Strategies and Expected Results for the BT Terrace development (**BT**) and Russell neighborhood (**Russell**) are listed below:

<p><b><u>Expected Outcome:</u> Russell school-age children are proficient in core academic subjects and graduate high school college or career ready</b></p>
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Impact State-ment with Metrics	<ul style="list-style-type: none"> <li>30% (104 of 345) BT and Russell (313 of 1,042) resident students at or above grade level according to state mathematics and English language arts assessments in at least the grades required by the ESEA (3<sup>rd</sup> thru 8<sup>th</sup> and once in high school)</li> <li>70% (60 of 86) of BT and (348 of 496) of Russell resident students who graduate from high school on time (in four years)</li> </ul>
Needs Assess-ment Base-line	<b>BT:</b> 17% of 149 students are performing on KPREP Reading; 13% of 141 students are performing on KPREP Math; 58% (7 of 12) graduate high school in 4 years; 60% (6 of 10) graduate in 5 years; <b>Russell:</b> 22% of 757 students are performing on KPREP Reading; 19% of 725 students are performing on KPREP Math; 59% (55 of 94) graduate high school in 4 years; 73% (67 of 92) graduate in 5 years
Strat-egy	<ul style="list-style-type: none"> <li>Improve students' proficiency in core academic subjects at RPE</li> <li>Provide out-of-school time (OST) opportunities that reinforce learning</li> <li>Ensure Russell youth graduate college and career ready</li> </ul>
Res. Served	190 (100%) of <b>BT</b> students at will be served by partner commitments. <b>Russell:</b> 769 (50% of 1,538) students will be served by partner commitments.
Service Pro-viders	JCPS will employ transformation model and new strategies to improve attendance at RPE; Urban Strategies CM will reduce barriers for and stabilize families; CM, teachers and community center staff will link children with OST opportunities; MUW will increase slots in quality summer OST programs; LUL will expand slots in 2 programs; OST Coordinating Council will improve provider quality
Resourc Commit	\$150,000 in CNI funds will be used to leverage a total of \$791,575 (\$435,365 for BT and \$356,210 for Russell), plus an additional \$877,308 from JCPS for both groups.

**Exhibit I – Soundness of Approach**

**Louisville Metro Housing Authority**

**ExhISoundnessOfApproach.pdf**

## Exh. I – Soundness of Approach

*Impossible is just a big word thrown around by small men who find it easier to live in the world they've been given than to explore the power they have to change it. – Muhammad Ali*

**I.1 Planning Process:** Many of the 600+ individuals involved in the development of the Vision Russell Transformation Plan (VRTP) have been part of previous collaborative efforts to turn around other struggling Louisville neighborhoods (see Ex C.6). So our extensive planning partnership, which is organized into a Coordinating Committee (CC) and 4 Task Forces (TF) focused on People, Education, Neighborhood and Housing strategies, was onboard and ready to begin a community-driven planning process even prior to our CNI planning grant award in 1/15.

Recognizing that the membership of these working groups is critical to the credibility and success of the planning process, the CC and TFs are primarily made up of neighborhood-based organization representatives and residents, with each being co-led by a key neighborhood stakeholder and a LMG staff member. These groups, which have met at least monthly since grant award (over 50 meetings total), have members versed in all the disciplines necessary to successfully implement the component strategies outlined in our VRTP, including, but not limited to, early childhood and youth development; education; economic and workforce development; health and human services; communications; housing; food production and distribution; homeownership counseling; finance and financial literacy; and arts and spirituality. In addition to LMHA executive, planning, architectural, finance, management, resident services, administrative, Section 8 and MTW staff, a strong cadre of 20 LMG departments also serve on our CC and TFs, providing technical expertise from Advanced Planning, Planning and Design, Housing, Economic Development, Community Services, Public Health and Wellness, Safe and Healthy Neighborhoods, Parks and Recreation, Public Works, Transit Authority, Police and the Mayor's Office. A highly experienced team of planning, architectural, communications and community outreach consultants led by EJP Consulting Group, along with education, legal and

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financial consultants, provided additional support to the team during the planning process and development of the VRTP.

In addition to our CC and TF meetings, which residents and the general public are invited to attend, our planning process has involved 3 design workshops and 3 ‘Community Conversations’ on issues that surfaced as high priority concerns, including: 1) an in-depth discussion on Russell childrens’ educational needs held at our focus school Roosevelt Perry Elementary; 2) a town hall style discussion on crime concerns and public safety strategies; and 3) a tour of Russell and photo activity with residents to document neighborhood assets and challenges (see Exh F.3). Neighborhood Outreach Workers (NOWs) also launched ‘Kitchen Conversations,’ small group discussions to gain insight from residents with special needs and/or interests. These have included conversations with the mostly senior residents of HUD-subsidized Russell Apartments; nursing care residents of Christian Health Center West; and Central High School students.

Russell has a strong network of 38 churches, several of which own additional real estate, including apartment buildings, making them both significant neighborhood property holders and service providers. While many of Russell’s pastors serve on our CC and TFs, including Rev. Geoffrey Ellis (an LMHA Board Member) and Rev. Jamesetta Ferguson (who co-leads the People TF), additional quarterly planning meetings were also held with faith-based leaders to provide a forum for their unique concerns and challenges.

Surveys and interviews have been key tools in the planning process. In addition to surveys conducted with neighborhood and Beecher Terrace (BT) residents (see Ex H.1), Russell’s business owners were surveyed to better understand their workforce and economic needs, and connect them with LMG resources. EJP, Vision Russell (VR) planning coordinator, also conducted interviews with key stakeholders and service providers early in the planning process and compiled an inventory of existing supportive services in and around Russell. This list, along



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with other baseline data (Exh I.6) and the survey results, were compiled into *An Analysis of Existing Conditions in Russell*. This baseline document has been used by the CC and TFs to develop benchmarks that capture the aspirations expressed by community members for the Russell of tomorrow, and to develop and prioritize the Housing, People and Neighborhood strategies found within the VRTP. Best practices research (see Exh I.5), along with the study of successful neighborhood transformation efforts in other communities, further informed our planning process. The resultant VRTP reflects the recommendations and concerns that were voiced during meetings and workshops. Not surprisingly, community members were keenly interested in plans for the physical redevelopment of BT, especially on-site housing types and amenities, and voiced strong preferences for a designated building for older residents, along with an outdoor pool and a splash pad, all which are now featured on the master site plan. Earlier versions of the plan drew concerns about the proposed density and scale of buildings, especially several high-rise buildings which they feared might inadvertently create a wall-like effect along 9<sup>th</sup> St. In response, the majority of planned buildings now range between 2 to 4 stories, with a few 5-story buildings along 9<sup>th</sup> St. that are terraced back to reduce any visually dominant massing. Bringing restaurants and other retail to Russell was also a priority, so several buildings along 9<sup>th</sup> and Muhammad Ali are designed with 1<sup>st</sup> floor retail space to help create commercial corridors on those streets. Community members also expressed interest in for-sale housing on the BT footprint, especially homes that would have minimal exterior and yard maintenance needs, and be affordable to 1<sup>st</sup>-time homebuyers - so our plans now include 20 townhome style HO units, including 6 affordable homes. These suggestions, along with many others discussed during the planning process, have been incorporated into the VRTP, which will serve as a living document during the implementation process. As described in Exh I.4, VR teams will continue to meet on a regular basis to refine and enhance our Transformation Plan in response to ongoing

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community input, outcomes analysis, and the availability of new opportunities and resources.

**I.2 Community Engagement:** LMHA’s neighborhood transformation efforts have always been collaborative initiatives involving public housing and community residents, as well as other stakeholders, and VR has been no different. Multiple built-in processes and opportunities for ongoing community participation ensure that the redeveloped BT site and revitalized Russell neighborhood will reflect residents’ and stakeholders’ top priorities and concerns. One early and important step we took in our CNI planning grant engagement efforts was to invite BT residents, including Resident Council President Marshall Gazaway and LMHA Board Chair Manfred Reid, and other Russell residents to serve on the CC, along with community stakeholders such as Louisville Central Community Centers (LCCC); the Kentucky Center for African American Heritage; the Louisville Urban League (LUL); Community Ventures; New Directions Housing Corp. (NDHC); Telesis; KentuckianaWorks; Jefferson County Public Schools (JCPS); the University of Louisville (UofL) and several Russell churches, to name a few (see Att’s 52, 55). This committed group of neighborhood leaders has held monthly meetings since the Planning grant award, and will continue to meet regularly to provide invaluable input and feedback during implementation (see Ex I.4). New BT resident council officers elected during the implementation process and stakeholders new to the area will also be invited to join the CC.

Starting with our CNI planning grant announcement on 1/16/15, Russell residents, stakeholders and the general community have been invited to participate in all CNI activities, including 69 design workshops; community, resident and TF meetings; and other events. LMHA staff and NOWs send meeting invitations and reminders via mail, email and telephone, and our CNI master contact list, which now includes over 600 participants, is checked against sign-in sheets after every event to ensure that contact information remains up-to-date. NOWs and other partners will continue to promote VRTP Implementation projects and events throughout the grant

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period, as a way the community can continue their involvement and help sustain Russell’s transformation. Likewise, VRTP partners will promote membership in Choose Russell – the newly formed neighborhood organization and sustaining entity for our VRTP efforts (see Exh I.4). As during our CNI planning process, information on implementation activities and progress on the VRTP will also be provided through press releases, flyers, calendars of events and notices on LMHA, LMG and partner websites, and directly promoted by CNI staff and partners. Notices will also be posted at the BT Management Office, Resident Council Office and Baxter Community Center, and mailed to residents who have relocated off-site.

The 3 Metro Council members whose districts overlay Russell will continue to participate in CNI activities and to encourage their constituents to make their voices heard by providing updates on events and the implementation process via their newsletters. Our CNI team has received encouraging feedback and seen increasing community member participation in our planning process since starting the VR newsletter in 9/15, which will continue to be mailed to all Russell households during implementation. Each issue highlights upcoming and past CNI activities; news on economic and housing development activities; and available community resources such as Repair Affair (Att 52.a) and LMG’s home rehab programs (Exh F.2).

Thanks to constructive criticism received by residents early on in our planning process, the VR team has been successful in making our meetings more accessible and interactive, with hands-on activities, break-out sessions and ample time for attendees to provide input and ask questions. We have found that holding “meet and greets” before CNI events, and having team members linger afterwards affords community members the opportunity to share deeper input on emerging goals and strategies, and concerns or questions they might not be comfortable voicing in the larger group setting. Often this was when valuable resources and networking opportunities were discovered. Meetings were also designed to continually deepen attendees’ knowledge of the

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Russell community - both its assets and challenges – and this approach will continue during implementation, as will ongoing capacity building and leadership training opportunities for community members (Exh H.2). Neighborhood children also have an ongoing voice in the decision-making processes for Russell. Community meetings and workshops include “Kid Zones” with age-appropriate planning activities. Young residents participated in the photo documentation activity during the neighborhood tour, and LCCC’s Teen Council members helped the NOWs conduct a windshield survey of the neighborhood. Ongoing youth leadership development will ensure the necessary civic infrastructure to guide the VRTP for the long run.

VR will continue to hold regular community and resident meetings during the implementation process, including our highly successful Community Conversation forums on topics of strong community interest (Exh I.1), such as the renovation and expansion of the Baxter Community Center, and progress reviews highlighting VRTP successes. Community and resident meetings are always held in accessible spaces with interpreter services for BT’s Somali households, and LMHA provides childcare and transportation services for BT and neighborhood resident attendees as needed.

**I.3 Anchor Institution Engagement:** UofL, our CNI anchor institution, has been actively engaged in the VRTP planning process. UofL staff and faculty serve on the CC and Education and People TFs, and provided technical assistance during the development of the VRTP Education strategies. UofL has a long history of collaborative efforts throughout the City, and has worked closely with a variety of partners, including community residents, faith-based leaders, JCPS, LMG, Metro United Way (MUW) and the LUL, to enhance existing programs and launch new ones designed to reduce the disparities that Russell and other West Louisville residents experience in education, health, economic and social conditions.

Towards that end, UofL relocated its Office of Public Health Practice to LCCC’s Old Walnut

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Street campus in 2015 to establish a Youth Violence Prevention Research Center. Using a \$5.7M grant from the Centers for Disease Control, UofL researchers plan to develop, implement and evaluate a large social media campaign to reduce violence among youth living in Russell and West Louisville. Six young people ages 16-24 will be hired to work part-time in conjunction with this program, providing assistance with campaign development and testing.

Russell is also befitting from UofL's Signature Partnership Initiative (SPI), which focuses on enhancing quality of life and economic opportunity for all West Louisville residents. The SPI has partnered with Russell's Central High School on its Law Magnet Program, which brings University law school faculty and students to Central where they introduce students to the legal profession and potential law careers. Central students also get a chance to present mock court cases in national competitions. The success of this program is evidenced by several students who have enrolled in UofL's law school and other schools of law nationwide.

In recent years, UofL's SPI has begun to work collaboratively with faculty, students and their families on education and health initiatives within Roosevelt Perry Elementary (RPE) School, VR's primary focus school. University engineering students engage RPE students in fun, hands-on activities that bring engineering to life; nursing students teach RPE children about healthy eating habits, bullying prevention and hand hygiene; social work graduate students intern in RPE's Family Resource Center, providing assistance to students and their families; dentistry students and faculty provide free oral health screenings for children; and education and human development graduate students provide counseling and psychology services.

The Cardinal Success Program is an innovative partnership between UofL's College of Education and Human Development, Department of Counseling and Human Development and the West Louisville community. This program brings access to quality counseling and psychology services to residents in a traditionally underserved area. Services are provided in the

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Nia Center offices immediately adjacent to Russell on Broadway, and were also started at RPE earlier this year. UofL is also one of several VR partners who are part of the recently launched Pivot to Peace Program, an evidence-informed collaboration to address and prevent violent crime in West Louisville. Additional details on UofL’s vital leadership role and commitments to the VRTP implementation process can be found in Att 46.

**I.4 Organizational Framework for Implementation:** Partnership certifications signed by the executive officers of our Principal Team Members and JCPS, describing their roles and responsibilities associated with the VRTP, can be found in Att 6. LMHA will serve as Lead Applicant and the grant’s fiscal agent, and LMG will serve as the Co-Applicant and Neighborhood Implementation Entity. Experienced LMHA and LMG staff will work closely with our other Principal Team Members to coordinate day-to-day implementation activities, including developing and maintaining detailed work plans, schedules and budgets, managing our partners’ progress, working through concerns and conflicts that might arise, producing progress reports and convening meetings with the following VR working and advisory groups.

The ***Implementation Team***, the key decision-making body for the VRTP, will include LMHA, LMG and our other Principal Team Members - MBS as Housing Implementation Entity and Urban Strategies (Urban) as People Implementation Entity - as well as our Principal Education Partner, JCPS. This team, co-led by Tim Barry, LMHA Executive Director, and Gretchen Milliken, Director of Louisville Forward’s Advanced Planning division within LMG and liaison and designee for Mayor Greg Fischer, will initially meet twice monthly to finalize contractual agreements and launch initial grant activities, and monthly thereafter. The ***Implementation Team*** will oversee all VRTP activities, monitor progress on strategies and outcomes and address any obstacles encountered, making adjustments as needed and resolving disputes. In the event of disagreements that cannot be resolved through discussion, LMHA’s Executive Director will have

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the final decision-making authority, subject to HUD review and approval and to the terms of the CNI Grant Agreement.

Our CNI planning grant's **CC**, comprised of leadership from nearly 30 community organizations; residents representing BT and the Russell neighborhood; and LMHA and LMG staff, will continue their role in the VRTP implementation process. The CC will continue to meet monthly through 2017, and then quarterly for the duration of the grant, and will provide strategic guidance to the *Implementation Team* and review progress on VRTP activities to ensure that they address community needs and catalyze investment in a way that produces measurable beneficial outcomes to residents and the overall neighborhood. The CC's meetings will also provide a forum for stakeholders to provide updates on their individual plans and efforts, as well as information about funding and other resources, and opportunities to build upon each other's efforts. *Pro tem* working groups will be formed from the larger Committee as needed for specific tasks and initiatives.

Russell's new ***Neighborhood Organization***, Choose Russell, will serve as the sustaining entity for the VRTP. This group will encourage community members to enlist in activities for the time and depth needed to manifest results on the ground, while fostering collaboration and providing a mechanism to hold partners accountable. Choose Russell will have permanent and *pro tem* committees that build cohesion around specific neighborhood objectives and goals, such as the Public Safety Advisory Council (Ex F.3). Urban, Center for Neighborhoods and NDHC will provide support to further build community leaders' capacity to sustain VRTP efforts over time (Att's 55.i, 55. ff).

The ***Service Providers Network*** will be comprised of Urban staff and representatives from our CNI Supportive Service and Education partners, many of whom currently serve on our CNI planning TFs. The Network will serve as an ongoing forum to receive feedback and monitor the

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People and Education components of our VRTP, and as a venue to coordinate training for management and direct service staff in areas such as trauma-informed care and unconscious bias. The group will meet monthly, initially to launch implementation strategies and refine their roles, referral and reporting processes, and then quarterly through the grant period to review outcomes and identify challenges and opportunities to strengthen our VRTP implementation efforts.

Key VRTP team members and direct service staff, including LMHA case managers and Urban staff, will first be located in offices at the current BT, moving to redeveloped first-floor commercial space on-site once it becomes available. As during our CNI planning process, meetings of the groups described above will be held at various locations throughout Russell to help showcase the neighborhood's many assets.

**I.5 Evidence-based Decision Making:** Evidence that influenced the design of key strategies:

**Health.** *Increasing access to safe and healthy outdoor environments* is a strategy that increases physical activity, reduces stress and leads to healthier lives. Furthermore, connecting people to the outdoors not only increases physical activity, but also leads to social cohesion that may deter crime (Weinstein et al., 2015). Louisville Outdoor Afro and Metro Parks' ECHO program will connect BT and Russell residents to nature by recruiting residents to become leaders and mentors to children and adults, expanding their horizons through shared exploration of the outdoors. Connecting children to nature positively impacts children's social, mental and physical development, and supports their "creativity, problem-solving and intellectual development" (Kellert, 2005). The ECHO program's established curriculum takes urban children to local and national parks so they may experience nature, leading to a culture of outdoor activity. **Outcome impacted:** Children and adults are physically and mentally healthy.

***Implementing community-based approaches to preventing and managing chronic diseases*** (e.g., hypertension and cardiovascular disease) has been proved successful at identifying and



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educating individuals at risk (Ferdinand et al., 2012). Urban has successfully used “With Every Heartbeat is Life,” an evidence-based approach developed by the National Heart, Lung and Blood Institute, to reduce risk factors among Hispanics and African Americans (AA). Risk factors for AA adults include: 4 of 10 have high blood pressure; 2 of 3 are not at a healthy weight; 1 of 4 smokes cigarettes (National Institutes of Health, 2002). *Outcome impacted:* Children and adults are physically and mentally healthy.

**Education.** ***Increasing participation and enrollment in high-quality early learning programs*** is a strategy that increases school readiness (Reynolds et al., 2011). A 21-year meta-analysis of all evaluations of state-funded preschool programs found positive impacts on children’s developmental competence in a variety of domains; improved later school attendance and performance; and reduced subsequent grade retention (Camilli et al., 2010). *Outcome impacted:* Children enter kindergarten ready to learn. ***Providing quality Out-of-School Time (OST) and other opportunities that reinforce learning*** is a strategy that includes tutoring, mentoring and afterschool and summer programs that are curriculum-based and support social and emotional development. Louisville Metro, JCPS and MUW partnered to create the Louisville OST Coordinating Council, which works with Ready by 21, the David P. Weikert Center for Youth Program Quality and more than 65 OST providers, including Russell’s LUL, LCCC and YMCA, to implement The School-Age (grades K-6) and Youth (grades 4-12) Program Quality Assessments. These developmentally appropriate, normed and validated instruments are designed to measure the quality of youth programs and identify staff training needs and have been shown to improve program quality and support continuous improvement practices that lead to higher quality and work across different types of afterschool systems and policies (Weikert Center, 2012). *Outcome impacted:* Children are proficient in core academic subjects.

**Education and Employment.** ***Referring and supporting students interested in career and***

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*technical education options to training opportunities and creating a college-going culture* are strategies supported by Louisville’s YouthBuild (YB) program. In a recent assessment by the John Jay College of Criminal Justice, students reported feeling more connected with their neighborhoods, feeling they are trusted, productive, valuable members of their communities (Tomberg, 2013). A study of the Bill & Melinda Gates Foundation’s Postsecondary Success Initiative at YB USA found the creation of a new college-going culture, and strategies for preparing youth for, and supporting them in, postsecondary education (Brandies University, 2013). YB is also an evidence-based approach to job training. A study of 900 graduates from 30 programs (Hahn et al., 2004) and a study funded by DOL (Wright, 2001) compared the success of YB to other welfare-to-work programs with similar eligibility requirements, and found that YB graduates earned 16% more. Outcomes impacted: Youth graduate college and career ready; Households are economically stable and self-sufficient.

**Public Safety.** *Reducing incidences of violent crime and improving trust between Louisville Metro Police Department (LMPD) officers and residents* is a strategy that employs the principles of Community Oriented Policing (COPS). According to HUD and the Bureau of Justice Administration (2016), employing Byrne principles is effective, “empowering credible local people to liaise among different neighbor groups, police and organizations can mitigate distrust and create leadership opportunities.” Further evidence comes from the COPS Office (2016): “A holistic approach to the problem of youth violence is based on the understanding that improved quality of life, safe neighborhoods, youth activities, and good police-community relationships are all important weapons in the battle to reduce juvenile crime and violence. Decades of research show that youth are less likely to commit crime if they have caring adults who supervise and guide them, interesting things to do outside of school, help with school work, and connections to jobs and postsecondary education.” Outcome impacted: Households are

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economically stable and self-sufficient.

**I.6 Collection and Use of Data:** As described in Exhibit I.1, the VR team worked closely with the planning coordinator to gather data from primary and secondary sources to develop Russell’s Existing Conditions Report. These sources include the BT Resident and Neighborhood surveys, LMHA’s resident database, the U.S. Census Bureau, JCPS, and Louisville’s Open Data Portal and geographic information systems. The Existing Conditions Report, along with information gathered from over 70 meetings ranging from the CC and Resident Meetings to dozens of stakeholder interviews, have informed and shaped VRTP’s overarching goals (see Exh E); Housing, Neighborhood and People strategies; and the metrics on which progress on the VRTP will be measured. To ensure that the proposed strategies continue to meet the needs of the community, pertinent data will continue to be collected and analyzed by the Implementation Team members over the grant period, as follows:

**People Data:** To make sure that the People Plan’s core goals are achieved, Urban will utilize a customized performance management system known as Learning for Effective Action to Revitalize Neighborhoods (LEARN). Developed in concert with Social Solutions, LEARN is the only database of its kind that is designed to longitudinally track and analyze the impact of human capital programs. Urban will track both VRTP’s data-informed supportive service strategies, as well as individual resident and family needs, activities and outcomes across multiple areas. LEARN utilizes Urban’s proprietary Family Risk Index (FRI) to determine and mitigate residents’ risk of eviction, unemployment, incarceration, homelessness, household instability, physical or mental illness and disconnection from school or a job. In addition, the program tracks the impact of 1) relocation and reoccupancy, 2) employment and wealth building, 3) education, 4) health related quality of life and healthcare provision 5) safety strategies and 6) other supportive services. LEARN will allow Urban’s case managers and administrative staff to

## **Exh. I – Soundness of Approach**

monitor real time outcomes on every BT household member's goals throughout the grant period, including referrals and participation in supportive services. LMHA staff will work closely with Urban staff to ensure that 100% of BT families are tracked for at least five years after their initial move.

**Education Data:** JCPS will continue to collect and provide data on student achievement and test performance, absenteeism, student safety, graduation rates, awards, teacher qualifications, and parental involvement for Russell schools and for other schools Russell children attend. JCPS will also provide district-wide data, as well as state data for comparative analysis.

**Housing Data:** LMHA and MBS staff will jointly collect data on the Housing Plan, including the number and type of units produced on- and off-site by location, as well as hard and soft development costs and the leverage secured for each development phase. LMHA will also work with MBS's management team and other managers of off-site replacement units to track and report resident demographics for each development site, including the number of returning BT residents by unit type (LIHTC, PBV, PBV/LIHTC, Market-Rate, HO or Section 8 HO), age, gender, household size, race/ethnicity, income levels and disability status, as well as rent information and other required compliance information. Property managers will also document families who are at risk of eviction and relay that information to case managers so they can provide additional supports to these households as needed.

**Section 3/MBE/WBE/DBE Data:** LMHA's MBE/Section 3 Coordinator, Phil Stepteau, will track and report on Section 3 resident and business activity that occurs in conjunction with the implementation of our VRTP, as well as MBE/WBE/DBE participation. Stepteau will also work with developers and case managers to ensure that job opportunities arising during implementation are relayed to residents, and that employers are provided with a regularly updated database of residents seeking positions and their skill sets (see Ex. J.1).

## **Exh. I – Soundness of Approach**

**Neighborhood Data:** LMG will collect and analyze all data related to the strategies in the Neighborhood Plan, including the impact and leverage contributed to the CNI critical community improvement initiatives around vacant and abandoned properties, housing, business loans and arts/educational projects (see Ex F.2). Other longitudinal measures that will be tracked and analyzed include Russell resident demographics; homeownership versus rental rates; property valuation and tax assessment changes; foreclosure rates; transportation improvements including new or expanded bus routes and shelters; other infrastructure investment and physical changes in the environment such as Wi-Fi connectivity, conversion of 1-way to 2-way roads, bike lanes and traffic calming features; and green space and recreational improvements or expansions, including Russell’s tree canopy. Economic development activity in and around Russell will be monitored, including new or expanded businesses, sales activity, tax revenues and employment statistics. Data related to public safety strategies will be regularly provided by LMPD, including crime data for Russell, West Louisville and the City; reports on neighborhood hot spots; and community policing initiative outcomes (see Ex F.3)

**Data sharing and reporting:** Data collected for HUD quarterly reports, interim reports generated by Urban from the LEARN performance management system, and LMHA, LMG, MBS and JCPS reports will be reviewed and analyzed by VR’s Implementation Team, CC and Service Provider Network during regularly scheduled meetings. Reports will be shared with Choose Russell to ensure that resident leadership is at the forefront of transformation efforts. Ongoing data and report reviews allow team members to closely monitor progress on VRTP’s goals and strategies, identify problems or additional service needs, and make adjustments accordingly. These results will help the VR team identify new partners and resources, and provide quantifiable outcomes to assist in marketing efforts to attract new residents, businesses and other investment to the Russell neighborhood.

**Exhibit J – Priority Points**

**Louisville Metro Housing Authority**

**ExhJPriorityPoints.pdf**

## Exh. J – Priority Points

*Wars of nations are fought to change maps. But wars of poverty are fought to map change.*

– Muhammad Ali

**J.1 Promote Economic Resilience:** The Transformation Plan proposed for Russell will promote economic development and resilience for Section 3 residents and business concerns, *exceeding* 30% of all new hires on the project, 10% of construction contracts, and 3% of non-construction contracts. LHMA has a successful history of working with Section 3 Business Concerns on projects such as Sheppard Square and Liberty Green. Additionally, existing and new investments in the community will promote economic development and resilience in the following ways: **1) *Job Creation For Low-Income People, At-Risk Youth and/or Transition Age Youth.*** As discussed in Exh’s E and F, there is a need for assistance for youth facing misdemeanor charges to help them navigate their defense, gain employment, further their education and cope with personal challenges. The *ReImage Program* will include an expansion of the existing services provided by LMG’s Office of Safe and Healthy Neighborhoods, which not only provides coaching and job creation for transition and at-risk youth, but also improves the relationship between law enforcement and the community by involving the support of onsite community police officers. *Kentuckiana Works* is also committed to improving career outreach events at BT, adding staff to the Nia Center for career support and increasing training scholarships in Louisville’s high growth fields, such as health care and manufacturing. *Measurable Impacts:* Youth will be employed through support of the ReImage Program and remain employed over the duration of the project; decrease in unemployment rate for both Russell and BT. **2) *Business Opportunities for Small/Disadvantaged Businesses.*** Community Ventures will expand their *Chef Space* food business incubator with a small grocery market and restaurant, and Seed Capital is preparing to transform a 24-acre vacant parcel into the *West Louisville FoodPort*, providing space and education for produce gardening and markets. Both will provide new small business

## Exh. J – Priority Points

opportunities as well as jobs for low-income residents of Russell. LMG's Department of Community Services will also work to expand their microenterprise loan program within Russell. Measurable Impact: New jobs will be created for residents of Russell. **3) Create a Flow of Investment of Private or Other Public Capital Into a) Small and Disadvantaged Businesses or b) Nonprofit Activities Serving Low Income People, At-Risk Youth and/or Transition Age Youth.** The KY Center for African American Heritage and Louisville Central Community Centers are infusing the Muhammad Ali corridor with resources to transform it into a vibrant *Arts and Cultural District* centered on African American history, entertainment and art that will include commercial and retail spaces for small and growing businesses, while the newly-formed OneWest is providing venture capital through foundation support for startup businesses in West Louisville and Russell. Measurable Impacts: New and expanded small/disadvantaged businesses will be enabled to grow through the availability of otherwise unattainable capital; new and sustained small businesses will thrive in Russell.

**Reducing Transportation Costs/Proximity to Amenities.** According to walkscore.com, the BT target site (as measured using the address of the Management Office) has a walk score of 73; a transit score of 63; and a bike score of 78, all of which are higher than the respective average scores for Louisville as a whole, which are 33, 28, and 43. The 2 off-site replacement housing locations in Russell – 1506/1508 W. Market St. and 1718 W. Muhammad Ali Blvd. - also have more favorable walk, bike and transit scores than Louisville as a whole (Att 56).

**J.2 Affirmatively Furthering Fair Housing:** The Vision Russell team is strongly committed to affirmatively furthering fair housing, and will use proven strategies to achieve racial and economic diversity and provide visitability and accessibility throughout the transformed community. The Housing Plan provides housing for a range of family sizes and incomes that is proportional to regional need. Range of Family Sizes: The most recent American Community



## **Exh. J – Priority Points**

Survey shows that about 1/3 of the region's households are comprised of one person and another third of 2 people. 20% of all households are 1- or 2-person senior-headed households. 16% are 3-person and 13% are 4-person households. The proposed redevelopment mirrors this demographic and demand, with almost 1/2 being 1-bedroom units, 40% two-bedrooms and 13% three-bedrooms. Range of Incomes: Today's BT is a model of concentrated poverty, with a median household income of \$7,540, compared to \$44,806 for the Louisville metropolitan statistical area. The new mixed-income housing to be developed will result a median income at least double Russell's current median income, which is \$15,399. The 320 replacement units (49.4%), 138 LIHTC-only units (21.3%) and 190 market-rate units (29.3%) will be indistinguishable from each other, with all units having the same finishes, features, and amenities. Replacement units will be seamlessly integrated into the development, and the property will be developed and managed to market-rate standards.

**Mobility Counseling and Comparable Housing Options.** Relocation is much more than a matter of practicality, and LMHA sees it as an opportunity to empower families to improve their economic condition and quality of life. Case managers and relocation staff understand this is a unique opening to link residents with employment, good schools, high-quality early childhood education and other community assets.

The 2015 Beecher resident needs survey shows that 52% of residents desire an HCV; 33% desire another public housing unit; and 15% are not sure. Households also reported a strong interest in homeownership, with 59% willing to attend classes and work with a counselor in order to become eligible to own a home. Regardless of the relocation option selected, every Beecher family will be presented with multiple comparable housing opportunities located in areas that are not minority- or poverty-concentrated and that have access to community assets such as public transportation, living-wage employment, and education.

## **Exh. J – Priority Points**

From our previous HOPE VI experience, we know that simply identifying units in areas of opportunity is not enough. Absent the ability to view housing options in person and become acquainted with other neighborhoods, Beecher residents, like most people, may limit their searches to areas they are familiar with. To counteract this natural human tendency, LMHA housing search specialists will transport relocating families to see potential units and provide tours of different areas, as well as host orientation sessions for Beecher residents to increase their exposure to the city’s diverse array of neighborhoods. Apartment managers, landlords, service providers and other key stakeholders will be invited to attend these sessions.

For residents using a voucher as their relocation option (either rental or homeownership), special emphasis will be given to neighborhoods in exception areas, low poverty census tracts where payment standards have been raised to 120% of HUD’s Fair Market Rent, allowing families to select units with higher rents in desirable areas. Housing search specialists will distribute maps showing exception areas, and explain how to use them. They will also demonstrate [gosection8.com](http://gosection8.com), a website that specializes in affordable rental listings, and explain how voucher portability can expand housing choices even further.

All families selecting public housing will also be offered units in areas of opportunity. In the early 1980’s, LMHA began efforts to deconcentrate poverty by purchasing scattered site public housing units in areas of opportunity, ensuring residents moving to a public housing unit. Today, LMHA has more than 800 scattered site public housing units located throughout the city, offering residents a number of choices beyond LMHA’s traditional housing developments.

Finally, LMHA recently joined the “Creating Moves to Opportunity” working group spearheaded by Harvard University’s Lab for Economic Applications and Policy, which aims to test options for increasing access to high-opportunity areas. Over the next year, LMHA will be working closely with this group to identify innovative methods to encourage resident mobility.

**Attachment 1 – Implementation Grants Key Eligibility Threshold Data Form**

**Louisville Metro Housing Authority**

**Att1KeyEligibilityDataForm.pdf**

## CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS APPLICATION INFORMATION

### ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Beecher Terrace

### 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: KY001

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

Mailing Address: 420 S. 8th Street, Louisville KY 40203

Executive Officer Name & Title: Tim Barry, Executive Director

Telephone: (502) 569-3400 Fax: (502) 569-3459 Email: barry@lmha1.org

Primary Contact Name & Title: Tim Barry, Executive Director

Telephone: (502) 569-3400 Fax: (502) 569-3459 Email: barry@lmha1.org

**Co-Applicant (if any):** Louisville Metro Government

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: 527 W. Jefferson Street, 4th Floor, Louisville KY 40202

Executive Officer Name & Title: Greg Fischer, Mayor

Telephone: (502) 574-2003 Fax: (502) 574-5354 Email: greg.fischer@louisvilleky.gov

Primary Contact Name & Title: Greg Fischer, Mayor

Telephone: (502) 574-2003 Fax: (502) 574-5354 Email: greg.fischer@louisvilleky.gov

## PRINCIPAL TEAM MEMBERS

**Housing Implementation Entity:** McCormack Baron Salazar

**Mailing Address:** 720 Olive Street, Suite 2500, St. Louis, Missouri 63101

**Executive Officer Name & Title:** Vincent R. Bennett, President

**Telephone:** (314)621-3400      **Fax:** (314) 436-0071      **Email:** vincent.bennett@mccormackbaron.com

**Primary Contact Name & Title:** Julie DeGraaf Velazquez, Senior Vice President

**Telephone:** (314) 335-2780      **Fax:** (314) 436-0071      **Email:** julie.degraaf@mccormackbaron.com

**People Implementation Entity:** Urban Strategies

**Mailing Address:** 720 Olive Street, Suite 2600, Saint Louis, Missouri 63101

**Executive Officer Name & Title:** Esther Shin, Executive Vice President

**Telephone:** (314) 517-3858      **Fax:** (314) 335-1915      **Email:** Esther.shin@urbanstrategiesinc.org

**Primary Contact Name & Title:** Esther Shin, Executive Vice President

**Telephone:** (314) 517-3858      **Fax:** (314) 335-1915      **Email:** Esther.shin@urbanstrategiesinc.org

### Neighborhood Implementation

**Entity:** Louisville Metro Government, Louisville Forward

**Mailing Address:** 444 S. 5th Street, Suite 600, Louisville KY 40202

**Executive Officer Name & Title:** Gretchen Milliken, Director

**Telephone:** (502) 574-1358      **Fax:** (502) 574-4199      **Email:** gretchen.milliken@louisvilleky.gov

**Primary Contact Name & Title:** Gretchen Milliken, Director

**Telephone:** (502) 574-1358      **Fax:** (502) 574-4199      **Email:** gretchen.milliken@louisvilleky.gov

**Education Implementation Entity:** Jefferson County Public Schools

**Mailing Address:** VanHoose Education Center, 3332 Newburg Rd., Louisville KY 40218

**Executive Officer Name & Title:** Donna Hargens, Superintendent

**Telephone:** (502) 485-3251      **Fax:** (502) 485-3991      **Email:** d.hargens@jefferson.kyschools.us

**Primary Contact Name & Title:** Donna Hargens, Superintendent

**Telephone:** (502) 485-3251      **Fax:** (502) 485-3991      **Email:** d.hargens@jefferson.kyschools.us

**ELIGIBLE TARGET HOUSING**

Your application must focus on severely distressed public and/or HUD-assisted housing. See section I.C for definitions of "public housing," "assisted housing," and "severely distressed housing."

Provide the following information for each target housing project. List each site separately.

**Project #1**

**Project Name:** Beecher Terrace

**Type of Eligible Housing**

(check one) ☒ Public Housing (section 9) ☐ section 202 ☐ section 236  
☐ Project-based section 8 ☐ section 811 ☐ Indian Housing  
☐ Project-based vouchers ☐ section 221(d)(3)

If Public Housing PIC AMP Number: KY001000002  
 "old" Project Number: KY001002

If Assisted Housing Contract Number: \_\_\_\_\_  
 REMS Number: \_\_\_\_\_  
 If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

(include city, state and ZIP)

1125 Cedar Court  
Louisville, KY 40203

**Unit Information as of Application Date**

Total Number of Units in Project	<u>768</u>	Number Occupied	<u>727</u>
Number of Public and/or Assisted Units in Project	<u>768</u>	Number Vacant	<u>31 +10 non-dwelling</u>

**Project #2 (if applicable)**

**Project Name:** \_\_\_\_\_

**Type of Eligible Housing**

(check one) ☐ Public Housing (section 9) ☐ section 202 ☐ section 236  
☐ Project-based section 8 ☐ section 811 ☐ Indian Housing  
☐ Project-based vouchers ☐ section 221(d)(3)

If Public Housing PIC AMP Number: \_\_\_\_\_  
 "old" Project Number: \_\_\_\_\_

If Assisted Housing Contract Number: \_\_\_\_\_  
 REMS Number: \_\_\_\_\_  
 If FHA Insured, FHA #: \_\_\_\_\_

**Physical Street Address**

(include city, state and ZIP)

\_\_\_\_\_  
 \_\_\_\_\_

**Unit Information as of Application Date**

Total Number of Units in Project	_____	Number Occupied	_____
Number of Public and/or Assisted Units in Project	_____	Number Vacant	_____

**Attachment 2 – Existing Units, Occupancy, Vacancy**

**Louisville Metro Housing Authority**

**Att2ExistingUnitsOccVac.pdf**

**CHOICE NEIGHBORHOODS**  
**Attachment 2**  
**Existing Units, Occupancy, and Vacancy**

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

**Existing Housing Units at the Targeted Public and/or Assisted Site(s) at the Time of Grant Application**

<i>Building Type</i>	<i>Size</i>	<i>Number Occupied</i>	<i>Number Vacant</i>	<i>Total Units</i>	<i>Converted to Non-Dwelling</i>	<i>Demo Planned</i>
<b>Row</b>	0 BR					
	1 BR	348	7	355	6	361
	2 BR	227	18	247	1	248
	3 BR	150	6	156	3	159
	4 BR					
	5 BR					
	6 BR					
	<b>Total</b>	<b>725</b>	<b>31</b>	<b>758</b>	<b>10</b>	<b>768</b>

<b>Detached/ Semi-Detached</b>	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	<b>Total</b>					

<b>Walkup</b>	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	<b>Total</b>					

<b>Elevator</b>	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	<b>Total</b>					

<b>Grand Total</b>		<b>725</b>	<b>31</b>	<b>758</b>	<b>10</b>	<b>768</b>
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HUD-53234 (3/2011)



**Attachment 3 – Planned Units**

**Louisville Metro Housing Authority**

**Att3PlannedUnits.pdf**

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS  
Attachment 3: Planned Units

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

Replacement Housing

Rental Units: Replacement Housing - Public Housing-Related														
PH Only			PH/LIHTC			PH/Other			Other: [enter type name]			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
Rental Units: Replacement Housing - Multifamily Assisted Housing-Related														
Section 202			Section 811			Project-based Section 8			Other: Acquisition			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
						316		438		4		316	4	438

Tenant-based vouchers:  
Replacement Housing (subject  
to HUD approval)

Non-Replacement Housing

Rental Units: Non-Replacement Housing - With Choice Neighborhoods Grant Funding Assistance														
Type: [enter type name]			Type: [enter type name]			Type: [enter type name]			Total					
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
Rental Units: Non-Replacement Housing - Without Choice Neighborhoods Grant Funding Assistance														
LIHTC			CDBG, HOME, or other subsidy			No Income Restrictions			Other: Acquisition			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
132		223				172		225		4		304	4	448

Homeownership Units (also Non-Replacement Housing)														
Affordable Lease/Purchase with Choice Neighborhoods and/or			Affordable Fee Simple Homeownership with Choice Neighborhoods and/or			Second Mortgage Only with Choice Neighborhoods and/or			Homeownership with other subsidies (No Choice)			Market Rate Homeownership		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
									6			14		20

Other Units (operating subsidy only, etc)														
Type: [enter type name]			Type: [enter type name]			Type: [enter type name]			Type: [enter type name]			Total		
On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)	On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)

Grand Total (Replacement vs. Non-replacement)

On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
[316] vs. [324]	[4] vs. [4]	[438] vs. [448]
Grand Total - All Units [758] vs. [776]		

Grand Total (Affordable vs. Market Rate)

On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
[454] vs. [186]	[4] vs. [4]	[661] vs. [225]
Grand Total - All Units [1,119] vs. [415]		

Grand Total (Rental vs. Homeownership)

On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
[620] vs. [20]	[8] vs. [0]	[886] vs. [0]
Grand Total - All Units [1,514] vs. [20]		

Grand Total (On-Site, Off-Site)

On-Site	Off-Site (inside neighborhood)	Off-Site (outside neighborhood)
640	8	886
Grand Total - All Units 1534		

HUD-53234 (3/2011)

**Attachment 4 – RAD Certification**  
**Louisville Metro Housing Authority**  
**Att4RADCertification.pdf**

N/A

**Attachment 5 – Eligible Applicants Documentation**

**Louisville Metro Housing Authority**

**Att5EligibleApplicantsDoc.pdf**

**N/A**

**Attachment 6 – Partnership Certifications**

**Louisville Metro Housing Authority**

**Att6PartnershipCertifications.pdf**



## JEFFERSON COUNTY BOARD OF EDUCATION

June 14, 2016, Regular Meeting  
VanHoose Education Center

Agenda Item: **IX.U. Approval of Russell Choice Neighborhoods Initiative Partnership Certification with Louisville Metro Housing Authority**

Recommendation: Superintendent Donna Hargens recommends the Board of Education approve the Russell Choice Neighborhoods Initiative Partnership Certification with Louisville Metro Housing Authority and authorize the superintendent to sign same.

Rationale: The Louisville Metro Housing Authority (LMHA) was awarded a Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD) to plan for the transformation of the Beecher Terrace ("Beecher Terrace") public housing development and the Russell Neighborhood. The Choice Neighborhoods program, which supersedes the HOPE VI Revitalization program, is centered on three core goals:

- To transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
- To support positive outcomes for families who live in the target developments and the surrounding neighborhoods, particularly outcomes related to residents' health, safety, employment, mobility, and education; and
- To transform distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high-quality public schools and education programs, high-quality early learning programs and services, public assets, public transportation, and improved access to jobs.

HUD requires a partnership with the lead educational services provider for the targeted area. Educational grant activities will focus on more and better access for children in the targeted area to high quality early childhood education and school improvement efforts at Roosevelt-Perry Elementary School.

The district is not required to provide matching funds for this project.

This project supports strategies 1.1.3, 1.1.5, 1.1.6, and 1.1.7 in *Vision 2020*.

Submitted by: Karen Branham

Attachment

**RUSSELL CHOICE NEIGHBORHOODS INITIATIVE PARTNERSHIP  
 CERTIFICATION  
 BY AND BETWEEN  
 LOUISVILLE METRO HOUSING AUTHORITY  
 AND  
 JEFFERSON COUNTY BOARD OF EDUCATION**

This Russell Choice Neighborhoods Initiative Partnership Certification ("Certification") is entered into, by and between the Louisville Metro Housing Authority ("Housing Authority"), located at 420 South Eighth Street, Louisville, Kentucky 40203; and Jefferson County Board of Education dba Jefferson County Public Schools ("JCPS"), located at VanHoose Education Center, 3332 Newburg Road, Louisville, Kentucky 40218.

**WHEREAS** on January 16, 2015 the Housing Authority was awarded a \$425,000 Choice Neighborhoods Planning Grant from the U.S. Department of Housing and Urban Development (HUD) to plan for the transformation of the Beecher Terrace ("Beecher Terrace") public housing development and the Russell Neighborhood. The Choice Neighborhoods program, which supersedes the HOPE VI Revitalization program, is centered on three core goals:

- To transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;
- To support positive outcomes for families who live in the target developments and the surrounding neighborhoods, particularly outcomes related to residents' health, safety, employment, mobility and education; and
- To transform distressed, high-poverty neighborhoods into viable, mixed-income neighborhoods with access to well-functioning services, high quality public schools and education programs, high quality early learning programs and services, public assets, public transportation, and improved access to jobs; and

**WHEREAS**, HUD issued a Notice of Funding Availability ("NOFA") for the Choice Neighborhoods Implementation ("CNI") Grant Program on March 31, 2016, with a technical correction posted on May 9, 2016; and

**WHEREAS**, the Housing Authority as Lead Applicant and Louisville/Jefferson County Metro Government ("Louisville Metro") as its Co-Applicant are currently preparing a CNI Grant Program application to be submitted to HUD on or before June 28, 2016, which outlines the Russell Transformation Plan which includes components to transform housing, the neighborhood, educational opportunities and the people living in the Russell Neighborhood; and

**WHEREAS**, in order to provide a clear assignment of specific roles and responsibilities in the event that the Housing Authority and Louisville Metro are awarded CNI Grant Program funds pursuant to the NOFA, and in order to satisfy the NOFA's certification requirements, the Housing Authority and JCPS wish to articulate the agreements between them with respect to the transformation of Beecher Terrace and the Russell Neighborhood.

**NOW, THEREFORE**, in consideration of the foregoing recitals and underlying promises, which both parties agree to be good and valuable consideration, the parties agree as follows:

**Article 1: Nature of the Relationship**

The parties will undertake all the activities outlined herein as independent entities, pursuant to the terms and conditions set forth herein. Both parties acknowledge that nothing which may be contained in the CNI Grant Program application or this Certification will be deemed or construed to create any relationship of third party beneficiary, principal and agent, limited or general partnership, general or co-venturer, or any association or relationship in any way involving HUD, the Housing Authority, JCPS, or otherwise affecting the parties, other than as expressly set forth in this Certification.

**Article 2: Collaboration**

The parties acknowledge that the success of a comprehensive effort to transform the Russell Neighborhood into a “community of choice,” as anticipated in the Russell Transformation Plan, relies on the close collaboration among the CNI grant application’s Principal Team Members (as defined in the NOFA), under the leadership of the Housing Authority as Lead Applicant and Louisville Metro as the Co-Applicant. The parties agree to work collaboratively with each other and with the other Principal Team Members during the entirety of the CNI grant period, if funded.

**Article 3. Duties and Responsibilities of the Lead Applicant**

3.1 The Housing Authority agrees to act as the Lead Applicant for the Russell CNI Grant Program application.

3.2 In all matters related to the application to the CNI Grant Program under the NOFA, the Housing Authority shall be identified as the “Lead Applicant.” The Housing Authority, as the Lead Applicant, shall be the primary entity responsible for overseeing and coordinating all elements of the Russell Transformation Plan and is accountable to HUD to complete the work that is proposed in the CNI grant application.

3.3. The Housing Authority as Lead Applicant and Louisville Metro as Co-Applicant are jointly and severally liable for the performance of the CNI grant.

**Article 4. Duties and Responsibilities of the Principal Education Partner**

4.1. JCPS agrees to act as the Principal Education Partner for the Russell CNI grant.

4.2. As the Principal Education Partner, JCPS will be responsible for leading the education component of the proposed Russell Transformation Plan, and for implementing day-to-day program activities as described in the CNI grant application in order to coordinate and improve access to high-quality early education programs and services and high quality K-12 education programs and school improvements that will improve measurable outcomes for HUD assisted and other school-age children and youth in the Russell Neighborhood.



4.3 JCPS will coordinate activities with other public and community based organizations and resources to improve measurable outcomes in the area of education for HUD-assisted and other school-aged children and youth in the Russell Neighborhood as described in the application.

#### **Article 5. Coordination**

5.1. Both parties to this Certification acknowledge and certify that efforts under this Certification are part of a program designed to enhance, in a comprehensive way, the quality of life for Beecher Terrace residents and residents of the Russell Neighborhood. Consequently, the parties agree to cooperate, consult, and work collaboratively with each other and with the other Principal Team Members to advance the Russell Transformation Plan and to complete the activities contemplated by this Certification throughout the entirety of the grant period.

5.2. JCPS shall participate in regular and periodic meetings of the Principal Team Members as such meetings may be called by the Lead Applicant.

5.3. The parties agree to work collaboratively to develop, coordinate and implement activities to transform the Russell Neighborhood during the entirety of the CNI grant, and continue to work collaboratively after the end of the grant period to sustain neighborhood improvements.

#### **Article 6. Reporting and Evaluation**

6.1. As the Lead Applicant, the Housing Authority shall be primarily responsible for submission of all required reports to HUD or other governmental agencies, including, without limitation, monthly financial, management and project status activity reports. However, JCPS shall cooperate with the Housing Authority by assisting in collection and compilation of data that is required or requested for reporting to HUD.

6.2. Both parties to this Certification shall collect the data outlined in the Outcomes and Metrics in the CNI grant application and shall participate in efforts to evaluate and analyze such data and, if appropriate, amend the Russell Transformation Plan and/or the implementing strategies adopted by the Principal Team Members in response to the evaluation and analysis of such data.

#### **Article 7. Replacement of Team Member or Material Changes to Roles**

The parties agree that, should the CNI grant be funded, it shall be necessary to secure HUD approval prior to replacing any Principal Team Member or effecting any material change to the roles and responsibilities of any Principal Team Member.

#### **Article 8. Insurance and Liability**

8.1 The parties warrant that each is covered by sufficient insurance coverage, or self-insured programs that may address any loss that may arise out of this Certification.

8.2 In accordance with applicable laws, the parties agree that each shall be responsible for defending and paying judgments on behalf of its officers, employees or agents while acting within the scope of their employment or agency for any claims that may arise out of negligent acts, failures to act, policies or directives of the respective party's officers, employees and agents relating to the activities covered by this Certification.

**Article 9. Disputes**

Disputes arising under this Certification shall first attempt to be resolved by discussion of the Principal Team Members. If the Principal Team Members still cannot resolve the dispute, it shall be decided by the Executive Director of the Housing Authority. Pending settlement of any dispute, the party shall proceed diligently with the prosecution of this Certification.

**Article 10. Confidentiality**

Both parties to this Certification agree and acknowledge that during the performance of services hereunder, the parties may receive and/or collect personal information about Choice Neighborhoods Program participants. Each party shall keep all Russell and Beecher Terrace resident information confidential and shall not divulge this information to any third party other than the Principal Team Members without the explicit consent of the participant.

**Article 11. Notices**

Any and all notices regarding this Certification shall be in writing and deemed served upon depositing same with the United States Postal Services as "Certified Mail, Return Receipt Requested," addressed to:

If to the Housing Authority:

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

If to JCPS:

Dr. Donna Hargens, Superintendent  
Jefferson County Public Schools  
VanHoose Education Center  
3332 Newburg Road  
Louisville, Kentucky 40218

**Article 12. The Certification**

12.1 Defining the Certification. This Certification consists of the Documents enumerated in (1) through (3) below in order of priority. In the event of conflict between any of the documents enumerated below, the document of higher priority shall prevail.

- (1) This Instrument;
- (2) The NOFA for the CNI Grant program;
- (3) The CNI grant application submitted by the Housing Authority and Louisville Metro to HUD.

12.2 - Integration. This Certification, as set forth in Article 12.1 constitutes the entire integrated agreement between the parties governing the subject services, and supersedes all prior negotiations, representations or agreements, either written or oral.

12.3 - Governing Law. Kentucky state law shall govern the application, construction and enforcement of the Certification.

12.4 – Final. This Certification may be amended, supplemented or changed with a written agreement signed by all parties. This Certification shall commence upon occurrence of the following: (a) execution hereof by all parties, and (b) the award of CNI Grant Program funds by HUD pursuant to the NOFA for the implementation of the Russell Transformation Plan resulting in a grant agreement.

**IN WITNESS WHEREOF**, the Parties have executed this Certification as of the date of signing by both parties.

**Louisville Metro Housing Authority:**

  
\_\_\_\_\_  
Tim Barry, Executive Director

5/31/2016  
Date

**Jefferson County Public Schools:**

  
\_\_\_\_\_  
Dr. Donna Hargens, Superintendent

06/14/16  
Date

## **RUSSELL CHOICE NEIGHBORHOODS PARTNERSHIP CERTIFICATION**

This **RUSSELL CHOICE NEIGHBORHOODS PARTNERSHIP CERTIFICATION** (“Certification”) is entered into by and among (i) **LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT**, a Kentucky consolidated local government, with its principal office located at the Office of the Mayor, 527 W. Jefferson Street, 4<sup>th</sup> Floor, Louisville, KY 40202 (“Louisville Metro”), (ii) **LOUISVILLE FORWARD**, which is part of Louisville Metro and performs the economic development functions for that entity, with its office located at 444 S. 5<sup>th</sup> Street, Suite 600, Louisville, KY 40202 (“Louisville Forward”), and (iii) **LOUISVILLE METRO HOUSING AUTHORITY**, a body corporate, organized and existing under the laws of the Commonwealth of Kentucky, with its office located at 420 S. 8<sup>th</sup> Street, Louisville, KY 40202 (“Housing Authority”).

**WHEREAS**, Beecher Terrace Housing Development is a large, distressed public housing development which is bounded by 9<sup>th</sup> Street/Roy Wilkins Avenue to the east, 13<sup>th</sup> Street to the west, Muhammad Ali Boulevard to the south, and Jefferson Street to the north; and

**WHEREAS**, the “Russell Neighborhood” is bounded approximately by 9<sup>th</sup> Street/Roy Wilkins Avenue to the east, I-264 (West of 32<sup>nd</sup> Street) to the west, Broadway to the south, and Market Street to the north; and

**WHEREAS**, the Russell Transformation Plan is an initiative to transform Louisville’s Russell community from a neighborhood of concentrated poverty into a “community of choice” by providing positive strategies and outcomes for neighborhood residents in three broad areas: Housing, People and Neighborhood; and

**WHEREAS**, Louisville Metro, in collaboration with implementation organizations and other partners, seeks to transform the Russell Neighborhood by revitalizing the Beecher Terrace housing site, improving access to economic opportunities, and investing in and leveraging investments in well-functioning services, effective high quality schools and education programs, high quality early education programs, crime prevention strategies, public assets, public transportation, and improved access to jobs, all to support positive educational, social and economic outcomes for current residents of Beecher Terrace, residents of the replacement housing and residents of the Russell Neighborhood; and

**WHEREAS**, the United States Department of Housing and Urban Development (“HUD”) has issued a Notice of Funding Availability for the Choice Neighborhoods Implementation (“CNI”) grant program on March 31, 2016, with a technical correction posted on May 9, 2016 (“NOFA”); and

**WHEREAS**, the Housing Authority as the Lead Applicant and Louisville Metro as the Co-Applicant, in collaboration with implementation organizations and other partners, are preparing a CNI grant application for the Russell Neighborhood, and will submit the final application to HUD on or before June 28, 2016; and

**WHEREAS**, the CNI grant application to be submitted to HUD outlines the Russell

Transformation Plan, which includes components to transform housing, the neighborhood, educational opportunities and the people living in the Russell Neighborhood; and

**WHEREAS**, in order to provide a clear assignment of specific roles and responsibilities in the event the Housing Authority and Louisville Metro are awarded Choice Neighborhoods Program Funds pursuant to the NOFA, the parties wish to articulate the agreements between them with respect to the transformation of the Russell Neighborhood.

**NOW, THEREFORE**, in consideration of the foregoing recitals and underlying premises which both parties agree to be good and valuable consideration, the parties agree as follows:

**Article 1: Nature of the Relationship.**

The parties will undertake all the activities outlined herein as independent entities pursuant to the terms and conditions set forth herein. Both parties acknowledge that nothing which may be contained in the CNI grant application to HUD or this Certification will be deemed or construed to create any relationship of third party beneficiary, principal and agent, limited or general partnership, general or co-venturer, or any association or relationship in any way involving HUD, the Housing Authority, Louisville Metro, or otherwise affecting the parties other than as expressly set forth in this Certification.

**Article 2: Collaboration.**

The parties acknowledge that the success of a comprehensive effort to transform the Russell Neighborhood into a “community of choice” as anticipated in the Russell Transformation Plan, relies on close collaboration among the Principal Team Members. The parties agree to work collaboratively during the entirety of the CNI grant, if funded.

**Article 3: Duties and Responsibilities of the Lead Applicant and Co-Applicant.**

3.1. The Housing Authority agrees to act as the Lead Applicant for the Russell Choice Neighborhoods Implementation and Louisville Metro agrees to act as the Co-Applicant.

3.2. In all matters related to the application to the Choice Neighborhoods Program under the NOFA, the Housing Authority shall be identified as the “Lead Applicant.” The Housing Authority, as the Lead Applicant, shall be the primary entity responsible for overseeing and coordinating all elements of the Russell Transformation Plan and is accountable to HUD to complete the work that is proposed in the CNI grant application. Both the Lead Applicant and the Co-Applicant will sign the grant agreement.

3.3. Both the Housing Authority as Lead Applicant and Louisville Metro as Co-Applicant are jointly and severally liable for performance of the CNI grant.

#### **Article 4: Duties and Responsibilities of the Neighborhood Implementation Entity.**

4.1. Louisville Forward agrees to act as the Neighborhood Implementation Entity for the CNI grant.

4.2. As the Neighborhood Implementation Entity, Louisville Forward will be responsible for coordinating, overseeing and implementing activities focused on economic development, neighborhood revitalization, and other critical community improvements as described in the CNI grant application, in order to coordinate and improve access to opportunity and amenities for the residents of the Russell Neighborhood.

4.3. Louisville Forward will coordinate activities with other public and community-based organizations and resources to improve measurable outcomes in the above areas for HUD-assisted residents and others in the Russell Neighborhood as described in the application.

#### **Article 5: Coordination.**

5.1. All parties to this Certification acknowledge and certify that efforts under this Certification are part of a program designed to enhance, in a comprehensive way, the quality of life for Beecher Terrace residents and residents of the Russell Neighborhood. Consequently, the parties agree to cooperate, consult and work collaboratively with each other to advance the Russell Transformation Plan and to complete the activities contemplated by this Certification throughout the entirety of the CNI grant.

5.2 All parties to this Certification shall participate in regular and periodic meeting of the Principal Team Members as such meetings may be called by the Lead Applicant.

5.3. The parties agree to work collaboratively to develop, coordinate and implement activities to transform the Russell Neighborhood during the entirety of the CNI grant, and continue to work collaboratively after the end of the CNI grant period to sustain neighborhood improvements.

#### **Article 6: Reporting and Evaluation.**

6.1. As the Lead Applicant, the Housing Authority shall be primarily responsible for submission of all required reports to HUD or other governmental agencies, including, without limitation, monthly financial, management and project status activity reports. However, both parties to this Certification shall cooperate with the Housing Authority by assisting in collection and compilation of data that is required or requested for reporting to HUD.

6.2. All parties to this Certification shall collect the data outlined in the Outcomes Metrics in the CNI grant application and shall participate in efforts to evaluate and analyze such data and, if appropriate, amend the Russell Transformation Plan and/or the implementing strategies adopted by the Principal Team Members in response to the evaluation and analysis of such data.

## **Article 7: Replacement of Team Member or Material Change to Roles.**

The parties agree that, should the CNI grant be funded, it shall be necessary to secure HUD approval prior to replacing any Principal Team Member or effecting any material change to the roles and responsibilities to any Principal Team Member.

## **Article 8: Insurance and Liability.**

8.1. The parties warrant that each is covered by sufficient insurance coverage, or self-insured programs that may address any loss that may arise out of this Certification.

8.2. In accordance with applicable laws, the parties agree that each shall be responsible for defending and paying judgments on behalf of its officers, employees or agents while acting within the scope of their employment or agency for any claims that may arise out of negligent acts, failures to act, policies or directives of the respective party's officers, employees and agents relating to the activities covered by this Certification.

## **Article 9: Disputes.**

Disputes arising under this Certification shall first attempt to be resolved by discussion of the Principal Team Members. If the parties still cannot resolve the dispute, it shall be decided by the Executive Director of the Housing Authority. Pending settlement of any dispute, the parties shall proceed diligently with the prosecution of this Certification.

## **Article 10: Confidentiality.**

All parties to this Certification agree and acknowledge that during the performance of services hereunder, the parties may receive and/or collect personal information about Choice Neighborhoods Program participants. Each party shall keep all Russell and Beecher Terrace resident information confidential and shall not divulge this information to any third party other than the Principal Team Members without the explicit consent of the participant.

## **Article 11: Notices.**

Any and all notices regarding this Certification shall be in writing and deemed served upon depositing same with the United States Postal Services as "Certified Mail, Return Receipt Requested," addressed to the parties at:

If to the Housing Authority:

Louisville Metro Housing Authority  
Attn: Executive Director  
420 S. 8<sup>th</sup> Street  
Louisville, KY 40202

If to Louisville Metro:

Louisville/Jefferson County Metro Government  
Attn: Office of the Mayor  
527 W. Jefferson Street  
Louisville, KY 40202

If to Louisville Forward:

Louisville Forward  
Attn: Chief  
444 S. 5<sup>th</sup> Street, Suite 600  
Louisville, KY 40202

**Article 12: The Certification.**

13.1. Defining the Certification. This Certification consists of the Documents enumerated in (a) through (c) below in order of priority. In the event of conflict between any of the documents enumerated below, the document of higher priority shall prevail.

- (a) This Instrument;
- (b) The NOFA;
- (c) The CNI grant application submitted by the Housing Authority to HUD.

13.2. Integration. This Certification, as set forth in Article 13.1, constitutes the entire integrated agreement between the parties governing the subject services, and supersedes all prior negotiations, representations or agreements, either written or oral.

13.3. Governing Law. Kentucky law shall govern the application, construction and enforcement of the Certification.

13.4. Final. This Certification may be amended, supplemented or changed by a written agreement signed by all parties. This Certification shall commence upon occurrence of the following: (a) execution hereof by all parties, and (b) the award of Choice Neighborhoods Program funds by HUD pursuant to the NOFA for the implementation of the Russell Transformation Plan resulting in a grant agreement.

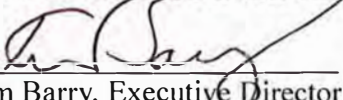


IN WITNESS WHEREOF, the parties to this Certification have caused this Certification to be executed for and on their respective behalf, and this Certification is effective as of June 27, 2016.

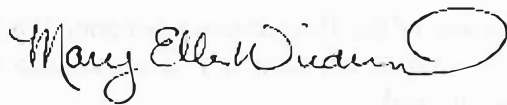
**LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT**

By:   
Greg Fischer, Mayor

**LOUISVILLE METRO HOUSING AUTHORITY**

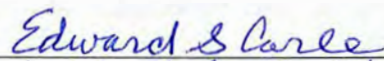
By:   
Tim Barry, Executive Director

**LOUISVILLE FORWARD**

By:   
Mary Ellen Wiederwohl, Chief

**Approved as to Form and Legality:**

Michael J. O'Connell  
Jefferson County Attorney

By:   
Assistant County Attorney

## **RUSSELL CHOICE NEIGHBORHOODS PARTNERSHIP CERTIFICATION**

This **RUSSELL CHOICE NEIGHBORHOODS PARTNERSHIP CERTIFICATION** ("Certification") is entered into by and among (i) **LOUISVILLE METRO HOUSING AUTHORITY**, a body corporate, organized and existing under the laws of the Commonwealth of Kentucky, with its office located at 420 S. 8<sup>th</sup> Street, Louisville, KY 40202 ("Housing Authority"); (ii) **MCCORMACK BARON SALAZAR**, the Housing Implementation Entity ("Developer"); and (iii) **URBAN STRATEGIES, Inc.**, the People Implementation Entity, and a subcontractor to Developer affiliate, **MBS CSS, Inc.** ("USI").

**WHEREAS**, Beecher Terrace Housing Development is a large, distressed public housing development which is bounded by 9<sup>th</sup> Street/Roy Wilkins Avenue to the east, 13<sup>th</sup> Street to the west, Muhammad Ali Boulevard to the south, and Jefferson Street to the north; and

**WHEREAS**, the "Russell Neighborhood" is bounded approximately by 9<sup>th</sup> Street/Roy Wilkins Avenue to the east, I-264 (West of 32<sup>nd</sup> Street) to the west, Broadway to the south, and Market Street to the north; and

**WHEREAS**, the Russell Transformation Plan is an initiative to transform Louisville's Russell community from a neighborhood of concentrated poverty into a "community of choice" by providing positive strategies and outcomes for neighborhood residents in three broad areas: Housing, People and Neighborhood; and

**WHEREAS**, the United States Department of Housing and Urban Development ("HUD") issued a Notice of Funding Availability for the Choice Neighborhoods Implementation ("CNI") Grant Program on March 31, 2016, with a technical correction posted on May 9, 2016 ("NOFA"); and

**WHEREAS**, the Housing Authority as the Lead Applicant and Louisville/Jefferson County Metro Government ("Louisville Metro") as its Co-Applicant, are preparing a CNI Grant Program application for the Russell Neighborhood to be submitted to HUD on or before June 28, 2016; and

**WHEREAS**, the CNI Grant Program application to be submitted to HUD outlines the Russell Transformation Plan, which includes components to transform housing, the neighborhood, educational opportunities and the quality of life of people living in the Russell Neighborhood; and

**WHEREAS**, in order to provide a clear assignment of specific roles and responsibilities in the event the Housing Authority and Louisville Metro are awarded CNI Grant Program funds pursuant to the NOFA, and in order to satisfy the NOFA's partnership certification requirements, the Housing Authority, Developer, and USI wish to articulate the agreements between them with respect to the transformation of Beecher Terrace and the Russell Neighborhood.

**NOW, THEREFORE**, in consideration of the foregoing recitals and underlying premises which both parties agree to be good and valuable consideration, the parties agree as follows:

### **Article 1: Nature of the Relationship.**

The parties will undertake all the activities outlined herein as independent entities pursuant to the terms and conditions set forth herein. Both parties acknowledge that nothing which may be contained in the CNI Grant Program application to HUD or this Certification will be deemed or construed to create any relationship of third party beneficiary, principal and agent, limited or general partnership, general or co-venturer, or any association or relationship in any way involving HUD, the Housing Authority, Developer, USI, or otherwise affecting the parties other than as expressly set forth in this Certification.

### **Article 2: Collaboration.**

The parties acknowledge that the success of a comprehensive effort to transform the Russell Neighborhood into a "community of choice" as anticipated in the Russell Transformation Plan, relies on close collaboration among the Principal Team Members (the Lead Applicant, Co-Applicant, Housing Implementation Entity, People Implementation Entity, and Neighborhood Implementation Entity). The parties agree to work collaboratively with the Principal Team Members during the entirety of the CNI grant, if funded.

### **Article 3: Duties and Responsibilities of the Lead Applicant.**

3.1. The Housing Authority agrees to act as the Lead Applicant for the Russell CNI Grant Program.

3.2. In all matters related to the application to the CNI Grant Program under the NOFA, the Housing Authority shall be identified as the "Lead Applicant." The Housing Authority, as the Lead Applicant, shall be the primary entity responsible for overseeing and coordinating all elements of the Russell Transformation Plan and is accountable to HUD to complete the work that is proposed in the CNI grant application.

### **Article 4: Duties and Responsibilities of the Housing Implementation Entity.**

4.1 The Developer agrees to act as the Housing Implementation Entity and to implement the Housing Strategy of the Transformation Plan, subject to the availability of all necessary funding and approvals. The Developer will be responsible for implementing day-to-day development and asset management activities associated with the Transformation Plan.

4.2 The Developer, in partnership with the Lead Applicant, will leverage Grant funds with additional public and private funding, including, but not limited to, tax credit equity and private permanent financing, to the Housing Strategy of the Transformation Plan. The Parties agree that this leveraging obligation will be further detailed in Subsequent Agreements.

4.3 The Developer specifically affirms its understanding that the Transformation Plan is intended to transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term; and to be a catalyst for neighborhood

revitalization and rebuilding the neighborhood housing market, creating a neighborhood of choice for households from a broad range of incomes. Accordingly, the Developer affirms its understanding of and commitment to the following Housing-related objectives of the Choice Neighborhood Initiative program:

- i. Housing transformed with the assistance of Choice Neighborhoods should be:
  - a) Energy Efficient, Sustainable, Accessible, Healthy, and Free from Discrimination - Housing is well-designed, embraces not only the requirements of accessible design but also concepts of visitability and universal design, has low per unit energy consumption, and healthy indoor air quality, is built to be resistant to local disaster risk, and affordable broadband Internet access; and is free from all types of discrimination;
  - b) Mixed-Income - Housing affordable to families and individuals with a broad range of incomes including low-income, moderate income, and market rate or unrestricted; and
  - c) Well Managed and Financially Viable - Developments that have budgeted appropriately for the rental income that can be generated from the project and meet or exceed industry standards for quality management and maintenance of the property. The Transformation Plan will demonstrate that current residents of the Targeted Housing who wish to return to the on-site or off-site replacement housing may return in accordance with the housing choice opportunities for residents in the NOFA. The Transformation Plan further includes, and the Developer will participate in, resident involvement in planning and implementation activities in accordance with the NOFA.
- ii. The Transformation Plan's demolition and redevelopment activities will comply with the "one-for-one" replacement standards of the NOFA.
- iii. Housing developed under the Transformation Plan will:
  - a) Comply with all CNI and HUD affordability requirements; and
  - b) Be provided in conformity with civil rights laws and their implementing regulations, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, and the Rehabilitation Act of 1973 and applicable site and neighborhood standards such as 24 CFR 1.4(b)(3) and 24 CFR 94.1.202 (and all programs and activities related to the Grant including demolition or disposition, relocation, replacement, and re-occupancy of housing units shall be conducted in compliance with federal civil rights laws).

4.4 The Developer will carry out its redevelopment activities in full compliance with applicable labor standards and regulations.

**Article 5: Duties and Responsibilities of the People Implementation Entity.**

5.1 Subject to the availability of all necessary funding and approvals, USI agrees to act as the People Implementation Entity and to implement the People Strategy, and conduct longitudinal data collection and analysis related to the measurable outcomes of the People Strategy.

5.2 USI specifically affirms its understanding of and commitment to the following People Strategy-related objectives of the Choice Neighborhood Initiative program:

- i. **Effective Education.** A high level of resident access to high quality early learning programs and services so children enter kindergarten ready to learn; significant improvement in the quality of schools nearest to the target development that prepare students to graduate from high school college- and career-ready; and significant growth in existing individual resident educational outcomes over time relative to the state average; USI commits to working closely with JCPS to ensure positive outcomes for children and families;
- ii. **Employment Opportunities.** The income of neighborhood residents and residents of the target housing development, particularly wage income for non-elderly/non-disabled adult residents, increases over time;
- iii. **Quality Health Care.** Residents have increased access to health services and have improved health over time; and
- iv. **Housing Location, Quality, and Affordability.** Residents who, by their own choice, do not return to the development have housing and neighborhood opportunities as good as or better than the opportunities available to those who occupy the redeveloped site.

5.3 The Transformation Plan is designed to ensure that current residents of the existing developments benefit from transformation by providing each household with comprehensive case management services,

5.4 USI will expand and/or develop partnerships with local organizations around employment, health and community safety.

5.5 In collaboration with the Principal Education Partner, USI will identify new partners to fill any gaps in services.

5.6 USI will continue to engage residents and community in the development of the People Strategy of the Transformation Plan.

5.7 USI will carry out its activities in full compliance with applicable labor standards and regulations.

#### **Article 6: Coordination.**

6.1. All parties to this Certification acknowledge and certify that efforts under this Certification are part of a program designed to enhance, in a comprehensive way, the quality of life for Beecher Terrace residents and residents of the Russell Neighborhood. Consequently, the parties agree to cooperate, consult and work collaboratively with all Principal Team Members (the Lead Applicant, Co-Applicant, Housing Implementation Entity, People Implementation Entity, and Neighborhood Implementation Entity) to advance the Russell Transformation Plan and to complete the activities contemplated by this Certification throughout the entirety of the CNI Grant Program grant period.

6.2 All parties to this Certification shall participate in regular and periodic meetings of the Principal Team Members as such meetings may be called by the Lead Applicant.

6.3. The parties agree to work collaboratively to develop, coordinate and implement activities to transform the Russell Neighborhood during the entirety of the CNI Grant Program grant period.

#### **Article 7: Reporting and Evaluation.**

7.1. As the Lead Applicant, the Housing Authority shall be primarily responsible for submission of all required reports to HUD or other governmental agencies, including, without limitation, monthly financial, management and project status activity reports. However, both parties to this Certification shall cooperate with the Housing Authority by assisting in collection and compilation of data that is required or requested for reporting to HUD.

7.2. All parties to this Certification shall collect the data outlined in the Outcomes Metrics in the CNI Grant Program application and shall participate in efforts to evaluate and analyze such data and, if appropriate, amend the Russell Transformation Plan and/or the implementing strategies adopted by the Principal Team Members in response to the evaluation and analysis of such data.

#### **Article 8: Replacement of Team Member or Material Change to Roles.**

The parties agree that, should the CNI Grant Program application be funded, it shall be necessary to secure HUD approval prior to replacing any Principal Team Member or effecting any material change to the roles and responsibilities to any Principal Team Member.

#### **Article 9: Insurance and Liability.**

9.1. The parties warrant that each is covered by sufficient insurance coverage, or self-insured programs that may address any loss that may arise out of this Certification.

9.2. In accordance with applicable laws, the parties agree that each shall be responsible for defending and paying judgments on behalf of its officers, employees or agents while acting within the scope of their employment or agency for any claims that may arise out of negligent acts, failures to act, policies or directives of the respective party's officers, employees and agents relating to the activities covered by this Certification.

**Article 10: Disputes.**

Disputes arising under this Certification shall be resolved by discussion and determination of the Principal Team Members. Pending settlement of any dispute, the parties shall proceed diligently with the prosecution of this Certification.

**Article 11: Confidentiality.**

All parties to this Certification agree and acknowledge that during the performance of services hereunder, the parties may receive and/or collect personal information about Russell CNI Grant Program participants. Each party shall keep all Russell and Beecher Terrace resident information confidential and shall not divulge this information to any third party other than the Principal Team Members without the explicit consent of the participant.

**Article 12: Notices.**

Any and all notices regarding this Certification shall be in writing and deemed served upon depositing same with the United States Postal Services as "Certified Mail, Return Receipt Requested," addressed to the parties at:

If to the Housing Authority:

Louisville Metro Housing Authority  
Attn: Executive Director  
420 S. 8<sup>th</sup> Street  
Louisville, KY 40203

If to Developer:

McCormack Baron Salazar, Inc.  
720 Olive Street, Suite 2500  
St. Louis, MO 63101  
Attn.: Mr. Vincent Bennett, President, with copy to,  
Hillary Zimmerman, Esq., General Counsel

If to USI:

Urban Strategies, Inc.  
720 Olive Street, Suite 2600  
St. Louis, MO 63101  
Attn: Name

**Article 13: The Certification.**

13.1. Defining the Certification. This Certification consists of the Documents enumerated in (a) through (c) below in order of priority. In the event of conflict between any of the documents enumerated below, the document of higher priority shall prevail.

- (a) This Instrument;
- (b) The NOFA;
- (c) The CNI Grant Program application submitted by the Housing Authority to HUD.


13.2. Integration. This Certification, as set forth in Article 13.1, constitutes the entire integrated agreement between the parties governing the subject services, and supersedes all prior negotiations, representations or agreements, either written or oral.

13.3. Governing Law. Kentucky law shall govern the application, construction, and enforcement of the Certification.

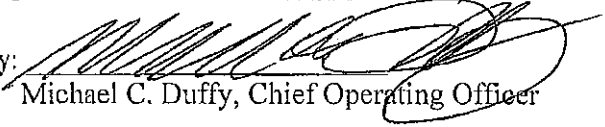
13.4. Final. This Certification may be amended, supplemented or changed by a written agreement signed by all parties. This Certification shall commence upon occurrence of the following: (a) execution hereof by all parties, and (b) the award of CNI Grant Program funds by HUD pursuant to the NOFA for the implementation of the Russell Transformation Plan resulting in a grant agreement.

IN WITNESS WHEREOF, the parties to this Certification have caused this Certification to be executed for and on their respective behalf, and this Certification is effective as of June 27, 2016.

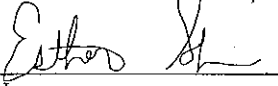
LOUISVILLE METRO HOUSING AUTHORITY

By:   
Tim Barry, Executive Director

MCCORMACK BARON SALAZAR, Inc.

By:   
Michael C. Duffy, Chief Operating Officer

URBAN STRATEGIES, Inc.

By:   
Name: Esther Shin Title: Executive Vice President



**Attachment 7 – Consistency with PHA/MTW Plan**

**Louisville Metro Housing Authority**

**Att7ConsistencyPHAMTWplan.pdf**

**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

Version 1 Submitted to HUD on October 21, 2015

Version 2 Submitted on April 15, 2016

Version 2 Approved by HUD on May 3, 2016



## 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

**Attachment 8 – Consistency with Consolidated Plan or Indian Housing Plan**

**Louisville Metro Housing Authority**

**Att8ConsistencyConsolidatedPlan.pdf**

**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 Authority

Project Name: Beecher Terrace

Location of the Project: 1125 Cedar Court  
Louisville, KY 40203

Name of the Federal  
Program to which the  
applicant is applying: FY 2016 Choice Neighborhoods Implementation Grant Program

Name of  
Certifying Jurisdiction: Louisville/Jefferson County Metro Government

Certifying Official  
of the Jurisdiction  
Name: Deborah Bilitski

Title: Director, Develop Louisville

Signature: 

Date: 6/9/16

**Attachment 9 – Eligible Target Housing Documentation – Severe Distress of Targeted  
Project**

**Louisville Metro Housing Authority**

**Att9SevereDistressDoc.pdf**

**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: 5/24/16

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 10 – Eligible Neighborhoods Documentation – Eligible Neighborhoods Data**

**Louisville Metro Housing Authority**

**Att10EligibleNeighborhoodsDoc.pdf**



# MAPPING TOOL DATA FOR FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS

Version – 04/04/2016

## Russell

Target Area ID: 2412292

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

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

Development-1:

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.A.3 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 and high vacancy. 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.

*III.A.3.a 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**

*III.A.3.b(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**

**Factors 1 & 2 of Eligibility to Use Tenant Based Vouchers as Replacement Housing:**

Refer to section III.C.3.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(1) located in a county/parish with a loose rental market: Yes

(2) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: No

**Eligible based on factors (1) & (2): No**

## **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 <https://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.

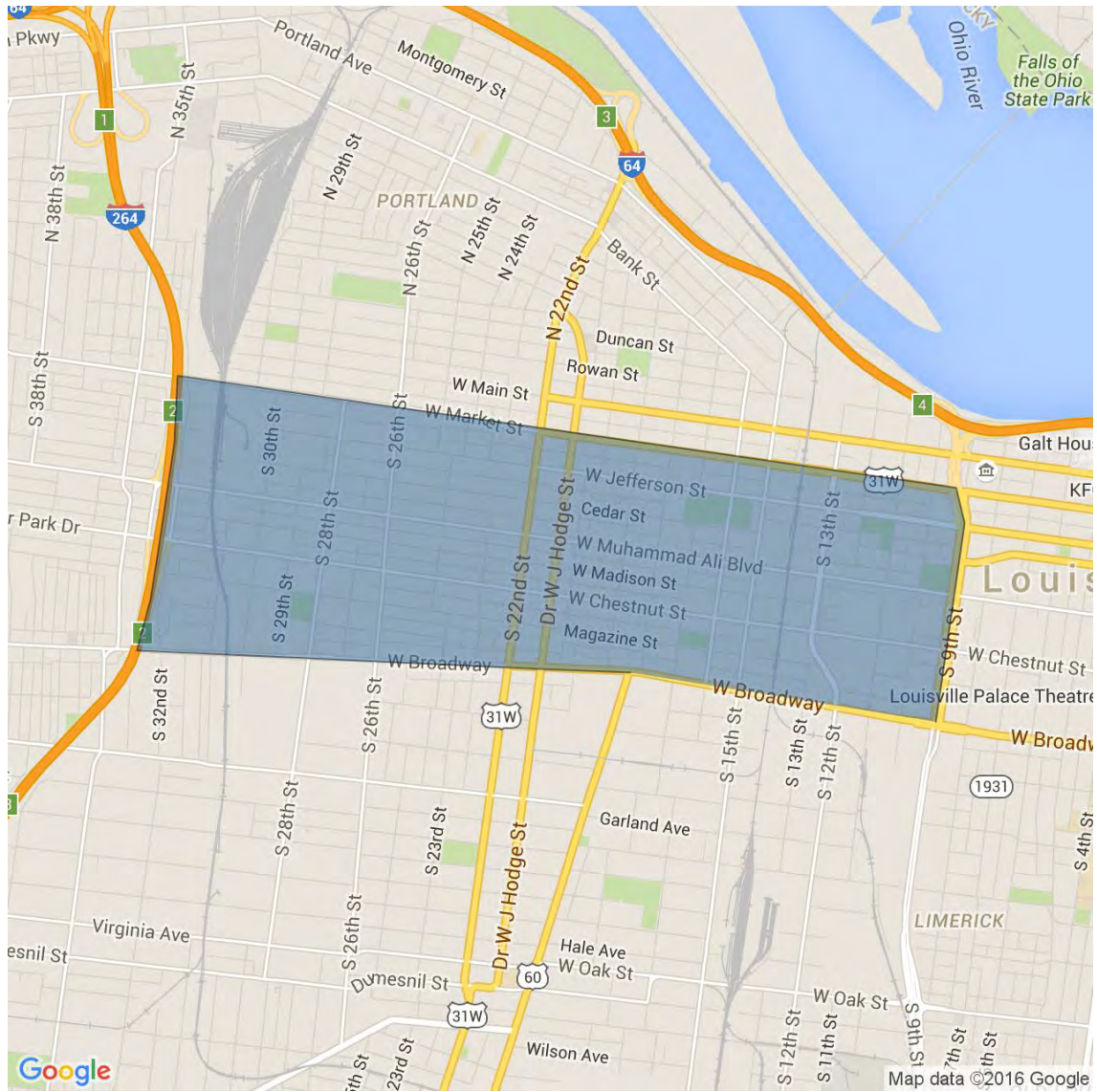
Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

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:

<https://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 2412292



**Attachment 11 – Eligible Neighborhoods Documentation – Substandard Housing  
Documentation**

**Louisville Metro Housing Authority**

**Att11SubstandardHousing.pdf**

N/A

**Attachment 12 – Eligible Neighborhoods Documentation – Inadequate School  
Documentation**

**Louisville Metro Housing Authority**

**Att12InadequateSchoolDoc.pdf**

## **CHOICE NEIGHBORHOODS**

### **Inadequate Schools Form**

Complete the following form, if necessary, in response to one of the criterion of the Eligible Neighborhoods threshold which pertains to Inadequate Schools (Section III.C.2 of the NOFA).

Lead Applicant: Louisville Metro Housing

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

Beecher Terrace

Name of School:

Roosevelt Perry Elementary School

---

In accordance with the Department of Education's definitions (included in Section I.C of the NOFA), the school named above is a:

       Low-performing school

  X   Persistently lowest-achieving school

Indicate the school's relationship with the neighborhood:

  X   The school named above is located within the boundaries of the target neighborhood.

       At least 20% of children from the target public and/or assisted housing attend the school named above.

You must provide evidence from the State Education Agency that the identified school meets the relevant definition. Acceptable documentation includes a letter of certification, report, or printout from the website listing with URL.



## Administrative Offices

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



June 27, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Jefferson County Public Schools (JCPS) fully supports the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program application. JCPS is pleased to help develop strategies to ensure children living in the Beecher Terrace housing development (Beecher) and the Russell neighborhood (Russell) enter kindergarten ready to learn, reach proficiency in core subjects, and graduate from high school college- and career-ready.

In our most recent strategic plan *Vision 2020 Excellence with Equity*, our vision states "All Jefferson County Public Schools' students graduate prepared, empowered, and inspired to reach their full potential and contribute as thoughtful, responsible citizens of our diverse, shared world." Our mission is "to challenge and engage each learner to grow through effective teaching and meaningful experiences within caring, supportive environments."

The district is the 27<sup>th</sup> largest public school district in the United States and is comprised of 172 schools including preschool, elementary, middle, high and special. More than 100,000 students were enrolled for 2015-16 with about 66 percent eligible for free/reduced lunch and more than half identifying as non-white. About 2,608 Russell neighborhood children, including 386 residing in Beecher, attend a total of 134 schools. Of these, 203 Russell children attend JCPS early childhood education programs.

JCPS operates three elementary schools in the Russell neighborhood: Byck, Coleridge-Taylor, and **Roosevelt-Perry (RPE)** with a total enrollment of just over 1,500 students, 545 of whom live in the Russell neighborhood, including 106 residing in Beecher. In addition, 39 Russell children, including seven from Beecher, attend Pre-K at Byck and Coleridge Taylor. Another 53 Russell students, of whom four reside in Beecher, attend Central High School in the Russell neighborhood.

During the Choice Neighborhoods grant planning process, work focused on **RPE, a persistently low-achieving Title 1 school ranking in the second percentile of all public schools in Kentucky, also classified as a Priority School and Needs Improvement in the rewards and assistance category.** In 2014-15, 83.6 percent of students identified as non-White, 94.5 percent qualified for free/reduced lunch, and only 8.9 percent read at the Proficient/ Distinguished level. Nearly half of the school's 355 students reside in Russell. In fall 2015, only 53 percent of Russell students entered school ready for kindergarten.

END-8

[www.jcpsky.net](http://www.jcpsky.net)

Equal Opportunity/Affirmative Action Employer Offering Equal Educational Opportunities

When the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the Education Taskforce, supplying information regarding data and analysis, school challenges and progress, as well as providing meeting space and assistance with outreach efforts to JCPS parents to bolster the planning process. JCPS is pleased to provide the following commitments to support the People component of the Russell Transformation Plan:

Improve educational outcomes at RPE, the Vision Russell target school: JCPS is utilizing the School Transformation Model, one of four school turnaround models supported by federal funding. Though JCPS will not replace the RPE principal (per KDE's 2016 Diagnostic Review), the district will implement the Professional Growth and Effectiveness System (PGES), institute comprehensive instructional reform, increase learning time and apply community-oriented school strategies. Next steps include continuing to align instruction with standards, teacher development, student collaboration and differentiated instruction. JCPS has committed the following resources, over and above local per capita expenditures, Title I and other federal/state funds, over the next three years to facilitate school improvement efforts:

Literacy Coach	\$71,200
Mental Health Counselor	\$45,800
SRT/Behavior Coach	\$61,900
Mentoring Program for Teachers	\$20,000

Increase participation in high-quality early learning programs: JCPS will work with Vision Russell Case Managers and Parent Outreach Advocates to increase enrollment in the district's Head Start/Early Head Start, state-funded Pre-K and other programs, which currently serve a total of 4,600 children. The program (including Head Start/Preschool at two Russell neighborhood schools – Byck and Coleridge-Taylor) is available to *any* child who qualifies based on economic or developmental need. JCPS was recently awarded a five-year Head Start/Early Head Start grant that includes Beecher and Russell children and could total more than \$7.7 million for early childhood students in Russell (based on Head Start average cost per child of \$7,600 per year).

To increase enrollment in Head Start/Early Head Start/state-funded Pre-K, JCPS will conduct outreach within Russell to maximize enrollment in its early learning programs including the Ready 4K summer program with JCPS and the Archdiocese of Louisville to improve kindergarten readiness. We have raised more than \$1.2 million from local foundations to support the Ready 4K summer programs.

To improve attendance and reduce chronic absences, RPE will utilize *Check & Connect*, an evidence-based model that improves academic engagement, attendance, and behavior. Through a new JCPS AmeriCorps grant, a REACH Corps Member will mentor 23 students at RPE, identified as having 7-15 unexcused absences during the previous school year, serving as a caring adult and role model. The total cost for this program at RPE is \$18,280 per year (\$12,530 in AmeriCorps funding and \$5,750 in JCPS funding).

Tim Barry  
June 27, 2016  
Page 3

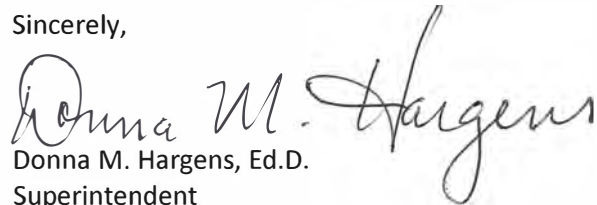
The district was also recently awarded a grant from the CE&S Foundation to address chronic absenteeism and truancy at RPE. With just over \$9,000 in funding, the school will work with an outside consultant to develop better policies and practices around school attendance including focusing on teacher, family and community involvement in increasing student attendance.

We are committing more than \$1 million, including new district funding, towards early childhood education and school improvement efforts that could ultimately impact the children in Russell and Beecher. With additional children from Russell and Beecher enrolled in JCPS early childhood education programs, additional Head Start/Early Head Start, state, and district resources could also be devoted to the Russell and Beecher children.

We are strongly committed to working with this project to enroll all eligible students from Beecher and Russell in quality early childhood education programs, as well as the Ready 4K summer programs. Jefferson County Public Schools has served Beecher Terrace and Russell residents for many years, and we have no plans to stop at the end of the Choice Neighborhoods grant period.

We wish the Housing Authority all the best with your Choice Neighborhoods grant application and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink that reads "Donna M. Hargens". The signature is fluid and cursive, with the first name "Donna" and last name "Hargens" being more prominent than the middle initial "M".

Donna M. Hargens, Ed.D.  
Superintendent

DMH:scf

**Attachment 13 – Local Government or Tribe Support**

**Louisville Metro Housing Authority**

**Att13LocalGovtSupport.pdf**



OFFICE OF THE MAYOR  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

June 24, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Local Government Support for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As the Chief Executive Officer of Louisville Metro Government, I am pleased to support the Transformation Plan activities proposed in the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program application. A successful application will provide funding that is critical to our joint efforts to transform the Beecher Terrace public housing development and the surrounding Russell neighborhood. Louisville Metro is fully committed to championing Russell's revitalization for the duration of the grant period and beyond, and is proud to serve as the Housing Authority's full partner and Co-Applicant.

As you are well aware, the influx of FY 2014 Choice Neighborhoods Planning funds has greatly aided our efforts to leverage existing resources and redevelopment efforts, steadily building momentum that is already resulting in tangible neighborhood change, as evidenced by the Louisville Central Community Centers' multi-million dollar investment in their Old Walnut Street campus; the opening of Community Venture Corporation's food business incubator (Chef Space) in late 2015; the current construction of 29 market-rate homes on Cedar Street; and the planned \$56 million West Louisville Food Port.

The receipt of Implementation funding will allow us to further capitalize on this burgeoning interest by engaging in projects that emphasize economic and educational opportunities; offer effective social services for community residents; result in the development of high-quality, sustainable, mixed-income housing options; and create the conditions necessary for the types of public and private investment that provide amenities and assets that are important to families.

Over the past few decades, downtown Louisville has witnessed an extraordinary renaissance, attracting more than \$1.8 billion in capital re-investment. It's high time this level of large-scale re-investment moved westward from the Central Business District, across the 9th Street divide, into the Russell neighborhood and greater West Louisville.

Sincerely,

Greg Fischer  
Mayor

**Attachment 14 – One-for-One Replacement Certification**

**Louisville Metro Housing Authority**

**Att14ReplacementCertification.pdf**



**CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS**  
**One-for-One Replacement Certification**

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following. 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

**One-for-One Replacement of Public and/or Assisted Housing Units.** Each Transformation Plan must provide as follows:

(1) **Public Housing Replacement Housing.** For all public housing dwelling units still physically standing as of the application due date which will be demolished or disposed, the Transformation Plan must provide for replacement of the same number of bedrooms. The number of dwelling units replaced may be greater or fewer than those still physically standing, so the overall unit mix meets the needs of the existing residents, takes into account needs of the residents on the waiting list, and is aligned with the results of a recent housing market study. For example, if the development has experienced high vacancy rates for efficiency and one-bedroom units and the PHA waiting list and market study indicate there is no expectation of demand in the future, but there is a need for three-bedroom units, three one-bedroom and/or efficiency units may be combined to create a three-bedroom unit. Larger bedroom units (i.e. four or more bedrooms) may only be converted to create additional smaller-bedroom units if 1) the PHA is currently under its Faircloth limit (i.e. Section 9(g)(3) of the United States Housing Act of 1937, as amended) and 2) there are no existing households or waiting-list households requiring larger-bedroom units, and the market study indicates there will not be future demand.

(2) **Assisted Housing Replacement Housing.** For all Assisted Housing units still physically standing as of the application due date which are to be demolished or disposed, the Transformation Plan must provide for one-for-one replacement in accordance with all HUD policies, procedures and requirements for project-based section 8 Housing Assistance Payments ("HAP") contract.

(3) **Housing Choice Opportunities for Returning Tenants.** In instances where the tenants of the original properties, both public housing and Assisted Housing, need a different number of bedrooms than households on the waiting list, the plan may enable displaced tenants to exercise their opportunity under program requirement, "Housing Choice Opportunities for Returning Tenants," in section III.C.3.a using a tenant-based voucher in the original neighborhood or other neighborhood of the tenants' choice.

**(4) Location.**

(a) Replacement housing units may be developed:

(i) On-site (i.e., on the target housing site and/or in the target neighborhood being revitalized); and

(ii) Off-site (i.e., outside of the target neighborhood but within the metropolitan area up to 25 miles from the target housing site), as necessary to:

(a) Overcome the effects of impediments to fair housing choice consistent with actions identified in an applicable Analysis of Impediments to fair housing choice (AI) (24 CFR 91.225 or 91.325); address other affirmatively furthering fair housing objectives as described in the grant application; or comply with a voluntary agreement, settlement, or order to resolve a finding or charge of violating a nondiscrimination or equal opportunity requirement;

(b) De-concentrate poverty; or

(c) Redevelop onsite with appropriate densities.

(b) Replacement housing outside the target neighborhood (i.e., off-site) must:

(i) Offer access to economic opportunities and public transportation and be accessible to social, recreational, educational, commercial, health facilities and services, and other municipal services and facilities that are comparable to those that will be provided in the target neighborhood; and

(ii) Be located neither in areas of minority concentration nor in areas with a poverty rate above 40 percent. A neighborhood of minority concentration is a Census tract or other defined geographic area in which the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the Metropolitan Statistical Area (MSA) (or jurisdiction not in a MSA) as a whole. In MSAs (or jurisdictions not in MSAs) in which the majority of residents are racial or ethnic minorities, HUD will consider and rely on all relevant information to determine whether the neighborhood proposed for replacement housing will lead to the creation of more inclusive and integrated housing in opportunity-rich neighborhoods.

(5) **Types of Units.** Replacement housing is housing that will replace demolished, disposed of, or otherwise reduced public or assisted housing. It includes housing assisted under section 8 or 9 of the United States Housing Act of 1937 (42 U.S.C. 1437f and 42 U.S.C 1437g), section 202 of Housing Act of 1959 (12 U.S.C. 1701q), section 811 of the National Affordable Housing Act of 1990 (42 U.S.C 8013) and Indian housing. With regard to section 8 housing, project-based vouchers (section 8(o)(13) of the US Housing Act of 1937) and project-based rental assistance as provided in a RAD conversion are included in this definition, but tenant-based vouchers are excluded except as permitted by HUD.

(6) **Section 8 Project Based Voucher Replacement Housing Development.** Section 8 project-based vouchers may be developed as replacement housing provided that the local PHA has an established PBV program housing in accordance with 24 CFR Part 983. The PHA must provide a signed commitment to the Lead Applicant and the Housing Implementation Entity that it will provide a specific number of PBVs as replacement housing to be built in eligible Choice Neighborhoods replacement locations as described above. These units can be developed by either the Housing Implementation Entity and/or other entities. In the event the proposed PBVs are not developed, the Lead Applicant and Housing Implementation Entity will be responsible for meeting the one-for-one requirements established above.

(7) **Tenant-based Vouchers as Replacement Housing.** If HUD has approved an exception that allows for tenant based vouchers to be considered replacement housing, please provide a copy of the approval with this attachment in your application.

**I certify that the One-for-One Replacement threshold requirement will be met.**

As of grant application deadline:

Number of public and/or assisted housing units standing:

758

Number of bedrooms in the public and/or assisted housing units:

1317

Name of Lead Applicant Executive Officer: Tim Barry

Title: Executive Director

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

6/9/14



**Attachment 15 – Resident and Community Involvement Certification**

**Louisville Metro Housing Authority**

**Att15ResidentCommInvCert.pdf**

**CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS**  
**Resident and Community Involvement Certification**

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete the form in its entirety. 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 and Community Involvement threshold requirement is as follows:***

General. 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.

- (a) Resident Meeting. You must conduct at least two meetings with the residents of the target public and/or assisted housing as you develop the Transformation Plan.
- (b) Public Meetings. You must conduct at least one public meeting with residents of the target public and/or assisted housing and the broader community to discuss the proposed Transformation Plan.
- (c) Allowable Time Period for Meetings.
  - (i) Each of these meetings must take place on different days.
  - (ii) At least one public meeting, which included representation from the target public and/or assisted housing residents and the broader community, must have taken place at the beginning of the transformation planning process. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the project proposed in this application.
  - (iii) At least one meeting must have been held after the publication date of this NOFA.
- (d) Content and Structure. Over the course of these meetings, the issues listed below must have been identified (i.e., all issues need not be addressed at each meeting). Residents and community members must be given opportunities to express their support or lack of support for the proposals presented and given the power to affect changes impacting their living environment. Resident decision making must be recorded and documented. Such documentation might include voting rolls, minutes of meetings, and recorded public discussions.
  - (i) The Choice Neighborhoods planning and implementation process;
  - (ii) The proposed physical plan, including the extent of proposed demolition or rehabilitation of existing structures, and if applicable, proposed site design. If you are also proposing to convert public housing units via RAD, that must be discussed as well;
  - (iii) Planned supportive service activities;
  - (iv) Other proposed transformation activities;
  - (v) Relocation issues, such as relocation planning, mobility counseling, relocation assistance, and maintaining the Choice Neighborhoods community planning process during the demolition and reconstruction phases;

(vi) Re-occupancy plans and policies, such as site-based waiting lists; and  
(vii) Economic Opportunities for Low- and Very Low-Income Persons, including efforts by the recipient, in accordance with Section 3 of the Housing and Urban Development Act of 1968 (Section 3) to ensure, to the greatest extent feasible, that training, employment, and other economic opportunities will be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide economic opportunities to low- and very low-income persons in the area in which the project is located. See the Section 3 regulations at 24 CFR part 135.

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

Name of Lead Applicant Executive Officer: Tim Barry

Title: Executive Director

Signature: 

Date: 6-13-16

Date of Resident Meetings:

1. May 16, 2016

2. June 11, 2016

Other (optional):

Dates of Public Meetings:

*(Reminder: date of public meeting must be different from the date of the resident meetings)*

1. March 24, 2015

Other (optional): April 16, 2016

**Attachment 16 – Grant Sizing Worksheet**

**Louisville Metro Housing Authority**

**Att16GrantSizingWksheet.pdf**

**CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS  
FY2016 Grant Sizing Worksheet**

**FOLLOW THE STEP-BY-STEP INSTRUCTIONS**

Page 1

**Note:** If completing attachment manually, rather than using the Excel workbook, start at Step 4 (page 2).

**Step 1. Select your City from the menu below.**

Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

**Step 2. Repeat Step 1 to select your State from the menu below.**

Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

[This table includes all Total Development Cost \(TDC\) dollar limits published at http://portal.hud.gov/hudportal/documents/huddoc?id=2015tdclimits.pdf in May 2015, and until superceded, in accordance with HUD Notice PIH 2011-38. If your City is not shown, send an email to ChoiceNeighborhoods@hud.gov.](http://portal.hud.gov/hudportal/documents/huddoc?id=2015tdclimits.pdf)

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

**Step 3. After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)**

StateName	KENTUCKY	<-- Select your City from list here
City	LOUISVILLE	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	140,543
		1		Sum of 1 Bedrooms, TDC	185,231
		2		Sum of 2 Bedrooms, TDC	222,039
		3		Sum of 3 Bedrooms, TDC	267,530
		4		Sum of 4 Bedrooms, TDC	315,491
		5		Sum of 5 Bedrooms, TDC	344,908
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	371,177
		0	Elevator	Sum of 0 Bedrooms, HCC	80,310
		1		Sum of 1 Bedrooms, HCC	105,847
		2		Sum of 2 Bedrooms, HCC	126,879
		3		Sum of 3 Bedrooms, HCC	152,875
		4		Sum of 4 Bedrooms, HCC	180,281
		5		Sum of 5 Bedrooms, HCC	197,090
		6		Sum of 6 Bedrooms, HCC	212,101
Elevator	TDC Limit per Unit	0		Sum of 0 Bedrooms, TDC	115,575
		1		Sum of 1 Bedrooms, TDC	161,805
		2		Sum of 2 Bedrooms, TDC	208,035
		3		Sum of 3 Bedrooms, TDC	277,380
		4		Sum of 4 Bedrooms, TDC	346,725
		5		Sum of 5 Bedrooms, TDC	392,955
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	439,185
		0		Sum of 0 Bedrooms, HCC	72,234
		1		Sum of 1 Bedrooms, HCC	101,128
		2		Sum of 2 Bedrooms, HCC	130,022
		3		Sum of 3 Bedrooms, HCC	173,363
		4		Sum of 4 Bedrooms, HCC	216,703
Row House	TDC Limit per Unit	5		Sum of 5 Bedrooms, HCC	245,597
		6		Sum of 6 Bedrooms, HCC	274,491
	HCC Limit per Unit	0	Row House	Sum of 0 Bedrooms, TDC	133,447
		1		Sum of 1 Bedrooms, TDC	176,349
		2		Sum of 2 Bedrooms, TDC	211,980
		3		Sum of 3 Bedrooms, TDC	256,835
		4		Sum of 4 Bedrooms, TDC	305,777
		5		Sum of 5 Bedrooms, TDC	337,288
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	366,887
		0		Sum of 0 Bedrooms, HCC	76,255
		1		Sum of 1 Bedrooms, HCC	100,771
		2		Sum of 2 Bedrooms, HCC	121,131
		3		Sum of 3 Bedrooms, HCC	146,763
		4		Sum of 4 Bedrooms, HCC	174,730
Walkup	TDC Limit per Unit	5		Sum of 5 Bedrooms, HCC	192,736
		6		Sum of 6 Bedrooms, HCC	209,650
	HCC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	108,847
		1		Sum of 1 Bedrooms, TDC	150,274
		2		Sum of 2 Bedrooms, TDC	190,487
		3		Sum of 3 Bedrooms, TDC	248,548
		4		Sum of 4 Bedrooms, TDC	309,795
		5		Sum of 5 Bedrooms, TDC	348,638
	HCC Limit per Unit	6		Sum of 6 Bedrooms, TDC	386,908
		0		Sum of 0 Bedrooms, HCC	62,198
		1		Sum of 1 Bedrooms, HCC	85,871
		2		Sum of 2 Bedrooms, HCC	108,850
		3		Sum of 3 Bedrooms, HCC	142,027
		4		Sum of 4 Bedrooms, HCC	177,026
	HCC Limit per Unit	5		Sum of 5 Bedrooms, HCC	199,222
		6		Sum of 6 Bedrooms, HCC	221,090

**CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS**  
**FY2016 Grant Sizing Worksheet**

Page 2

**Step 4. Enter name of the Lead Applicant:**

Louisville Metropolitan Housing Authority

**Step 5. (a) Enter name of targeted public and/or assisted hsg site(s):**

Beecher Terrace / Russell Neighborhood Redevelopment

**(b) Confirm correct City (selected in Step 1):**

KENTUCKY

**(c) Confirm correct State (selected in Step 2):**

LOUISVILLE

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

**Step 6. In the appropriate "BUILDING TYPE" and bedroom ("BR") categories below, enter the number of "NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.**

The Excel form will calculate TDC limit subtotals for each unit type, and overall TDC limit totals, based on City and State selected at Steps 1 and 2.  
If you are completing this attachment manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2011-38.

**Definitions**

**NEW UNITS** (Table 6(a)): include all on-site and off-site replacement units. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any Choice Neighborhoods grant funds or other public housing capital assistance for development.

**REHABILITATION UNITS** (Table 6(b)): include only existing (i.e. in HUD's inventory) public housing and/or assisted units that are proposed for rehabilitation utilizing Choice Neighborhoods grant funds or other public housing capital assistance.

**Building Types**

Detached buildings are single-family dwellings.

Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.

Elevator buildings include only those structures with an elevator and four or more floors above ground.

Row House refers to any structure with three or more units that has only vertical common walls.

If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.

Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

**Table 6(a): NEW UNITS (new construction, acquisition, and units to be acquired and rehabilitated)**

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 185,231	\$ -
	2BR					\$ 222,039	\$ -
	3BR					\$ 267,530	\$ -
	4BR					\$ 315,491	\$ -
	5BR					\$ 344,908	\$ -
Elevator	1BR	116				\$ 161,805	\$ 18,769,380
	2BR					\$ 208,035	\$ -
	3BR					\$ 277,380	\$ -
	4BR					\$ 346,725	\$ -
	5BR					\$ 392,955	\$ -
Row House	1BR					\$ 176,349	\$ -
	2BR	38				\$ 211,980	\$ 8,055,240
	3BR	50				\$ 256,835	\$ 12,841,750
	4BR					\$ 305,777	\$ -
	5BR					\$ 337,288	\$ -
Walkup	1BR	245				\$ 150,274	\$ 36,817,130
	2BR	209				\$ 190,487	\$ 39,811,783
	3BR	100				\$ 248,548	\$ 24,854,800
	4BR					\$ 309,795	\$ -
	5BR					\$ 348,638	\$ -
Subtotal New Units:		758					

**Table 6(b): REHABILITATION UNITS (existing public and/or assisted housing units to be rehabilitated)\***

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					\$ 166,708	\$ -
	2BR					\$ 199,835	\$ -
	3BR					\$ 240,777	\$ -
	4BR					\$ 283,942	\$ -
	5BR					\$ 310,417	\$ -
Elevator	1BR					\$ 145,625	\$ -
	2BR					\$ 187,232	\$ -
	3BR					\$ 249,642	\$ -
	4BR					\$ 312,053	\$ -
	5BR					\$ 353,660	\$ -
Row House	1BR					\$ 158,714	\$ -
	2BR					\$ 190,782	\$ -
	3BR					\$ 231,152	\$ -
	4BR					\$ 275,199	\$ -
	5BR					\$ 303,559	\$ -
Walkup	1BR					\$ 135,247	\$ -
	2BR					\$ 171,438	\$ -
	3BR					\$ 223,693	\$ -
	4BR					\$ 278,816	\$ -
	5BR					\$ 313,774	\$ -
Subtotal Rehab Units:		0					

6(c)

Totals for all New and Rehabilitation Units	758					\$	141,150,083
---	-----	--	--	--	--	----	-------------

\* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

Public Reporting Burden for this collection of information is estimated to average one 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS  
FY2016 Grant Sizing Worksheet

**COMPLETE THIS WORKSHEET LAST**

Page 3

To determine the maximum grant amount that may be requested in this Choice Neighborhoods Implementation application, enter the requested information. If you are using the Excel form, totals are calculated automatically.

If you are manually calculating the maximum grant amount that may be requested on this attachment, follow the calculation instructions provided below on this worksheet.

**6(d)** TDC limit, unadjusted (entered automatically from "TDC Limit Calculation")

\$ 141,150,083

(To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)

**Step 7. Enter Choice Neighborhoods request for Supportive Services (SS) funding.**

\$ 4,436,250

(from Sources and Uses Budget)

(Note: request for Supportive Services funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)

**Step 8. Enter Choice Neighborhoods request for Critical Community Improvements (CCI) funding.**

\$ 4,436,250

(from Sources and Uses Budget)

(Note: request for Critical Community Improvements funding may not exceed 15% of total grant requested)

**Step 9. Enter Choice Neighborhoods funds requested for demolition and remediation of dwelling units.**

\$ 7,000,000

(Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from the Sources and Uses Budget)

**Step 10. Enter number of public and/or assisted units to be demo'd (after date of application only).**

758

**Step 11. Enter number of public and/or assisted units to be built back on the original site.**

( 320 )

(Do not include existing public and/or assisted units to be rehabilitated)

**11(a)** Number of public and/or assisted units to be demolished and not replaced back on original site

438

(Number of units identified in Step 10, minus the number of units identified in Step 11)

**11(b)** Percent of original public and/or assisted units to be demo'd & not replaced back on orig. site

57.8%

(Number of units identified in 11(a), divided by number of units identified in Step 10)

Example: Step 10 = 100 units to be demolished. Step 11 = 40 replacement units to be built back on original site. 11(a) = 60 units demolished and not built back on original site. 11(b) = 60/100 = 60%

**11(c)** Demo/abatement costs attributable to units to be demolished and not replaced on orig. site

\$ 4,044,855

(Dollar amount identified in Step 9, multiplied by percentage identified in 11(b))

**Step 12. Enter Choice Neighborhoods request for "extraordinary site costs" (certified by architect or engineer).**

\$ -

**12(a)** Subtotal: TDC limit, adjusted (for SS, CCI, abatement/demo, & extraord. site costs)

\$ 154,067,438

(Total of amounts above: 6(d) + Step 7 + Step 8 + Step 11(c) + Step 12)

**Step 13. Enter all other HUD PH capital assistance proposed for Choice Neighborhoods development.**

( \$ 9,500,000 )

(Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Sources and Uses Budget))

**13(a)** Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance

\$ 144,567,438

(Total of Subtotal in 11(a), minus amount identified in Step 12)

**13(b)** Maximum allowable Choice Neighborhoods Implementation Grant

\$29,575,000

(In accordance with provisions of the HUD Choice Neighborhoods Notice of Funding Availability).

**13(c)** Maximum allowable Choice Neighborhoods Implementation Grant request

\$ 29,575,000

(The lesser of 13(a) (adjusted max. possible grant), and 13(b) (\$30,000,000))

**Step 14. Enter the amount of your Choice Neighborhoods Implementation Grant request**

\$ 29,575,000

(If less than maximum allowable grant request, above)

(Note: The maximum for CN Planning Grantees must be reduced, in accordance with the NOFA).

**Attachment 17 – Extraordinary Site Costs Certification**

**Louisville Metro Housing Authority**

**Att17ExtraSiteCostsCert.pdf**

**N/A**



**Attachment 18 – Choice Neighborhoods Budget Form**

**Louisville Metro Housing Authority**

**Att18CNIBudgetForm.pdf**

# Choice Neighborhoods Budget

## Implementation Grants

### Part I: Summary

U.S. Department of Housing  
and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0269

(exp. 4/30/2018)

Grantee Name: **Louisville Metropolitan Housing Authority**

CN Grant Number: \_\_\_\_\_

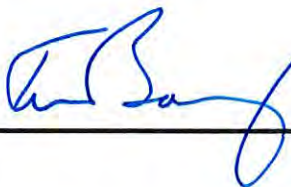
Devel. Name: Beecher Terrace / Russell Neighborhood Redevelopment

Budget Revision Number: \_\_\_\_\_

Line No.	Summary by Budget Line Item	Revised Overall Choice Neighborhoods Budget for All Project Phases	Previous Authorized Amount of Funds in LOCCS	Requested Changes to LOCCS Authorized Amount in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
1	1405 Supportive Services	\$ 4,436,250.00			
2	1408 Management Improvements	\$ -			
3	1409 Evaluation	\$ 300,000.00			
4	1410 Administration	\$ 1,209,400.00			
5	1430 Fees and Costs	\$ 2,808,000.00			
6	1440 Site Acquisition	\$ -			
7	1450 Site Improvement	\$ 570,600.00			
8	1460 Dwelling Structures	\$ 15,814,500.00			
9	1465 Dwelling Equipment-Nonexpendable	\$ -			
10	1470 Nondwelling Structures	\$ -			
11	1475 Nondwelling Equipment	\$ -			
12	1480 Critical Community Improvements	\$ 4,436,250.00			
13	1485 Demolition	\$ -			
14	1495 Relocation Costs - Residents	\$ -			
15	1496 Relocation Costs - Non-Residents	\$ -			
16	Total Funds Authorization	\$ 29,575,000.00	\$ -	\$ -	\$ -
17	U2000 Funds held in Reserve	\$ -	\$ 29,575,000.00		\$ 29,575,000.00
18	Amount of Grant	\$ 29,575,000.00			\$ 29,575,000.00

Signature of Executive Officer

X



Date

6/26/2016

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

	Louisville Metropolitan Housing Authority	Budget Revision Number	Grant Number
	Beecher Terrace / Russell Neighborhood Redevelopment		
		0	0

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	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
<b>1405</b>	<b>SUPPORTIVE SERVICES</b>						
	Project Manager (1 FTE)	\$375,000.00					\$ -
	Case Managers/Workforce Specialists (2 FTE)	\$600,000.00					\$ -
	Case Manager / Health Specialist (1 FTE)	\$325,000.00					\$ -
	Community Outreach Staff (2 PTE)	\$200,000.00					\$ -
	Benefits (29%)	\$435,000.00					\$ -
	LEARN Data System	\$60,000.00					\$ -
	Operations	\$340,000.00					\$ -
	Service Coordination and Travel	\$1,100,000.00					\$ -
	Local Service Partners:						\$ -
	4Cs	\$70,800.00					
	15K Degrees	\$48,000.00					
	Center for Neighborhoods	\$30,000.00					
	Fifth Third Bank (IDA account match)	\$60,000.00					
	Kentuckiana Works	\$60,000.00					
	Louisville Central Community Centers	\$60,000.00					
	Louisville Grows	\$10,000.00					
	Louisville Metro Community Services	\$150,000.00					
	Louisville Metro Police Department	\$76,775.00					
	Metro United Way	\$272,400.00					
	New Roots	\$6,000.00					
	St. Peters Church of Christ/MOLO Village CDC	\$48,000.00					
	The Beech	\$30,000.00					
	The Center for Women and Families	\$17,625.00					
	YMCA Kentuckiana	\$61,650.00					
		\$ 4,436,250.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Percentage of BLI Budget						

<b>1408</b>	<b>MANAGEMENT IMPROVEMENTS</b>						
							\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	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
<b>1409</b>	<b>EVALUATION</b>						
		\$ 300,000.00					\$ -
							\$ -
		\$ 300,000.00	\$ -	\$ -	\$ -	\$ -	\$ -

<b>1410</b>	<b>ADMINISTRATION</b>						
	Management, Oversight, Accounting, Marketing, Printing	\$ 1,209,400.00					\$ -
		\$ -					\$ -
		\$ 1,209,400.00					
	Percentage of authorized funds spread in LOCCS (Check for 10% holdback)						
<b>NEW TOTALS FOR HUD APPROVAL</b>							
	Percentage of BLI Budget						

<b>1430</b>	<b>FEES AND COSTS</b>						
	Architecture	\$ 2,385,750.00					\$ -
	Engineering/Survey	\$ 229,750.00					\$ -
	Environmental	\$ 192,500.00					\$ -
							\$ -
		\$ 2,808,000.00					
	Previous Approved Budget Totals						
<b>NEW TOTALS FOR HUD APPROVAL</b>							
	Percentage of BLI Budget						

<b>1440</b>	<b>SITE ACQUISITION</b>						
							\$ -
Prior Bdgt Date							
	Previous Approved Budget Totals						
<b>NEW TOTALS FOR HUD APPROVAL</b>							
	Percentage of BLI Budget						

<b>1450</b>	<b>SITE IMPROVEMENTS</b>						
	Site Preparation	\$ 570,600.00					\$ -
							\$ -
		\$ 570,600.00					

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	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
	<b>Previous Approved Budget Totals</b>						
	<b>NEW TOTALS FOR HUD APPROVAL</b>						
	Percentage of BLI Budget						

<b>1460</b>	DWELLING STRUCTURES						
	Construction - Residential	\$ 15,814,500.00					\$ -
							\$ -
		\$ 15,814,500.00					
	<b>Previous Approved Budget Totals</b>						
	<b>NEW TOTALS FOR HUD APPROVAL</b>						
	Percentage of BLI Budget						

<b>1465</b>	DWELLING EQUIPMENT - NONEXPENDABLE						\$ -
Prior Bdgt Date							
	<b>Previous Approved Budget Totals</b>						
	<b>NEW TOTALS FOR HUD APPROVAL</b>						
	Percentage of BLI Budget						

<b>1470</b>	NONDWELLING STRUCTURES						\$ -
	<b>Previous Approved Budget Totals</b>						
	<b>NEW TOTALS FOR HUD APPROVAL</b>						
	Percentage of BLI Budget						

<b>1475</b>	NONDWELLING EQUIPMENT						\$ -
	<b>Previous Approved Budget Totals</b>						
	<b>NEW TOTALS FOR HUD APPROVAL</b>						
	Percentage of BLI Budget						

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	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
1480	CRITICAL COMMUNITY IMPROVEMENTS						
	Baxter Community Center	\$ 2,000,000.00					\$ -
	Housing Rehab Program	\$ 650,000.00					\$ -
	Retail, Economic, Cultural Devt	\$ 1,226,250.00					\$ -
	Vacant & Abandoned Properties	\$ 260,000.00					\$ -
	Foodport- Healthy Foods, Placemaking	\$ 300,000.00					\$ -
							\$ -
		\$ 4,436,250.00					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

1485	DEMOLITION						
							\$ -
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

1495	RELOCATION COSTS - RESIDENTS						
							\$ -
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

1496	RELOCATION COSTS - NON RESIDENTS						
							\$ -
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Total Changes						
Previous Approved Budget Totals						
NEW BLI TOTAL						

**Attachment 19 – CCI Budget and Leverage**

**Louisville Metro Housing Authority**

**Att19CCIBudgetLeverage.pdf**

**Louisville Metro Housing Authority**  
**Attachment 19 - Critical Community Improvements (CCI) Budget and Leverage**

CCI Project	Budget			Leverage Source	Partners*
	CNI Funds	Leverage	Total		
Baxter Community Center Expansion	\$2,000,000	\$1,249,500	\$3,249,500	LMHA; Metro Parks	Metro Parks; The Beech; JCPS; LMPD
eCommerce Business Incubator	\$300,000	\$550,000	\$850,000	LCCC	Louisville Central Community Centers (LCCC); Louisville Metro Community Services
Media Production Center	\$300,000	\$1,200,000	\$1,500,000	KYCAAH	KY Center for African American Heritage (KYCAAH); Black Media Collaborative; University of Louisville
Placemaking Projects	\$300,000	\$58,205,000	\$58,505,000	Seed Capital KY	Seed Capital KY; Jefferson County Extension Service
Gap Financing: The Village @ West Jefferson	\$300,000	\$4,500,000	\$4,800,000	Molo Village CDC	Molo Village CDC; St. Peter's United Church of Christ
Owner-Occupied Home Rehab Program	\$390,000	\$300,000	\$690,000	CDBG	New Directions Housing Corp.; Center for Accessible Living
Rental Unit Rehab Program	\$260,000	\$200,000	\$460,000	CDBG	New Directions Housing Corp.
Targeted Redevelopment of Vacant and Abandoned Properties	\$260,000	\$200,000	\$460,000	CDBG	Louisville Metro Office of Vacant & Abandoned Property Administration
Business Attraction Loans	\$260,000	\$200,000	\$460,000	CDBG	West Louisville Chamber of Commerce
Microbusiness Loan Program	\$66,250	\$50,000	\$116,250	CDBG	Community Ventures; LCCC; Urban League
<b>Total Project Budget</b>	<b>\$4,436,250</b>	<b>\$66,654,500</b>	<b>\$71,090,750</b>		

\* As the Neighborhood Implementation Entity, Louisville Forward (a division of Louisville Metro Government, the Co-Applicant) will coordinate the implementation of all CCI projects.



**Attachment 20 – Housing Sources and Uses**

**Louisville Metro Housing Authority**

**Att20HousingSourcesUses.pdf**

## HOUSING SOURCES AND USES

<u>Housing Phases</u>	(Italicized funds are firmly committed)								
	<u>Total Funds</u>	<u>CHOICE Funds</u>	<u>LMHA Capital Funds</u>	<u>City of Louisville Funds</u>	<u>1st Mortgage Funds</u>	<u>LIHTC Equity</u>	<u>GP Capital Contribution (Recontributed Dev Fee)</u>	<u>Homeownership Financing (Private)</u>	<u>Homeownership Dnpmt/Second Mort</u>
Beecher - Phase 1	40,789,000	3,906,700	16,117,300	4,000,000	7,100,000	8,267,000	1,398,000	-	-
Beecher - Phase 2	22,410,750	7,235,400	1,996,350	1,660,000	-	11,519,000	-	-	-
Beecher - Phase 3	25,562,050	2,855,700	3,817,350	2,670,000	4,700,000	11,519,000	-	-	-
Beecher - Phase 4	25,542,700	2,798,000	3,855,700	2,670,000	4,700,000	11,519,000	-	-	-
Beecher - Phase 5	38,984,000	3,906,700	14,848,300	4,000,000	7,100,000	7,806,000	1,323,000	-	-
Beecher - Phase 6 (Acquired)	540,000	-	540,000	-	-	-	-	-	-
Beecher - Phase 7 (Homeownership)	3,735,311	-	-	-	-	-	-	2,400,000	1,335,311
Beecher - PBV Program	325,000	-	325,000	-	-	-	-	-	-
<b>Total</b>	<b>157,888,811</b>	<b>20,702,500</b>	<b>41,500,000</b>	<b>15,000,000</b>	<b>23,600,000</b>	<b>50,630,000</b>	<b>2,721,000</b>	<b>2,400,000</b>	<b>1,335,311</b>

## Attachment 20

## Choice Neighborhoods Implementation Grant

## Individual Phase Sources and Uses - Phase 1

(italicized funds are committed)

	<b>Total Funds</b>	<b>CHOICE Funds</b>	<b>LMHA Capital Funds</b>	<b>City of Louisville Funds</b>	<b>1st Mortgage Funds</b>	<b>LIHTC Equity</b>	<b>GP Capital Contribution (Recontributed Dev Fee)</b>	<b>Homeownership Financing (Private)</b>	<b>Homeownership Dnprmt/Second Mort</b>
	\$ 40,789,000	\$ 3,906,700	\$ 16,117,300	\$ 4,000,000	\$ 7,100,000	\$ 8,267,000	\$ 1,398,000	\$ -	\$ -
<b>Part A &amp; B</b>									
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	-	-	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	-	-	-	-	-	-	-	-	-
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - ON-SITE IMPROVEMENTS	1,220,000	305,000	915,000			-			
CONSTR - RESIDENTIAL	16,770,000	1,757,000	8,820,000	-	6,193,000	-			
CONSTR - MGT/CMTY/COMMERCIAL	1,100,000	550,000	550,000			-			
CONSTR - OTHER	-					-			
CONSTR - GEN REQ/OH/PROFIT	2,673,000	432,000	2,241,000			-			
CONSTR - PERMITS/TAX/FEES/MISC	191,000		191,000			-			
CONSTR - CONTINGENCY	1,098,000		1,098,000			-			
<b>SUBTOTAL</b>	<b>23,052,000</b>	<b>3,044,000</b>	<b>13,815,000</b>	-	<b>6,193,000</b>	-	-		
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	1,153,000	500,000	46,000			607,000			
ENGINEERING/SURVEY	173,000	-	-			173,000			
ENVIRONMENTAL	115,000	-	-			115,000			
FIN FEES - FIRST MORTGAGE INTEREST	160,000				160,000	-			
FIN FEES - SUBORDINATE LOAN INTEREST	-					-			
FIN FEES - OTHER FEES	284,000				284,000	-			
BRIDGE LOAN INTEREST/FEES	-				-	-			
BOND INTEREST	788,000					788,000			
BOND FEES	350,000					350,000			
INSURANCE	187,000		-			187,000			
PROFESSIONAL FEES/REPORTS	350,000		-			350,000			
MARKETING/ FF&E	338,000					338,000			
LEASEUP INTEREST/EXPENSES	463,000				463,000	-			
TITLE AND RECORDING	150,000		-			150,000			
TAX CREDIT FEES	113,000					113,000			
REAL ESTATE TAXES	3,000					3,000			
MISCELLANEOUS	-					-			
PROJECT CONTINGENCY	277,000					277,000			
DEVELOPER FEE - DEVELOPER (KHC Max)	3,355,000					3,355,000			
DEVELOPER FEE - OTHER (Also See part B)	2,236,000					838,000	1,398,000		
OPERATING RESERVE	623,000					623,000			
INSURANCE RESERVE	-					-			
<b>SUBTOTAL</b>	<b>11,118,000</b>	<b>500,000</b>	<b>46,000</b>	-	<b>907,000</b>	<b>8,267,000</b>	<b>1,398,000</b>		
<b>Part B</b>									
Public Improvements	2,930,000	-		2,930,000					
Administration	430,000	289,700	140,300	-					
Site Remediation	1,070,000	-	1,070,000						
Demolition, Other	1,400,000	-	330,000	1,070,000					
Outside Counsel - LMHA	167,000	-	167,000						
Relocation Costs	333,000	-	333,000	-					
Part B Developer Fee	-	-							
Soft Costs Site Prep/PI/ASA Fees/Developer F	216,000	-	216,000	-					
Evaluation	73,000	73,000	-						
<b>SUBTOTAL</b>	<b>6,619,000</b>	<b>362,700</b>	<b>2,256,300</b>	<b>4,000,000</b>	-	-	-		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	<b>40,789,000</b>	<b>3,906,700</b>	<b>16,117,300</b>	<b>4,000,000</b>	<b>7,100,000</b>	<b>8,267,000</b>	<b>1,398,000</b>		

## Attachment 20

## Choice Neighborhoods Implementation Grant

## Individual Phase Sources and Uses - Phase 2

(italicized funds are committed)

	Total <i>Funds</i>	CHOICE <i>Funds</i>	LMHA Capital <i>Funds</i>	City of Louisville <i>Funds</i>	1st Mortgage <i>Funds</i>	LIHTC <i>Equity</i>	GP Capital Contribution <i>(Recontributed Dev Fee)</i>	Homeownership <i>Financing (Private)</i>	Homeownership <i>Dnpmt/Second Mort</i>
	\$ 22,410,750	\$ 7,235,400	\$ 1,996,350	\$ 1,660,000	\$ -	\$ 11,519,000	\$ -	\$ -	\$ -
<b>Part A &amp; B</b>									
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	469,470					469,470			
<b>SUBTOTAL</b>	<b>469,470</b>	-	-	-	-	<b>469,470</b>	-		
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - ON-SITE IMPROVEMENTS	721,000	180,250	-	-	-	540,750	-		
CONSTR - RESIDENTIAL	9,913,000	5,725,500	202,850	-	-	3,984,650	-		
CONSTR - MGT/CMTY/COMMERCIAL	-	-	-	-	-	-	-		
CONSTR - OTHER	-					-	-		
CONSTR - GEN REQ/OH/PROFIT	1,489,000					1,489,000	-		
CONSTR - PERMITS/TAX/FEE/MISC	106,000					106,000	-		
CONSTR - CONTINGENCY	611,000					611,000	-		
<b>SUBTOTAL</b>	<b>12,840,000</b>	<b>5,905,750</b>	<b>202,850</b>	-	-	<b>6,731,400</b>	-		
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	642,000	642,000				-	-		
ENGINEERING/SURVEY	96,000	12,750				83,250	-		
ENVIRONMENTAL	64,000	48,000				16,000	-		
FIN FEES - FIRST MORTGAGE INTEREST	-				-	-	-		
FIN FEES - SUBORDINATE LOAN INTEREST	-					-	-		
FIN FEES - OTHER FEES	-				-	-	-		
BRIDGE LOAN INTEREST/FEES	540,000				-	540,000	-		
BOND INTEREST	-					-	-		
BOND FEES	-					-	-		
INSURANCE	104,000					104,000	-		
PROFESSIONAL FEES/REPORTS	300,000					300,000	-		
MARKETING/ FF&E	270,000					270,000	-		
LEASEUP INTEREST/EXPENSES	335,000				-	335,000	-		
TITLE AND RECORDING	120,000					120,000	-		
TAX CREDIT FEES	90,000					90,000	-		
REAL ESTATE TAXES	3,000					3,000	-		
MISCELLANEOUS	-					-	-		
PROJECT CONTINGENCY	154,000					154,000	-		
DEVELOPER FEE - DEVELOPER (KHC Max)	1,877,880					1,877,880	-		
DEVELOPER FEE - OTHER (Also See part B)	-					-	-		
OPERATING RESERVE	425,000					425,000	-		
INSURANCE RESERVE	-					-	-		
<b>SUBTOTAL</b>	<b>5,020,880</b>	<b>702,750</b>	-	-	-	<b>4,318,130</b>	-		
<b>Part B</b>									
Public Improvements	1,220,000	-	-	1,220,000					
Administration	340,000	340,000		-					
Site Remediation	440,000	228,900	211,100						
Demolition, Other	1,400,000	-	1,220,000	180,000					
Outside Counsel - LMHA	167,000	-	167,000						
Relocation Costs	333,000	-	73,000	260,000					
Part B Developer Fee	-	-	-						
Soft Costs Site Prep/PI/ASA Fees/Developer F	122,400	-	122,400	-					
Evaluation	58,000	58,000	-						
<b>SUBTOTAL</b>	<b>4,080,400</b>	<b>626,900</b>	<b>1,793,500</b>	<b>1,660,000</b>	-	-	-		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	<b>22,410,750</b>	<b>7,235,400</b>	<b>1,996,350</b>	<b>1,660,000</b>	-	<b>11,519,000</b>	-		

## Attachment 20

## Choice Neighborhoods Implementation Grant

## Individual Phase Sources and Uses - Phase 3

(italicized funds are committed)

	Total <u>Funds</u>	CHOICE <u>Funds</u>	LMHA Capital <u>Funds</u>	City of Louisville <u>Funds</u>	1st Mortgage <u>Funds</u>	LIHTC <u>Equity</u>	GP Capital Contribution <u>(Recontributed Dev Fee)</u>	Homeownership <u>Financing (Private)</u>	Homeownership <u>Dnpmt/Second Mort</u>
	\$ 25,562,050	\$ 2,855,700	\$ 3,817,350	\$ 2,670,000	\$ 4,700,000	\$ 11,519,000	\$ -	\$ -	\$ -
<b>Part A &amp; B</b>									
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	526,050					526,050			
<b>SUBTOTAL</b>	<b>526,050</b>	-	-	-	-	<b>526,050</b>	-		
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - ON-SITE IMPROVEMENTS	813,000	203,250				609,750			
CONSTR - RESIDENTIAL	11,174,000	1,807,250	1,809,250	-	3,629,000	3,928,500			
CONSTR - MGT/CMTY/COMMERCIAL	-	-				-			
CONSTR - OTHER	-					-			
CONSTR - GEN REQ/OH/PROFIT	1,678,000					1,678,000			
CONSTR - PERMITS/TAX/FEES/MISC	120,000					120,000			
CONSTR - CONTINGENCY	689,000					689,000			
<b>SUBTOTAL</b>	<b>14,474,000</b>	<b>2,010,500</b>	<b>1,809,250</b>	-	<b>3,629,000</b>	<b>7,025,250</b>	-		
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	724,000	362,000				362,000			
ENGINEERING/SURVEY	109,000	54,500				54,500			
ENVIRONMENTAL	72,000	36,000				36,000			
FIN FEES - FIRST MORTGAGE INTEREST	106,000				106,000	-			
FIN FEES - SUBORDINATE LOAN INTEREST	-					-			
FIN FEES - OTHER FEES	188,000				188,000	-			
BRIDGE LOAN INTEREST/FEES	450,000				450,000	-			
BOND INTEREST	-					-			
BOND FEES	-					-			
INSURANCE	118,000					118,000			
PROFESSIONAL FEES/REPORTS	300,000					300,000			
MARKETING/ FF&E	225,000					225,000			
LEASEUP INTEREST/EXPENSES	327,000				327,000	-			
TITLE AND RECORDING	100,000					100,000			
TAX CREDIT FEES	75,000					75,000			
REAL ESTATE TAXES	3,000					3,000			
MISCELLANEOUS	-					-			
PROJECT CONTINGENCY	173,000					173,000			
DEVELOPER FEE - DEVELOPER (KHC Max)	2,104,200					2,104,200			
DEVELOPER FEE - OTHER (Also See part B)	-					-			
OPERATING RESERVE	417,000					417,000			
INSURANCE RESERVE	-					-			
<b>SUBTOTAL</b>	<b>5,491,200</b>	<b>452,500</b>	-	-	<b>1,071,000</b>	<b>3,967,700</b>	-		
<b>Part B</b>									
Public Improvements	1,960,000	-	-	1,960,000					
Administration	290,000	290,000	-	-					
Site Remediation	710,000	54,700	655,300						
Demolition, Other	1,400,000	-	1,297,100	102,900					
Outside Counsel - LMHA	167,000	-		167,000					
Relocation Costs	333,000	-		333,000					
Part B Developer Fee	-	-	-						
Soft Costs Site Prep/PI/ASA Fees/Developer F	162,800	-	55,700	107,100					
Evaluation	48,000	48,000							
<b>SUBTOTAL</b>	<b>5,070,800</b>	<b>392,700</b>	<b>2,008,100</b>	<b>2,670,000</b>	-	-	-		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	<b>25,562,050</b>	<b>2,855,700</b>	<b>3,817,350</b>	<b>2,670,000</b>	<b>4,700,000</b>	<b>11,519,000</b>	-		

## Attachment 20

## Choice Neighborhoods Implementation Grant

## Individual Phase Sources and Uses - Phase 4

(italicized funds are committed)

	Total <u>Funds</u>	CHOICE <u>Funds</u>	LMHA Capital <u>Funds</u>	City of Louisville <u>Funds</u>	1st Mortgage <u>Funds</u>	LIHTC <u>Equity</u>	GP Capital Contribution <u>(Recontributed Dev Fee)</u>	Homeownership <u>Financing (Private)</u>	Homeownership <u>Dnpmt/Second Mort</u>
	\$ 25,542,700	\$ 2,798,000	\$ 3,855,700	\$ 2,670,000	\$ 4,700,000	\$ 11,519,000	\$ -	\$ -	\$ -
<b>Part A &amp; B</b>									
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	525,860					525,860			
<b>SUBTOTAL</b>	<b>525,860</b>	-	-	-	-	<b>525,860</b>	-		
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - ON-SITE IMPROVEMENTS	812,000	203,000				609,000			
CONSTR - RESIDENTIAL	11,168,000	1,786,250	1,789,900	-	4,594,000	2,997,850			
CONSTR - MGT/CMTY/COMMERCIAL	-					-			
CONSTR - OTHER	-					-			
CONSTR - GEN REQ/OH/PROFIT	1,677,000					1,677,000			
CONSTR - PERMITS/TAX/FEES/MISC	120,000					120,000			
CONSTR - CONTINGENCY	683,000					683,000			
<b>SUBTOTAL</b>	<b>14,460,000</b>	<b>1,989,250</b>	<b>1,789,900</b>	-	<b>4,594,000</b>	<b>6,086,850</b>	-		
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	723,000	338,750				384,250			
ENGINEERING/SURVEY	108,000	81,000				27,000			
ENVIRONMENTAL	72,000	54,000				18,000			
FIN FEES - FIRST MORTGAGE INTEREST	106,000				106,000	-			
FIN FEES - SUBORDINATE LOAN INTEREST	-					-			
FIN FEES - OTHER FEES	188,000					188,000			
BRIDGE LOAN INTEREST/FEES	450,000					450,000			
BOND INTEREST	-					-			
BOND FEES	-					-			
INSURANCE	117,000					117,000			
PROFESSIONAL FEES/REPORTS	300,000					300,000			
MARKETING/ FF&E	225,000					225,000			
LEASEUP INTEREST/EXPENSES	327,000					327,000			
TITLE AND RECORDING	100,000					100,000			
TAX CREDIT FEES	75,000					75,000			
REAL ESTATE TAXES	3,000					3,000			
MISCELLANEOUS	-					-			
PROJECT CONTINGENCY	173,000					173,000			
DEVELOPER FEE - DEVELOPER (KHC Max)	2,102,040					2,102,040			
DEVELOPER FEE - OTHER (Also See part B)	-					-			
OPERATING RESERVE	417,000					417,000			
INSURANCE RESERVE	-					-			
<b>SUBTOTAL</b>	<b>5,486,040</b>	<b>473,750</b>	-	-	<b>106,000</b>	<b>4,906,290</b>	-		
<b>Part B</b>									
Public Improvements	1,960,000	-	1,192,000	768,000					
Administration	290,000	-	290,000	-					
Site Remediation	710,000	287,000	421,000	2,000					
Demolition, Other	1,400,000	-		1,400,000					
Outside Counsel - LMHA	167,000	-		167,000					
Relocation Costs	333,000	-		333,000					
Part B Developer Fee	-	-							
Soft Costs Site Prep/PI/ASA Fees/Developer F	162,800	-	162,800						
Evaluation	48,000	48,000							
<b>SUBTOTAL</b>	<b>5,070,800</b>	<b>335,000</b>	<b>2,065,800</b>	<b>2,670,000</b>	-	-	-		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	<b>25,542,700</b>	<b>2,798,000</b>	<b>3,855,700</b>	<b>2,670,000</b>	<b>4,700,000</b>	<b>11,519,000</b>	-		

## Attachment 20

## Choice Neighborhoods Implementation Grant

## Individual Phase Sources and Uses - Phase 5

(italicized funds are committed)

	Total Funds	CHOICE Funds	LMHA Capital Funds	City of Louisville Funds	1st Mortgage Funds	LIHTC Equity	GP Capital Contribution (Recontributed Dev Fee)	Homeownership Financing (Private)	Homeownership Dnpmt/Second Mort
	\$ 38,984,000	\$ 3,906,700	\$ 14,848,300	\$ 4,000,000	\$ 7,100,000	\$ 7,806,000	\$ 1,323,000	\$ -	\$ -
<b>Part A &amp; B</b>									
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	-	-	-	-	-	-	-	-	-
<b>SUBTOTAL</b>	-	-	-	-	-	-	-	-	-
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - ON-SITE IMPROVEMENTS	1,219,000	304,750	746,250			168,000			
CONSTR - RESIDENTIAL	16,761,000	2,560,250	6,979,250	-	6,195,000	1,026,500	-		
CONSTR - MGT/CMTY/COMMERCIAL	-	-				-			
CONSTR - OTHER	-					-			
CONSTR - GEN REQ/OH/PROFIT	2,517,000		2,517,000			-			
CONSTR - PERMITS/TAX/FEES/MISC	180,000		180,000			-			
CONSTR - CONTINGENCY	1,034,000		1,034,000			-			
<b>SUBTOTAL</b>	<b>21,711,000</b>	<b>2,865,000</b>	<b>11,456,500</b>	-	<b>6,195,000</b>	<b>1,194,500</b>	-		
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	1,086,000	543,000	271,500			271,500			
ENGINEERING/SURVEY	163,000	81,500				81,500			
ENVIRONMENTAL	109,000	54,500				54,500			
FIN FEES - FIRST MORTGAGE INTEREST	160,000				160,000	-			
FIN FEES - SUBORDINATE LOAN INTEREST	-					-			
FIN FEES - OTHER FEES	282,000				282,000	-			
BRIDGE LOAN INTEREST/FEES	-				-	-			
BOND INTEREST	755,000					755,000			
BOND FEES	331,000					331,000			
INSURANCE	176,000		176,000			-			
PROFESSIONAL FEES/REPORTS	350,000		350,000			-			
MARKETING/ FF&E	338,000		338,000			-			
LEASEUP INTEREST/EXPENSES	463,000				463,000	-			
TITLE AND RECORDING	150,000					150,000			
TAX CREDIT FEES	113,000					113,000			
REAL ESTATE TAXES	3,000					3,000			
MISCELLANEOUS	-					-			
PROJECT CONTINGENCY	262,000					262,000			
DEVELOPER FEE - DEVELOPER (KHC Max)	3,174,000					3,174,000			
DEVELOPER FEE - OTHER (Also See part B)	2,116,000					793,000	1,323,000		
OPERATING RESERVE	623,000					623,000			
INSURANCE RESERVE	-					-			
<b>SUBTOTAL</b>	<b>10,654,000</b>	<b>679,000</b>	<b>1,135,500</b>	-	<b>905,000</b>	<b>6,611,500</b>	<b>1,323,000</b>		
<b>Part B</b>									
Public Improvements	2,930,000	-	-	2,930,000					
Administration	430,000	289,700	140,300						
Site Remediation	1,070,000	-		1,070,000					
Demolition, Other	1,400,000	-	1,400,000	-					
Outside Counsel - LMHA	167,000	-	167,000						
Relocation Costs	333,000	-	333,000	-					
Part B Developer Fee	-	-							
Soft Costs Site Prep/PI/ASA Fees/Developer F	216,000	-	216,000	-					
Evaluation	73,000	73,000							
<b>SUBTOTAL</b>	<b>6,619,000</b>	<b>362,700</b>	<b>2,256,300</b>	<b>4,000,000</b>	-	-	-		
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	<b>38,984,000</b>	<b>3,906,700</b>	<b>14,848,300</b>	<b>4,000,000</b>	<b>7,100,000</b>	<b>7,806,000</b>	<b>1,323,000</b>		

### Choice Neighborhoods Implementation Grant

#### Individual Phase Sources and Uses - Phase 6

(italicized funds are committed)

	<u>Total Funds</u>	<u>CHOICE Funds</u>	<u>LMHA Capital Funds</u>	<u>City of Louisville Funds</u>	<u>1st Mortgage Funds</u>	<u>LIHTC Equity</u>	<u>GP Capital Contribution (Recontributed Dev Fee)</u>	<u>Homeownership Financing (Private)</u>	<u>Homeownership Dnpmt/Second Mort</u>
	\$ 540,000	\$ -	\$ 540,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b><u>ACQUISITION COSTS</u></b>									
ACQUISITION	540,000	-	540,000	-	-	-	-	-	-
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	\$ 540,000	\$ -	\$ 540,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

### Choice Neighborhoods Implementation Grant

#### Individual Phase Sources and Uses - Phase 7

(italicized funds are committed)

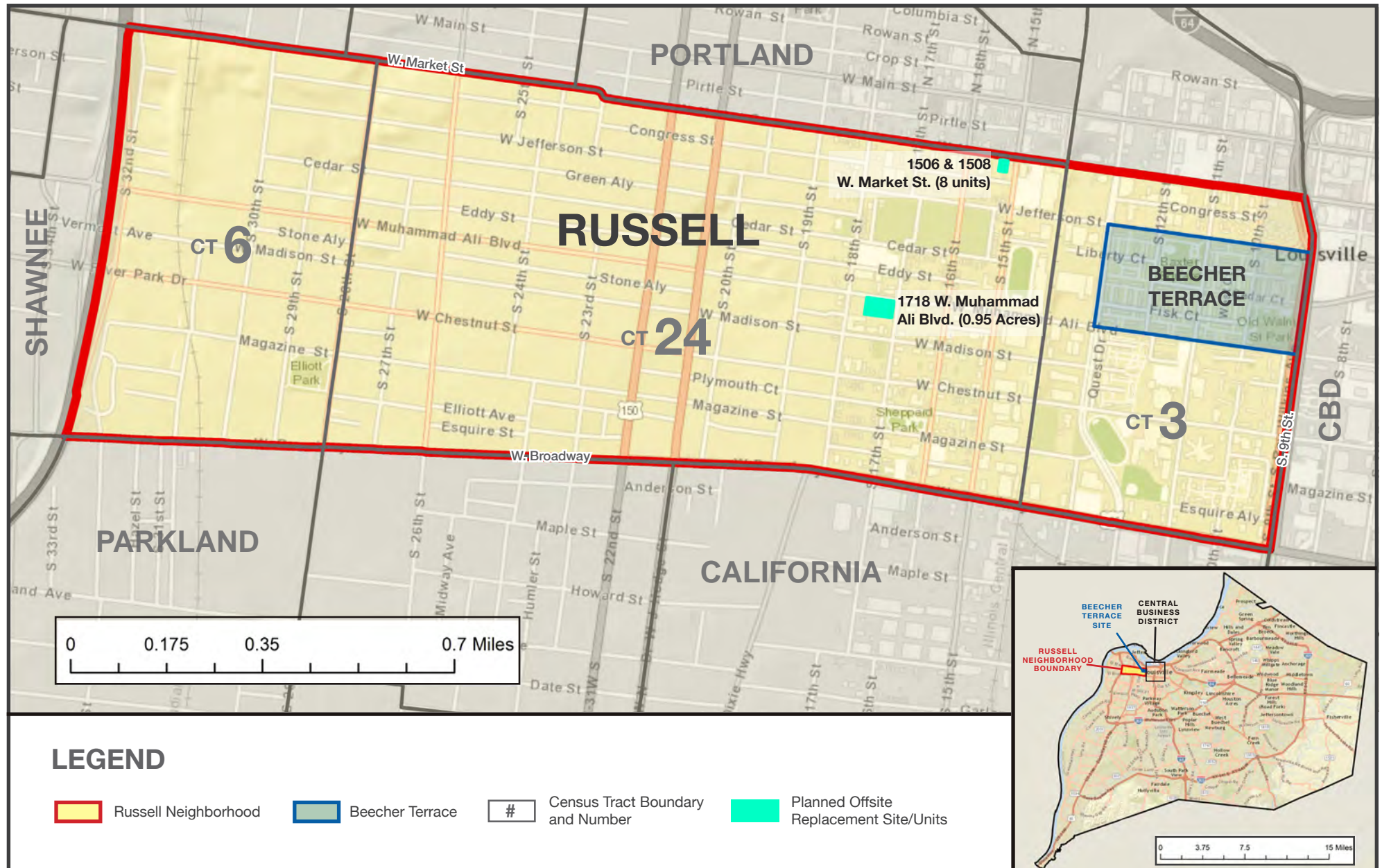
	<u>Total Funds</u>	<u>CHOICE Funds</u>	<u>LMHA Capital Funds</u>	<u>City of Louisville Funds</u>	<u>1st Mortgage Funds</u>	<u>LIHTC Equity</u>	<u>GP Capital Contribution (Recontributed Dev Fee)</u>	<u>Homeownership Financing (Private)</u>	<u>Homeownership Dnpmt/Second Mort</u>
	\$ 3,735,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000	\$ 1,335,311
<b><u>CONSTRUCTION COSTS</u></b>									
CONSTR - RESIDENTIAL	3,400,000	-	-	-	-	-	-	2,400,000	1,000,000
<b>SUBTOTAL</b>	<b>3,400,000</b>	-	-	-	-	-	-	<b>2,400,000</b>	<b>1,000,000</b>
<b><u>OTHER DEVELOPMENT COSTS</u></b>									
ARCHITECTURE	75,000	-	-	-	-	-	-	-	75,000
ENGINEERING/SURVEY	35,000	-	-	-	-	-	-	-	35,000
FIN FEES - OTHER FEES	225,311	-	-	-	-	-	-	-	225,311
<b>SUBTOTAL</b>	<b>335,311</b>	-	-	-	-	-	-	-	<b>335,311</b>
<b><u>TOTAL DEVELOPMENT COSTS</u></b>	\$ 3,735,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400,000	\$ 1,335,311



**Attachment 21 – City and Neighborhood Maps**

**Louisville Metro Housing Authority**

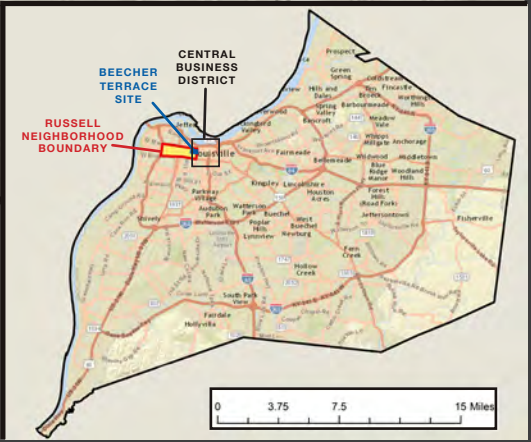
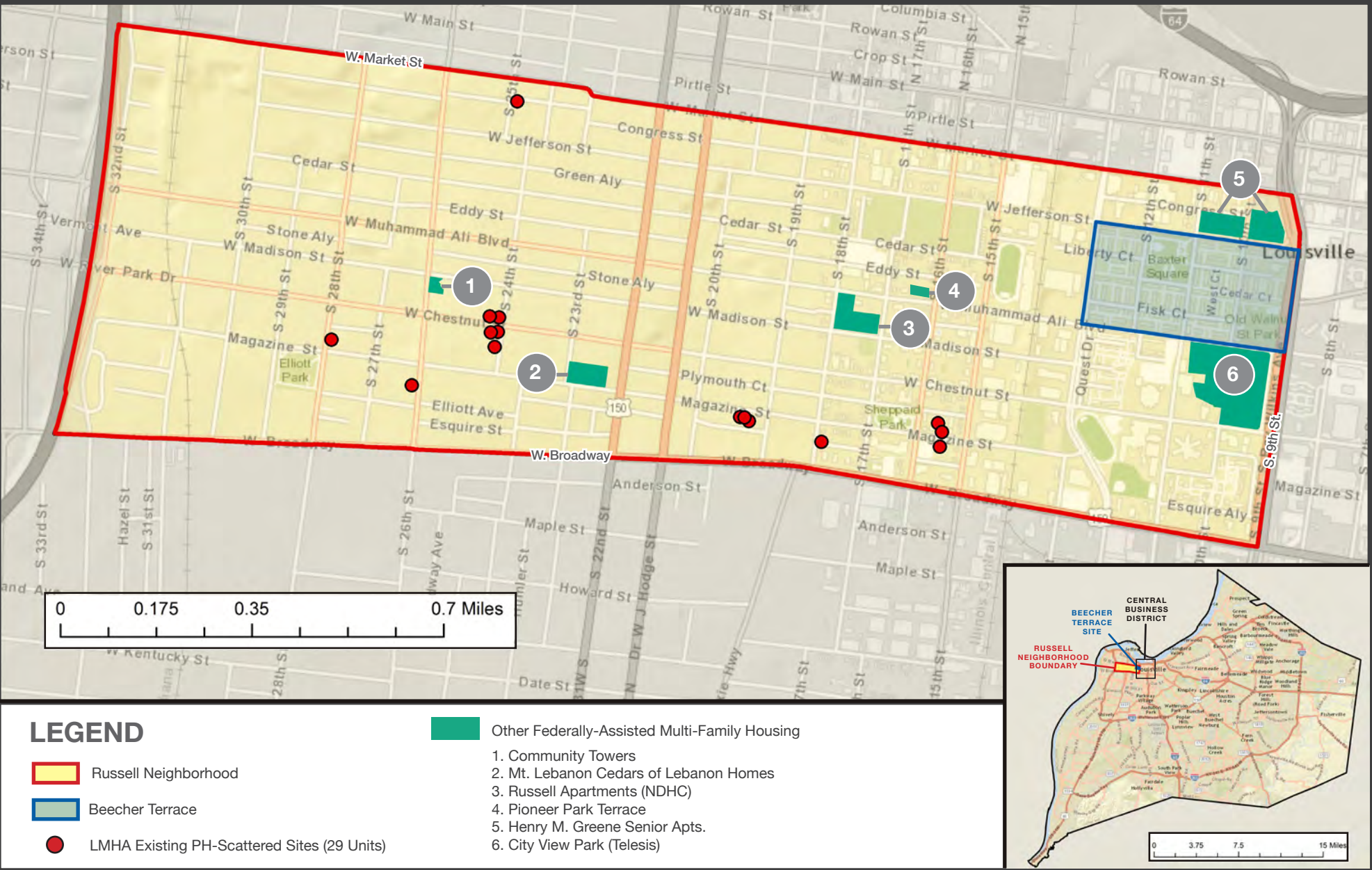
**Att21CityNeighborhoodMaps.pdf**





# ATTACHMENT 21D

## CITY AND NEIGHBORHOOD MAPS | OTHER SUBSIDIZED HOUSING

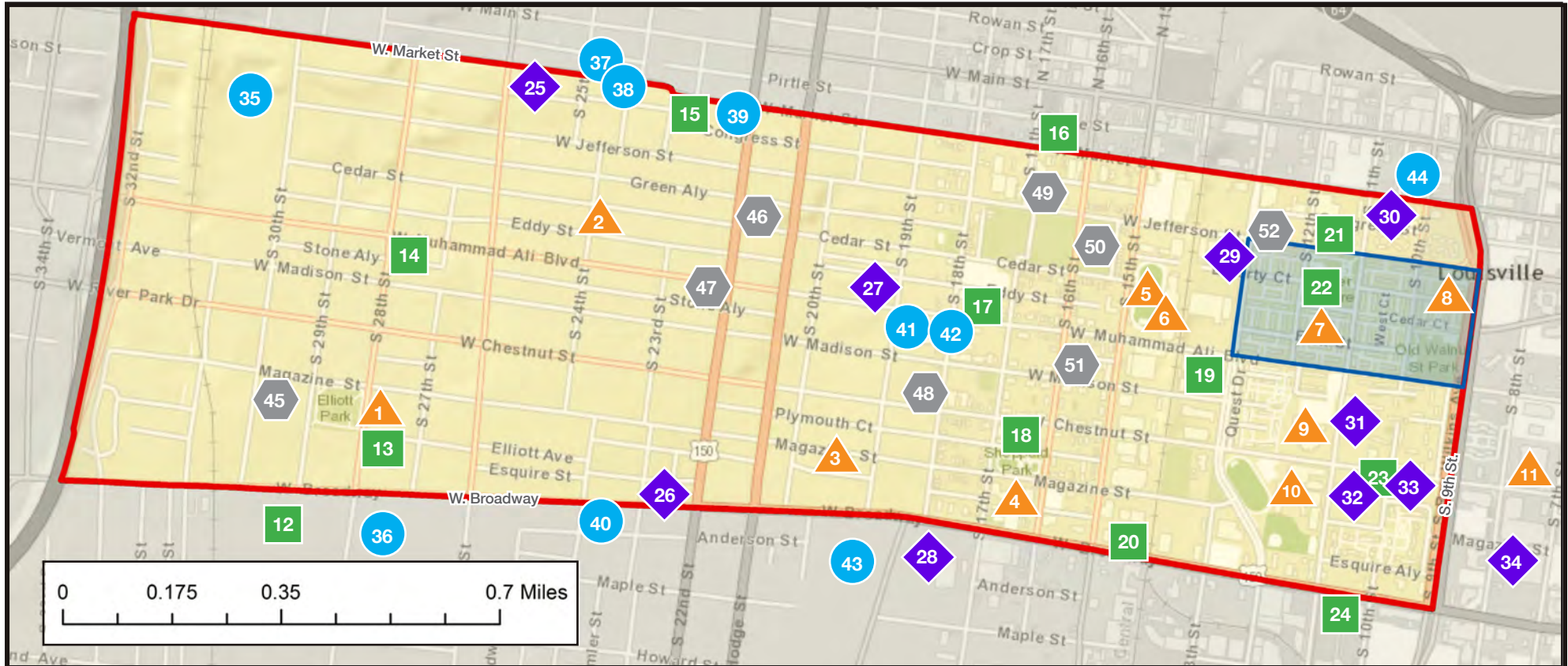


Prepared by the Louisville Metro Housing Authority, 27 June 2016  
 Sources: City of Louisville; Louisville Metro Housing Authority; US Census Bureau; Esri; USGS; OpenStreetMap

MAP-2

## ATTACHMENT 21E

# CITY AND NEIGHBORHOOD MAPS | NEIGHBORHOOD ASSETS



## LEGEND



### EDUCATION

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



### COMMUNITY RESOURCES

12. Nia Center & KentuckianaWorks
13. Oak & Acorn Intergenerational Center
14. Bougard College of Music & Art
15. Catholic Charities
16. 1619 Flux (Art Gallery/Event Space)
17. KY Center for African American Heritage
18. Plymouth Community Renewal Center
19. Old Walnut Street (LCCC)
20. Louisville Urban League
21. Louisville Fire Department Headquarters
22. Baxter Community Center
23. Public Library - Western Branch
24. Transit Authority of River City



### HEALTH & WELLNESS

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



### RETAIL / FOOD ACCESS

35. West Louisville FoodPort
36. Kroger Supermarket
37. Pic-Pac Supermarket
38. Southern Express Soul Food
39. KNM Food Mart (Convenience)
40. Family Dollar
41. Chef Space (Community Ventures Corp.)
42. Sweet Peaches (Restaurant)
43. Planned Walmart
44. Over the 9 (Restaurant)



### REVITALIZATION PROJECTS

45. Elliott Park Place Senior Apartments
46. Cedar Street Development
47. Zion Manor Senior Housing
48. Housing Partnership, Inc. Multi-family Rehab
49. Ouerbacker-Clement Mansion - (Oracle Design Group)
50. Pioneer Park
51. Hampton Place Apartments
52. St. Peter's United Church of Christ

  Russell Neighborhood

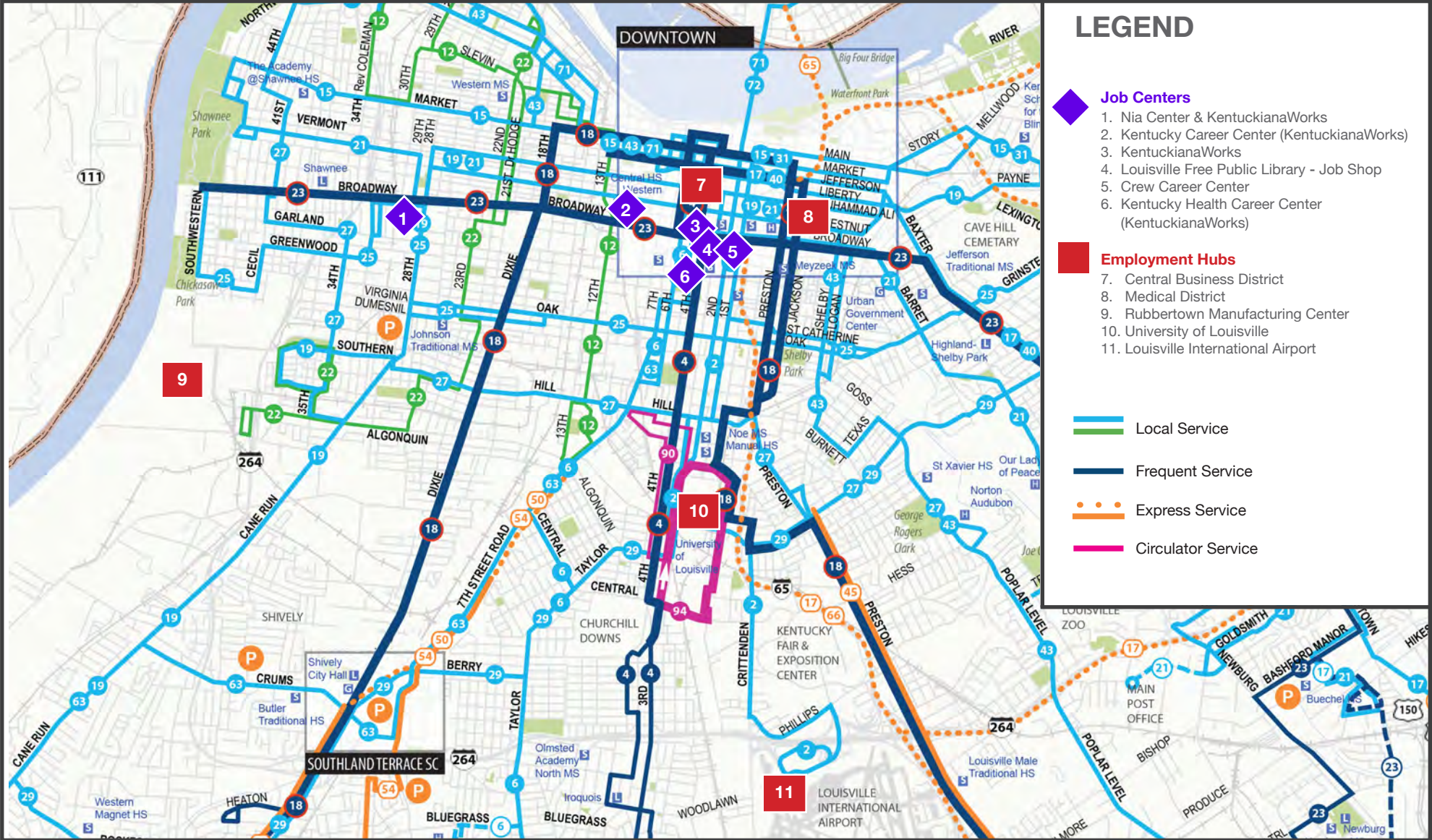
  Beecher Terrace

MAP-3



ATTACHMENT 21F

CITY AND NEIGHBORHOOD MAPS | JOB CENTERS AND PUBLIC TRANSPORTATION



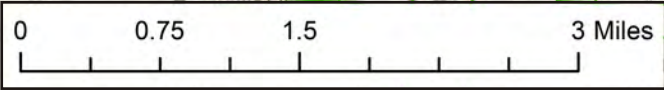
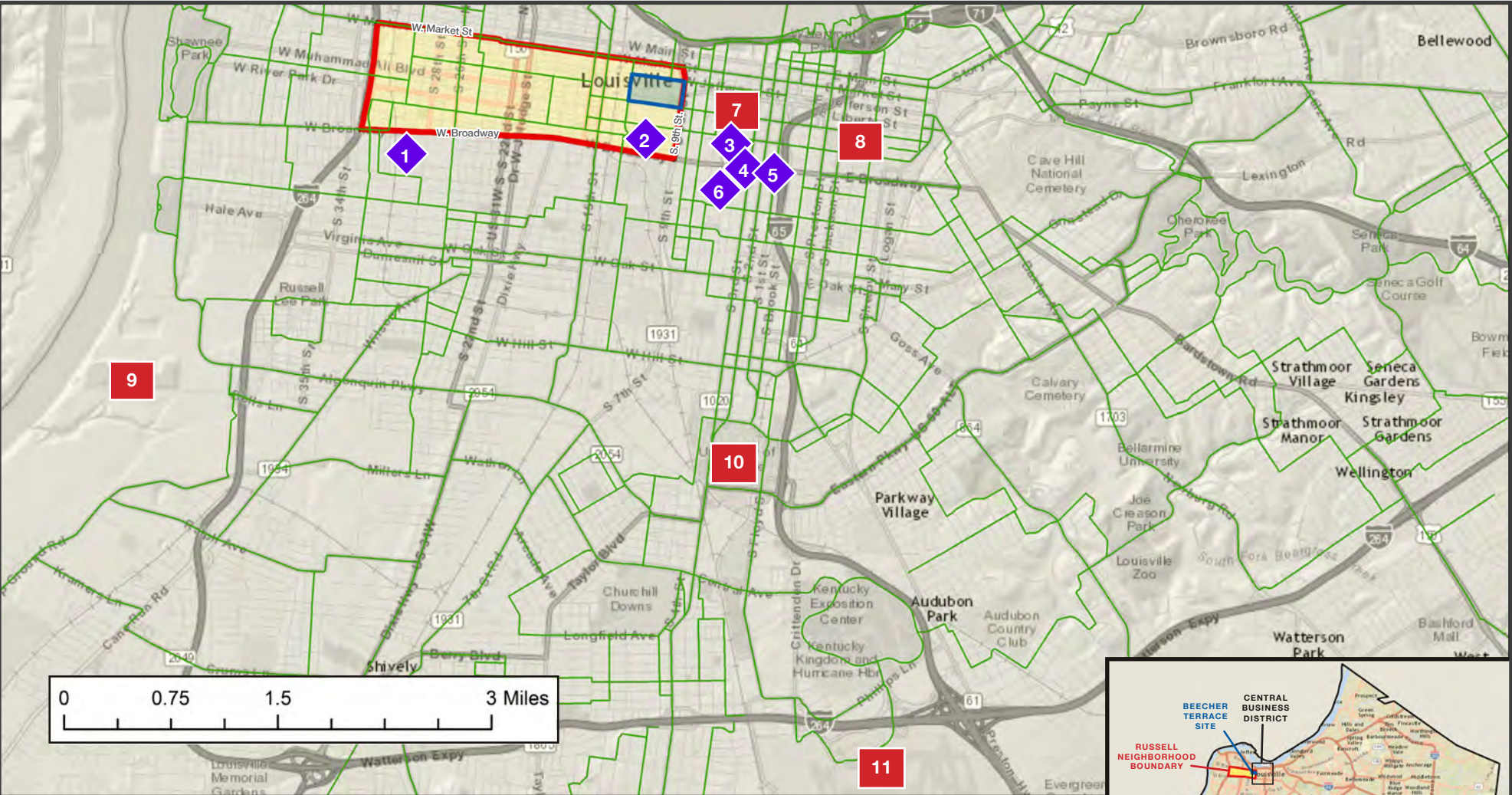
Prepared by the Louisville Metro Housing Authority, 27 June 2016  
Sources: City of Louisville; Louisville Metro Housing Authority; US Census Bureau; Esri; USGS; OpenStreetMap

MAP-4



# ATTACHMENT 21F

## CITY AND NEIGHBORHOOD MAPS | JOB CENTERS & BICYCLE-FRIENDLY ROUTES



### LEGEND

- Russell Neighborhood
- Beecher Terrace
- Bicycle Route



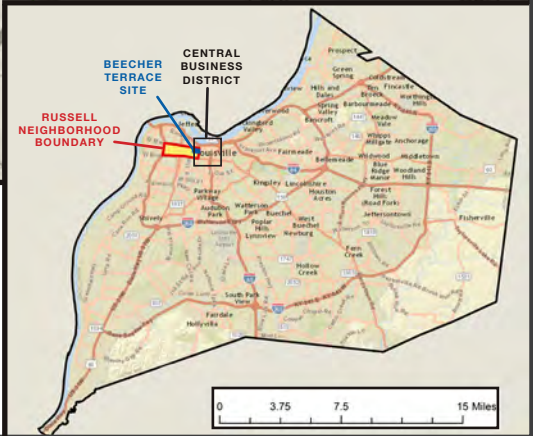
#### Job Centers

1. Nia Center & KentuckianaWorks
2. Kentucky Career Center (KentuckianaWorks)
3. KentuckianaWorks
4. Louisville Free Public Library - Job Shop
5. Crew Career Center
6. Kentucky Health Career Center (KentuckianaWorks)



#### Employment Hubs

7. Central Business District
8. Medical District
9. Rubbertown Manufacturing Center
10. University of Louisville
11. Louisville International Airport







**Attachment 22 – Photographs**

**Louisville Metro Housing Authority**

**Att22Photographs.pdf**



## ATTACHMENT 22 | PHOTOGRAPHS

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



Integrated Medical Solutions (IMS), purchased a property adjacent to Beecher Terrace on 13th Street in April 2016.



Louisville Central Community Centers' Old Walnut Street Development, home to their eCommerce Business Incubator



Louisville Central Community Centers' Mini-Versity Early Learning Child Development Center Downtown Campus



Chef Space, Community Venture's newly opened food business incubator, currently houses over 20 small food businesses



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



## ATTACHMENT 22 | PHOTOGRAPHS

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Rendering of future FoodPort, the 24-acre site will be home to many food based businesses



Site of future FoodPort, construction on the project is expected to begin soon



Sweet Peaches Restaurant



Junior Achievement Headquarters



Elliot Park Place, senior living apartments



## ATTACHMENT 22 | PHOTOGRAPHS

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Central High School's Main Campus



Roosevelt Perry Elementary School - Vision Russell Transformation Plan's focus school



The Old Walnut Street Park tennis courts are deteriorated and unusable



Kentucky Center for African American Heritage, home to planned Media Production Center



Rendering of Louisville Grows future Produce Park, adjacent to the FoodPort site



Housing Partnership, Inc.'s Zion Manor senior apartments



## ATTACHMENT 22 | PHOTOGRAPHS



Rsquared 40212 Idea Boards on vacant lots located in Russell



Park Duvalle Health Center, a federally qualified health center located in Russell, adjacent to Beecher Terrace - recently received a grant of \$1 million for expansion of services



City View Apartments, located south of Beecher Terrace



Western Branch Library, built in 1908, one of two Carnegie buildings in Russell



Metro Parks provides programming at Beecher in the Baxter Community Center which also houses the site's management office



## ATTACHMENT 22 | PHOTOGRAPHS

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St. Peter's United Church of Christ and future site of The Village, MOLO Village mixed use development



Beecher Terrace housing replacement units located at 15th and Market



Hampton Place Apartments developed by McCormack Baron



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



The 83 unit Russell Apartments and adjoining lot at 18th and Muhammad Ali, a planned Beecher Terrace housing replacement site

**Attachment 23 – Location of Housing Documentation/Map**

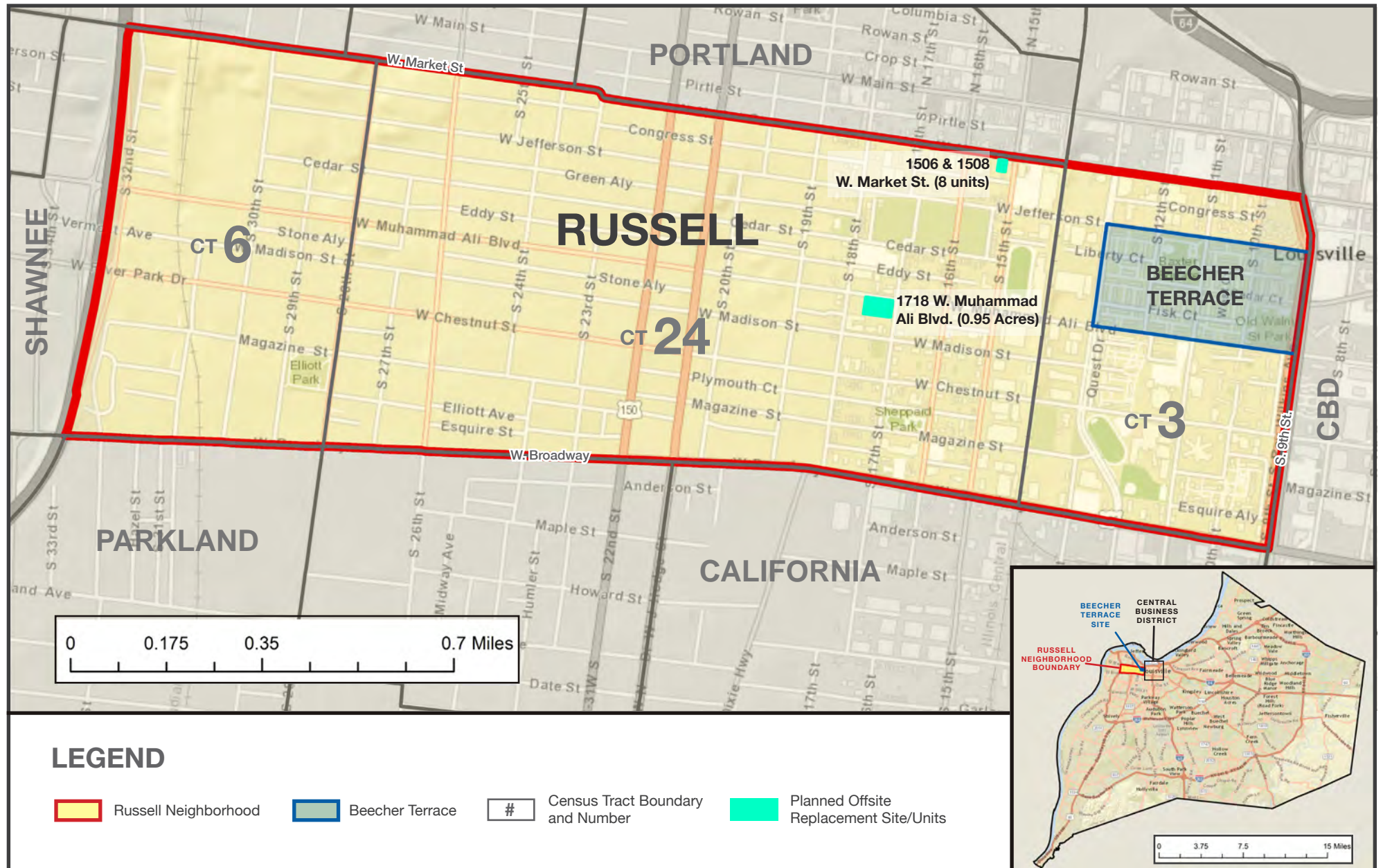
**Louisville Metro Housing Authority**

**Att23LocationHousingDocMap.pdf**



# ATTACHMENT 23

## CITY AND NEIGHBORHOOD MAPS | LOCATION OF HOUSING



**Attachment 24 – Neighborhood Investment Map**

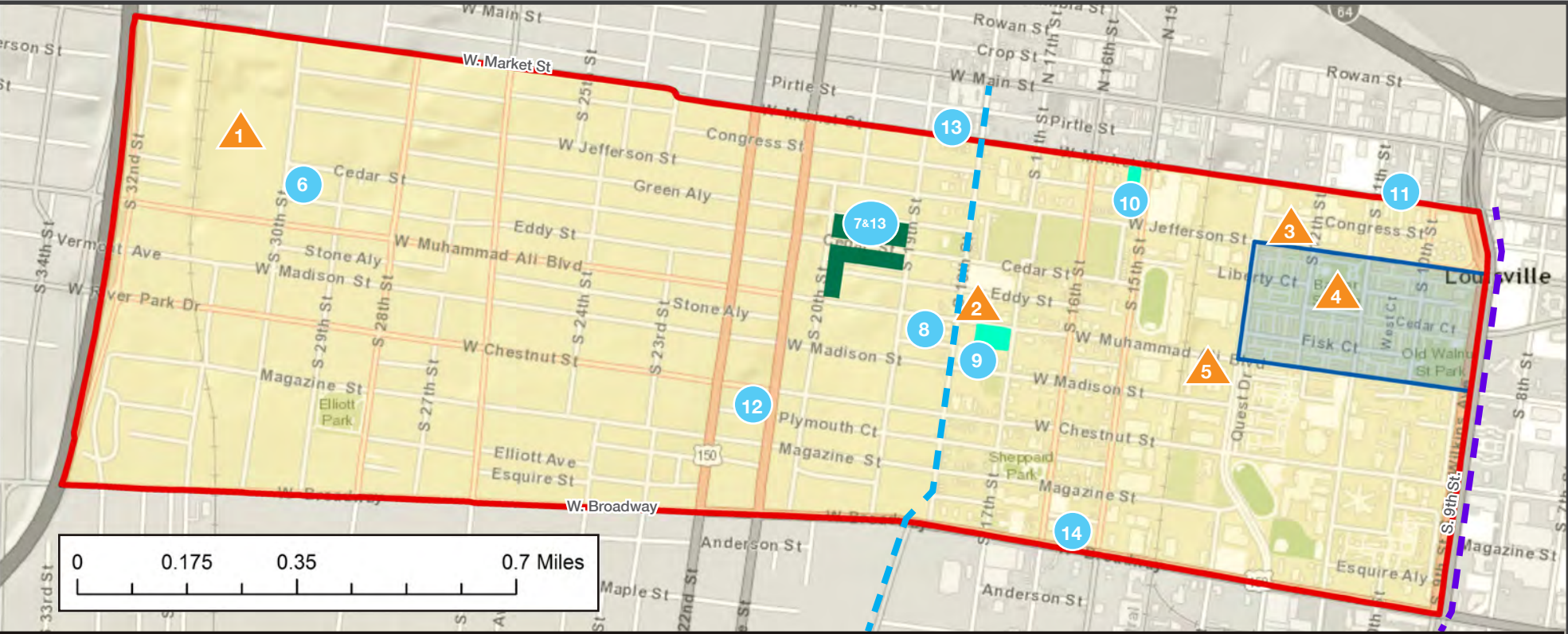
**Louisville Metro Housing Authority**

**Att24NeighborhoodInvestMap.pdf**



ATTACHMENT 24A-24D

NEIGHBORHOOD INVESTMENT MAP



**LEGEND**

Russell Neighborhood

Beecher Terrace

Cedar St. Development

Offsite Housing

**Critical Community Improvement (CCI) Projects**

1. Louisville FoodPort - \$58.2M + **\$300K CNI**
2. Media Center at KCAAH - \$1.2M + **\$300K CNI**
3. The Village @ W. Jefferson (Molo Village CDC) - \$4.5M + **\$300K CNI**
4. Baxter Community Center - \$1.2M + **\$2M CNI**
5. Old Walnut Street eCommerce Business Incubator (LCCC) - \$550K + **\$300K CNI**

**Russell-wide LMG - Funded CCI Projects**

- Owner-Occupied Home Rehab Program - \$300K + **\$390K CNI**
- Rental Unit Rehab Program - \$200K + **\$260K CNI**
- Targeted Redevelopment - Vacant & Abandoned Props - \$200K + **\$260K CNI**
- Business Attraction Loans - \$200K + **\$260K CNI**
- Microbusiness Loan Program - \$66K + **\$50K CNI**

**Neighborhood Investment Projects**

6. Louisville Grows (Produce Park) - \$20K
7. Community Ventures (Cedar St. Dev.) - \$6.7M
8. Community Ventures (Chef Space) - \$9.25M
9. NDHC (Russell Apts.) - \$755K
10. NDHC (W. Market St.) - \$640K
11. The Healing Place (Market St. Campus Expansion) - \$6.1M
12. The Healing Place (Recovery on Chestnut) - \$65K
13. Urban League (Cedar St. Dev.) - \$250K
14. Urban League (Mini Gold Course) - \$50K
15. Park Duvalle Comm. Health Center - \$1M

**Russell-wide Neighborhood Investment Projects**

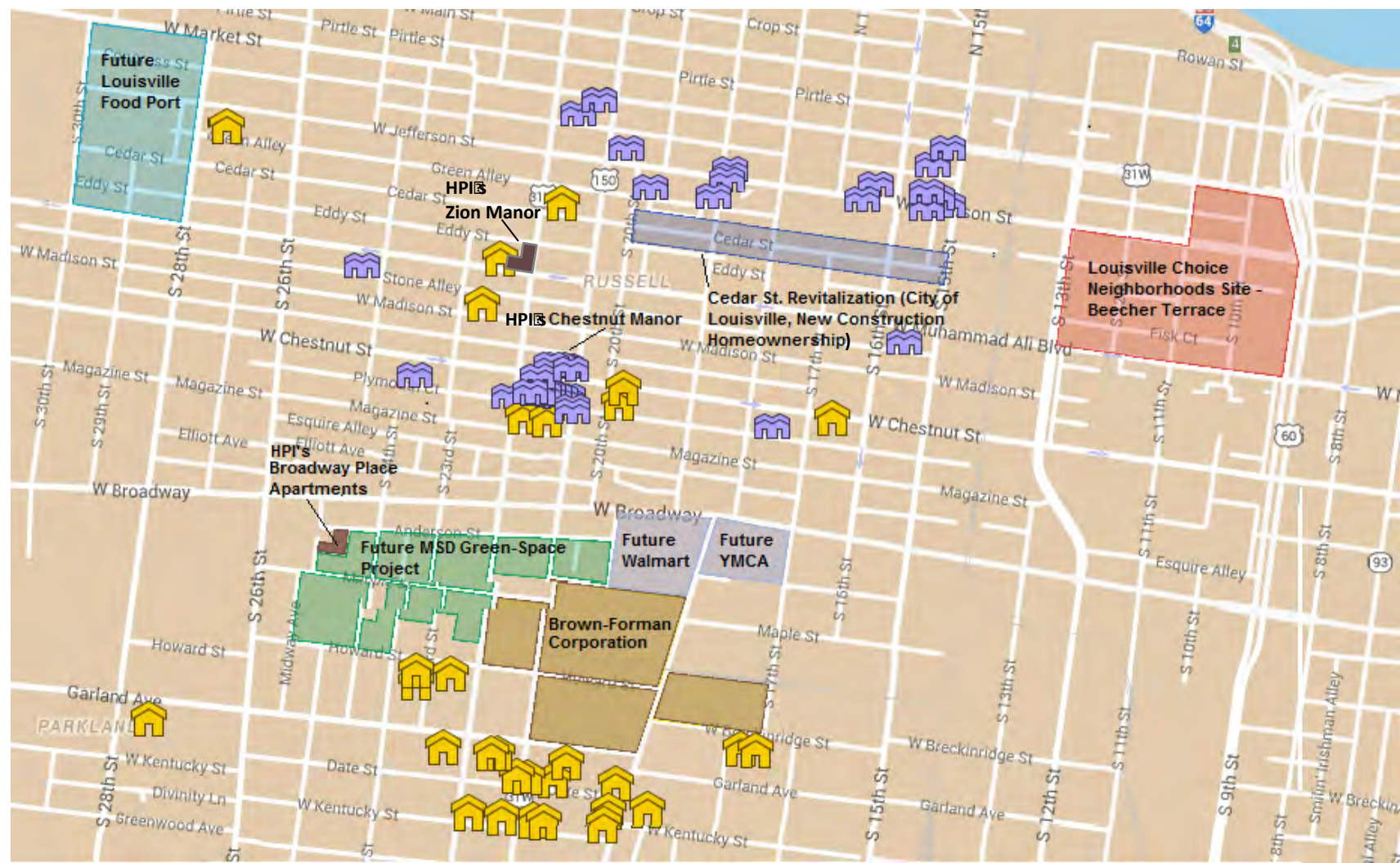
- New Directions Housing Corporation (Home & Rental Rehab/Preservation)- \$296K
- Brightside (Tree Planting) - \$26K
- Fund for the Arts (Public Art Project) - \$20K
- Louisville Grows (Tree Planting) - \$30K
- Housing Partnership, Inc. (Beyond 9th) - \$1.2M


**Other Projects:**

- 18th St. TIGER Grant (Begins in Russell) - \$2M
- 9th St. Streetscape Master Plan - \$225K


ATTACHMENT 24A.2

NEIGHBORHOOD INVESTMENT MAP | SCHEDULED HPI REHAB SITES ( MAP PROVIDED BY HPI )





Single family homes scheduled for rehab



Multifamily buildings scheduled for rehab



**Attachment 25 – Site Control for Target and Replacement Housing Sites to Be Developed  
by the Housing Implementation Entity**

**Louisville Metro Housing Authority**

**Att25SiteControlReplaceHousing.pdf**





June 26, 2016

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

Re: Site Control for Beecher Terrace Target Public Housing Site and Replacement Housing Sites

Dear Secretary Castro:

I hereby certify that the Louisville Metro Housing Authority (LMHA), the Lead Applicant for an FY 2016 Choice Neighborhoods Implementation Grant Program application for the Russell neighborhood in Louisville, KY, owns the application's target public housing site, Beecher Terrace, including land and buildings. LMHA purchased the 227 individual lots that together comprise Beecher Terrace between 1938 and 1939, and holds a deed for each. These 227 lots have since been "administratively merged" into the following five parcels of record:

Parcel ID	Address
014G01050000	S. 13 <sup>th</sup> St. (no street number)
014G00640000	1200 W. Jefferson St.
014H00010000	1100 Cedar Ct.
014H00070000	1000 W. Jefferson St.
014H00080000	300 Roy Wilkins Ave.

LMHA also has site control of three off-site replacement housing sites located in the Russell target neighborhood, including land and buildings, through legally-binding purchase agreements with New Directions Housing Corporation, each of which is dated June 27, 2016:

Parcel ID	Address
014A00790000	1506 W. Market St.
014A00780000	1508 W. Market St.
013A01070000	1718 W. Muhammad Ali Blvd.

LMHA will maintain site control of the parcels listed above through the later of the end of the grant term or until all replacement housing is built / rehabbed, unless otherwise approved by HUD.

Furthermore, LMHA will provide 438 project-based vouchers as replacement housing to be built in eligible Choice Neighborhoods replacement locations. For replacement units that will be provided through project-based vouchers, I certify that the provision of such project-based voucher replacement units will be done in accordance with the applicable regulations at 24 CFR 983. This certification has also been provided to the Housing Implementation Entity, McCormack Baron Salazar, Inc.

Sincerely,

Tim Barry, Executive Director

cc: Vincent Bennett, President, McCormack Baron Salazar, Inc.



**Attachment 26 – Capacity – Lead Applicant Documentation**

**Louisville Metro Housing Authority**

**Att26CapacityLeadApplicant.pdf**



1. Sheppard Square HOPE VI Community



2. Rehabbed St. Peter Claver Chapel (Sheppard Mgmt. Office)



3. Fitness Garden next to Management Office



4. Historic Presbyterian Community Center (under development)



5. Bates Memorial Church Campus



6. Jefferson County Public Schools Camp Edwards Early Childhood Education Complex



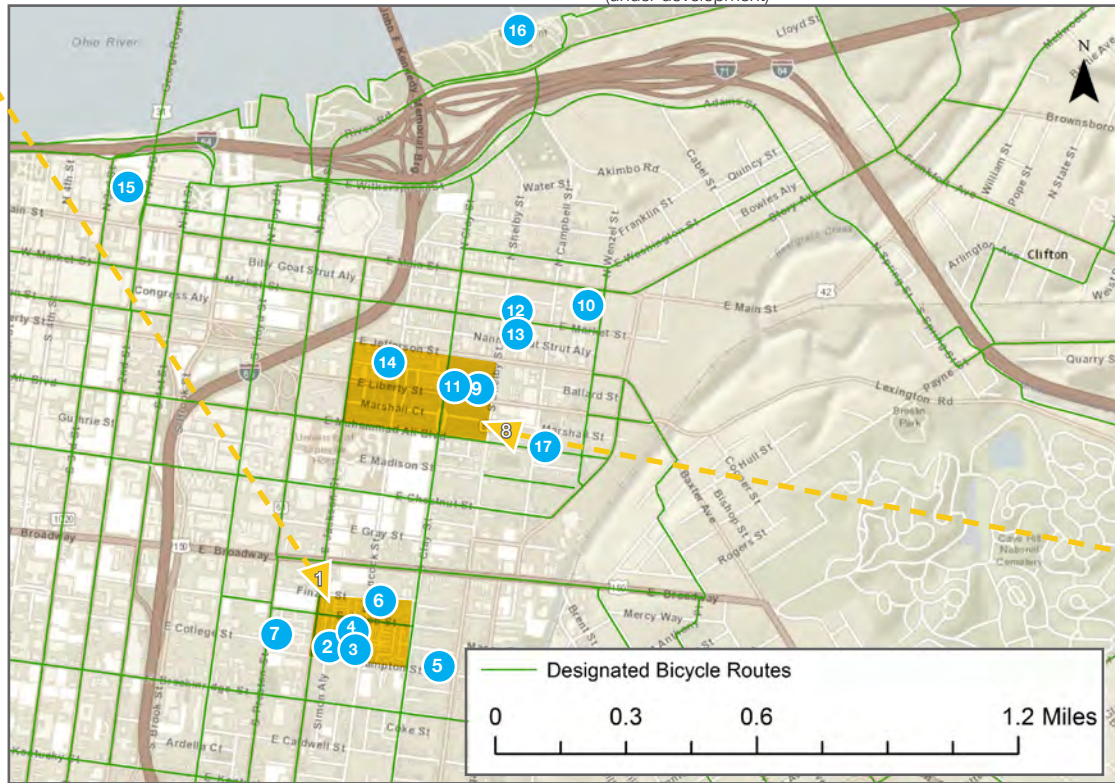
17. U of L Health Sciences Center



16. Waterfront Park



15. KFC Yum! Center



7. YouthBuild Louisville Headquarters



8. Liberty Green HOPE VI Community & St. Boniface Church



14. 310 Nulu (Market Rate Housing)



13. Please and Thank You Coffee Shop on Market



12. Commercial Strip Along Market Street



11. Nativity Academy at St. Boniface



10. Lincoln Elementary School



9. Rendering of ReSurfaced Public Commons

**Attachment 26**  
**LMHA (Applicant) Capacity**

<b>SOURCES</b>	<b>Liberty Green</b>	<b>Sheppard Square</b>
<b>LMHA</b>		
Capital Funds	\$ 23,590,000	\$ 6,901,000
Replacement Housing Funds	\$ 14,999,000	\$ 2,892,000
Section 8 Reserves	\$ 1,304,000	\$ 1,520,000
Section 5(h)	\$ 4,455,000	-
Off-Site Acquisition	-	\$ 4,615,000
Program Income	\$ 4,435,000	\$ 6,407,000
McKinney Funds	\$ 1,500,000	-
LMHADC Developer Fee/NSP	-	\$ 230,000
	\$ -	
<b>Subtotal Development Sources</b>	<b>\$ 50,283,000</b>	<b>\$ 22,565,000</b>
<b>Other Federal Sources</b>		
HOPE VI	\$ 40,000,000	\$ 22,000,000
HOME Funds	\$ 3,400,000	\$ 1,289,000
Community Dev. Block Grant	\$ 10,200,000	\$ 9,326,000
Development Funds	\$ 1,200,000	-
Federal Home Loan Bank	-	\$ 500,000
Neighborhood Stabilization Program	-	\$ 1,473,000
<b>Subtotal Other Federal Sources</b>	<b>\$ 54,800,000</b>	<b>\$ 34,588,000</b>
<b>Non-Federal Sources</b>		
Tax Credit Equity	\$ 34,742,000	\$ 34,919,000
First Mortgage Debt	\$ 1,702,000	\$ 3,257,000
Homeownership Debit & Down Payment	-	\$ 3,484,000
Deferred Developer Fee	\$ 189,000	\$ 223,000
Interest Income	\$ 183,000	-
<b>Subtotal Non-Federal Sources</b>	<b>\$ 36,816,000</b>	<b>\$ 41,883,000</b>
<b>TOTAL SOURCES</b>	<b>\$ 141,899,000</b>	<b>\$ 99,036,000</b>
<b>USES</b>		
Community Support Services	\$ 4,500,000	\$ 1,100,000
Demolition and Remediation	\$ 5,997,000	\$ 2,402,000
Relocation	\$ 1,317,000	\$ 375,000
LMHA Administration	\$ 3,294,000	\$ 2,551,000
Infrastructure	\$ 13,635,000	\$ 3,258,000
Other Acquisitions	\$ 2,430,000	\$ 500,000
Program Other Costs	\$ 4,417,000	-
Neighborhood Stabilization Program	-	\$ 1,473,000
Clarksdale Rental I (148 units)	\$ 21,708,000	-
Clarksdale Rental II (76 units)	\$ 11,052,000	-
Clarksdale Rental III (146 units)	\$ 22,196,000	-
Clarksdale Rental IV (73 units)	\$ 11,202,000	-
St. Francis Apts. (10 units)	\$ 810,000	-
St. Martins (26 units)	\$ 588,000	-
Village Manor Apts. (10 units)	\$ 965,000	-
CH6, Ltd. (69 units)	\$ 11,570,000	-
801 E. Broadway (22 units)	\$ 4,102,000	-
Liberty Green Off-Site Acquisitions (287 u	\$ 22,116,000	-
Sheppard B	-	\$ 13,708,000
Sheppard ACD	-	\$ 26,966,000
Sheppard EF	-	\$ 14,549,000
Sheppard PCC	-	\$ 12,465,000
Sheppard Off-Site Acquisitions	-	\$ 4,615,000
Sheppard Homeownership	-	\$ 3,714,000
Downtown Scholar House	-	\$ 11,360,000
<b>Subtotal Uses</b>	<b>\$ 141,899,000</b>	<b>\$ 99,036,000</b>
<b>TOTAL USES</b>	<b>\$ 141,899,000</b>	<b>\$ 99,036,000</b>

**Attachment 27 – Capacity – Neighborhood Implementation Entity Documentation**

**Louisville Metro Housing Authority**

**Att27CapacityNeighImpEnt.pdf**





1. Home rehabs



2. 1619 Flux Arts + Activism



3. Louisville Marine Hospital



4. Portland Wharf Park



Portland Neighborhood Banner



Restored Home



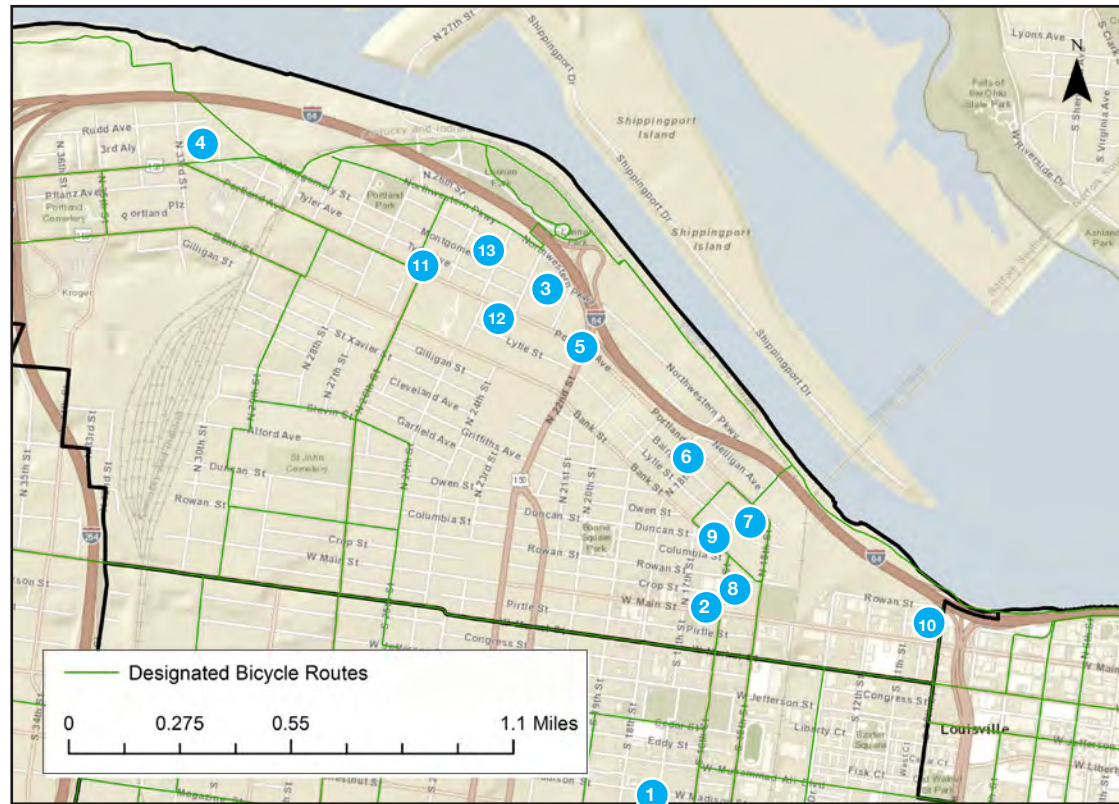
13. Compassion Building, formerly Portland Christian School



Historic map of Portland



12. Portland Museum



Prepared by the Louisville Metro Housing Authority, 27 June 2016  
Sources: City of Louisville; Louisville Metro Housing Authority; US Census Bureau; Esri; USGS; OpenStreetMap



4. Portland Wharf Park



5. Lanham Park



Portland Neighborhood Banner



11. James Bros. Ace Hardware



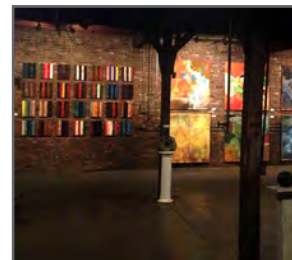
10. Peerless Distillery



9. Habitat for Humanity Offices



8. Waterfall Mural



7. Tim Faulkner Art Gallery



6. The Table, Louisville's first pay-what-you-can restaurant





1. Rail Corridor at Burnett Ave.



2. Bradford Mills



3. Goss Ave. Cotton Mill



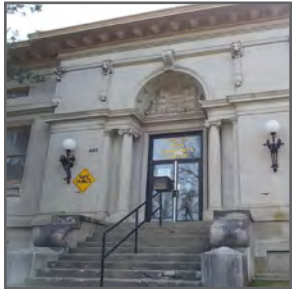
4. Goss Ave. Cotton Mill Interior



5. New Directions home rehabs



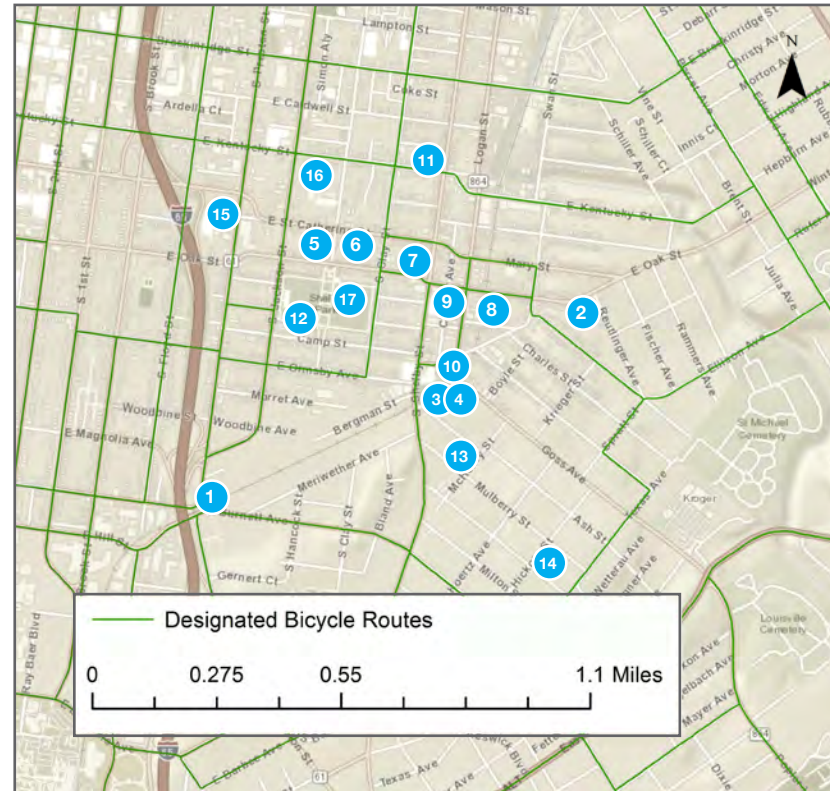
6. New Directions home rehab



17. Shelby Park Community Center



16. Jackson Woods Apartments



Prepared by the Louisville Metro Housing Authority, 27 June 2016  
Sources: City of Louisville; Louisville Metro Housing Authority; US Census Bureau; Esri; USGS; OpenStreetMap



7. Scarlett's Bakery



8. Mural at Community Bike Works



9. The Park, shared office space



15. Smoketown Apartments



14. Lydia House restaurant



13. Finn's Southern Kitchen



12. Olmsted-designed Shelby Park



11. Designated bike lanes



10. Three Points Mural and marker

**Attachment 28 – Capacity – Housing Implementation Entity Documentation**

**Louisville Metro Housing Authority**

**Att28CapacityHousingImpEnt.pdf**

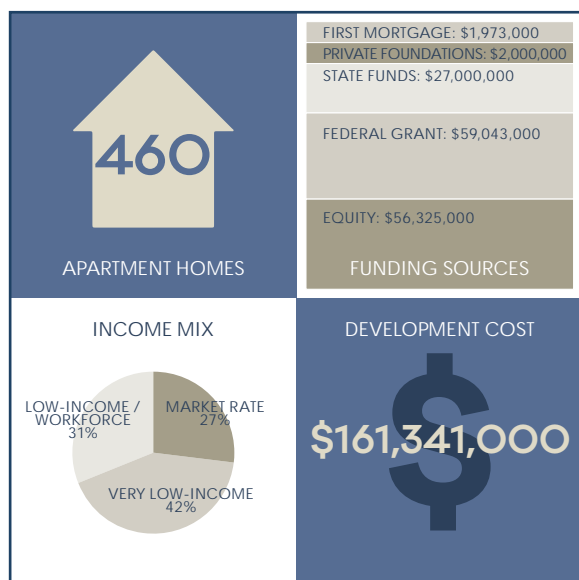
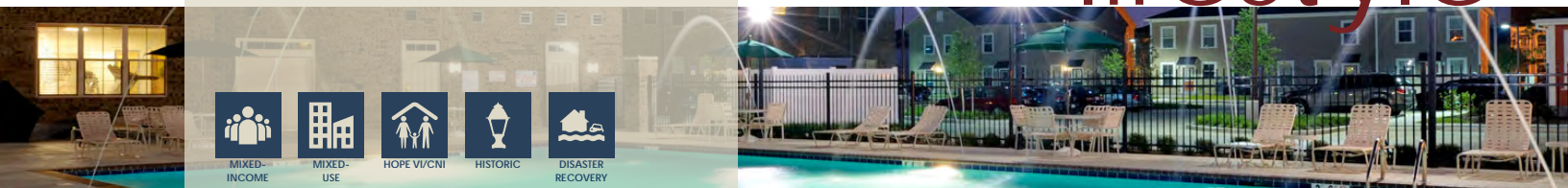
## Harmony Oaks

New Orleans, LA

Construction Start: 2009

Completion: 2011

# lifestyle



### Key Partners

**Development Team:** Central City Partners–McCormack Baron Salazar, New Orleans Neighborhood Development Collaborative (NONDC), Landwide Development

**Equity:** Goldman Sachs

**Financing:** U.S. Department of Housing and Development, Housing Authority of New Orleans (HANO), Louisiana Office of Community Development, Louisiana Industrial Development Board

**Additional Funding:** Annie E. Casey Foundation, Kresge Foundation, Greater New Orleans Foundation, Local Initiatives Support Corporation, Living Cities, Ford Foundation

**Architect/Planners:** KAI Design & BUILD, Torti Gallas & Partners, Inc.

**Contractor:** Woodward Design + Build

**Community & Supportive Services:** Urban Strategies, Inc.

**Property Manager:** McCormack Baron Management

Even before Katrina, the Housing Authority of New Orleans (HANO) knew it had to do something about the state of C. J. Peete, one of the notorious “big four” public housing sites. Since opening to fanfare in 1941, the development had become synonymous with violence, crime, addiction, and neglect, immortalized in popular music for the danger of its streets. By the time Katrina threatened in August 2005, most apartments had already been shuttered. Fewer than 100 families remained. Displacement from the hurricane was especially hard on the families who had been living at Peete. Housing vouchers did not cover utilities. Ties with social services were severed.

In 2007, when the Housing Authority of New Orleans selected the team of McCormack Baron Salazar, Landwide Development, and the New Orleans Neighborhood Development Collaborative to revitalize Peete, the site was in ruins, but the first order of business was to find scattered residents. This work fell to a non-profit partner, Urban Strategies, Inc., who managed to reconnect with 377 of 541 former Peete households. Urban Strategies also linked funding organizations with service providers in New Orleans to lay groundwork for long-term support in the community.

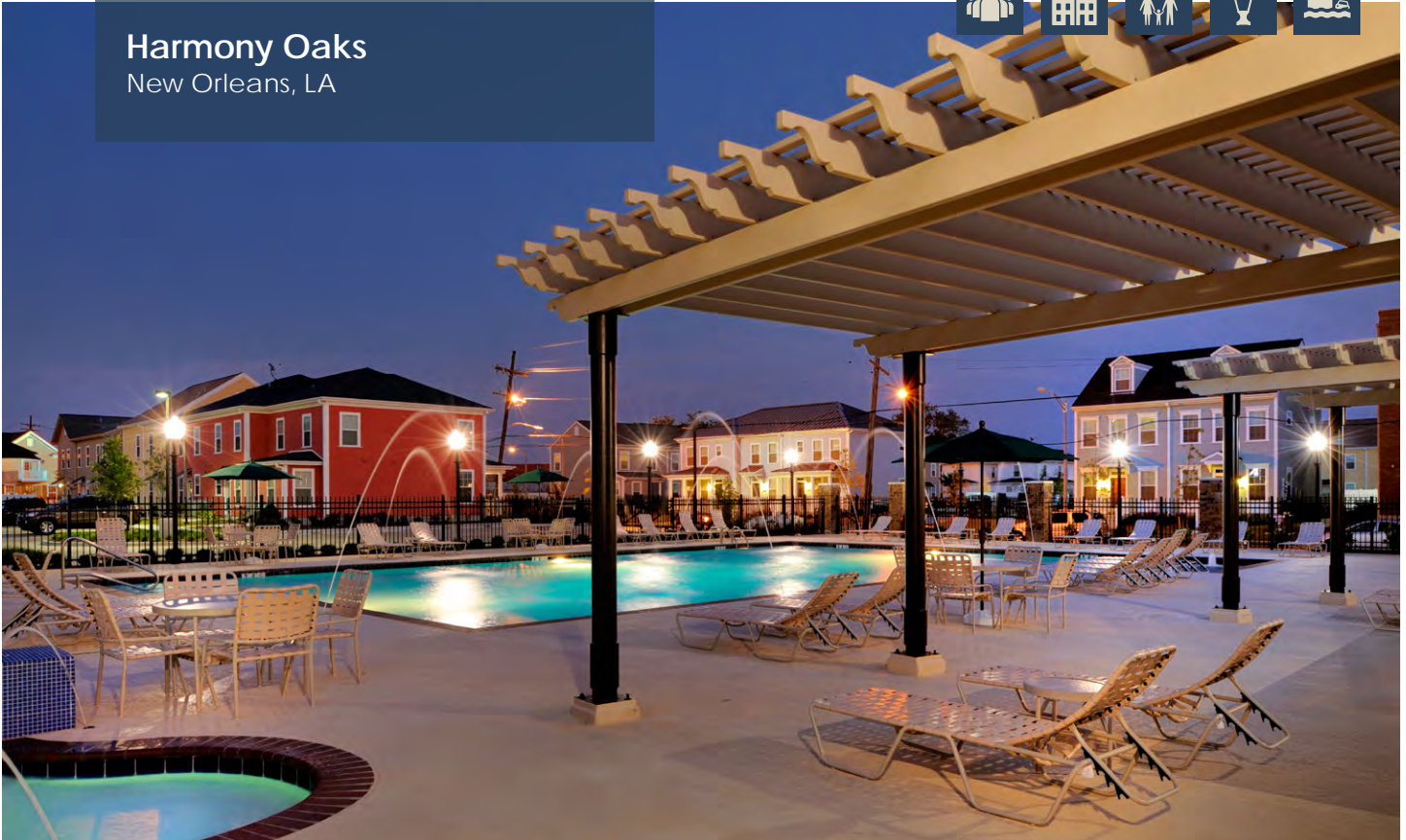
When it came time for a master plan, inclusion of grassroots leadership was key to the creation of a design that met the needs of all stakeholders, and provided residents a sense of ownership in their community.

Today, Harmony Oaks consists of 460 homes, 193 of them set aside for public housing residents, the remainder divided between workforce and market rate renters and homeowners. The community includes parks that preserve original live oaks, a renovated community center, a fitness room, community pool, tot lots and a playground. A new charter school, the KIPP Central City Academy, has been built on the site of the former Carter G. Woodson middle school in partnership with the Recovery School District and facilitated by McCormack Baron Salazar and Urban Strategies. At the north end of the community, Magnolia Marketplace features 6.5-acres of major retailers, providing both goods and services and jobs to Harmony Oaks’ residents.



# Harmony Oaks

New Orleans, LA



When it came time for a master plan, inclusion of grassroots leadership was key to the creation of a design that met the needs of all stakeholders, and provided residents a sense of ownership in their community.



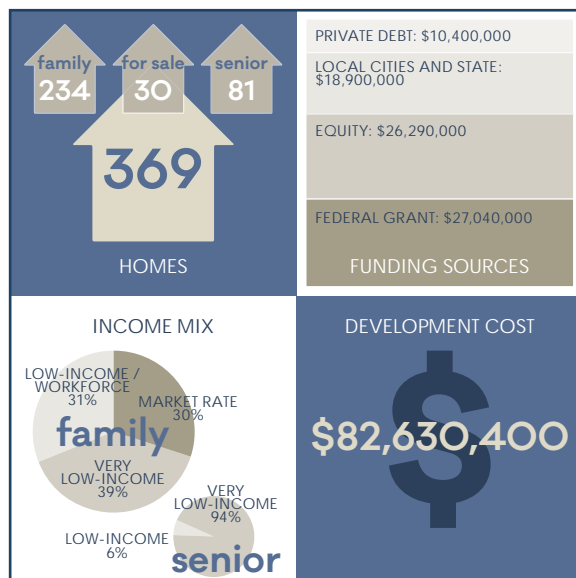
## Legends Park, Quimby Plaza & McKinley Park

Memphis, Tennessee

Construction Start: 2007

Completion: 2014

# lifestyle



### Key Partners

**Developers:** McCormack Baron Salazar, Community Capital

**Sponsor:** Memphis Housing Authority

**Financing:** U.S. Department of Housing and Urban Development, Memphis Housing Authority, City of Memphis Division of Housing and Community Development, Tennessee Housing Development Agency, U.S. Bancorp Community Development Corporation (Equity), SunAmerica Affordable Housing Partners (Equity), The Health, Education and Housing Facilities Board, MBS Urban Initiatives CDE, Enterprise Bank & Trust, Hope Community Credit Union, Center City Commission, Enterprise Bank & Trust, U.S. Bank, N.A.

**Architect:** Architecture, Incorporated, Self Tucker Architects (Phase V: McKinley Park)

**Engineer:** Tetra Tech

**General Contractor:** Caroma Construction Co., Populace Homes (Phase V: McKinley Park)

**Property Manager:** McCormack Baron Management

**Community and Supportive Services:** Urban Strategies and Urban Strategies Memphis HOPE, Women's Foundation for a Greater Memphis

The Dixie Homes public housing project was one of Memphis' first public housing projects. Completed in 1938, the 600-unit Dixie Homes became a place of choice for many aspiring African-American families seeking a stepping stone to success.

As the years passed, many of the most successful residents left the community. Federal funds to maintain the complex were insufficient and poorly allocated. By 2005, the site was only 80% occupied and the property was severely distressed. Attempting to address these problems along with the problems caused by concentrated poverty and lack of self-sufficiency, the Memphis Housing Authority partnered with development team McCormack Baron Salazar and Community Capital to submit an application for a HUD HOPE VI grant for the site in 2005.

The receipt of the HOPE VI grant resulted in the demolition of the entire Dixie Homes site and the implementation of the Master Plan to rebuild the community as a mixed-use, economically-integrated, multi-family, and intergenerational neighborhood. The five phase development includes two phases of family housing, a senior building, homeownership opportunities and a mixed-use building with management and commercial space.

The two family phases include 234 garden and townhouse-style apartments in sizes ranging from one to five bedrooms. Available to a spectrum of incomes, from very-low to unrestricted, the apartments are also designed to be environmentally sustainable, to reduce impact on the environment and increase residents' discretionary income.

The mixed-use phase, Quimby Plaza, includes a 5,500 square foot community center and management space for Legends Park, 24 units of market-rate rental housing, and 9,000 square feet of medical office space. Through a partnership with Methodist Healthcare, the main tenant of the office space is the Le Bonheur Children's Hospital Pediatric Outpatient Rehabilitation Clinic. The site also offers a wellness center, an outdoor swimming pool, additional community spaces, including a business and computer center, and a children's play area for Legends Park residents.

The senior building, Senior Living at Legends Park, has 81 one- and two-bedroom low-income apartment homes in an elevator-accessible, 3-story building. The universally-designed building has 100% visitability for disabled people and 5% of the apartments are fully accessible.

In addition to the 339 rental apartments, the Legends Park HOPE IV includes 30 for-sale houses in a new community named McKinley Park. The three- and four-bedroom houses are available to buyers with low and moderate incomes.



# Legends Park, Quimby Plaza & McKinley Park

Memphis, Tennessee



Legends Park is a sustainable, connected, mixed-use village in the heart of the Memphis Medical District.





Attachment 28  
SUMMARY BUDGET

	CJ Peete / Harmony Oaks	Memphis Medical District
<b>A. Proposal: Development Sources</b>		
HUD/FED	\$ 53,143,000	\$ 40,716,441
Tax Credit Equity	\$ 56,324,823	\$ 43,798,298
Local/City/State	\$ 27,000,000	\$ 9,553,826
Philanthropic/Other	\$ -	\$ -
First Mortgage	\$ 1,973,000	\$ 14,128,159
Private Construction Loan		\$ 1,104,333
<b>Subtotal Development Sources</b>	<b>\$ 138,440,823</b>	<b>\$ 109,301,057</b>
<b>B. Additional Grant Agreement Sources</b>		
HUD/FED	\$ 29,929,000	\$ 13,673,840
Local/City/State		\$ 23,229,566
Other	\$ 4,300,000	\$ 2,000,000
<b>Subtotal Part B Sources</b>	<b>\$ 34,229,000</b>	<b>\$ 38,903,406</b>
<b>TOTAL SOURCES (A &amp; B)</b>	<b>\$ 172,669,823</b>	<b>\$ 148,204,463</b>
<b>A. Uses of Funds for Development</b>		
Construction	\$ 92,198,888	\$ 77,683,487
A&E	\$ 4,889,583	\$ 5,370,493
Professional Fees & Reports	\$ 1,702,000	\$ 4,858,850
Fees/Insurance/Taxes	\$ 22,367,227	\$ 18,539,851
Marketing/FFE	\$ 2,244,000	\$ 2,848,376
Acquisition	\$ 15,039,125	\$ -
<b>Subtotal Project Development Costs</b>	<b>\$ 138,440,823</b>	<b>\$ 109,301,057</b>
<b>B. Additional Grant Agreement Uses</b>		
CSS	\$ 7,250,000	\$ 2,100,785
Site Prep/demo/PI	\$ 25,612,686	\$ 34,288,188
Relo	\$ 448,862	\$ 316,645
Program Management	\$ 917,452	\$ 2,197,788
<b>Subtotal Part B Uses</b>	<b>\$ 34,229,000</b>	<b>\$ 38,903,406</b>
<b>TOTAL PROJECT USES (A &amp; B)</b>	<b>\$ 172,669,823</b>	<b>\$ 148,204,463</b>



## Previous Participation Certification

OMB Approval No. 2502-0118  
(Exp. 05/31/2019)**US Department of Housing and Urban Development**  
Office of Housing/Federal Housing Commissioner**US Department of Agriculture**  
Farmers Home Administration


<b>Part I to be completed by Principals of Multifamily Projects</b> (See instructions) Choice Neighborhood Initiative Implementation Grant Application		<b>For HUD HQ/FmHA use only</b>	
Reason for submission: 1. Agency name and City where the application is filed U.S. Department of Housing and Urban Development, Washington, DC		2. Project Name, Project Number, City and Zip Code Beecher Terrace, Louisville, KY, 40203	
3. Loan or Contract amount \$ \$29,575,000	4. Number of Units or Beds 758	5. Section of Act 9	6. Type of Project (check one) <input type="checkbox"/> Existing <input type="checkbox"/> Rehabilitation <input checked="" type="checkbox"/> Proposed (New)

**7. List all proposed Principals and attach organization chart for all organizations**

Name and address of Principals and Affiliates (Name: Last, First, Middle Initial) proposing to participate	8 Role of Each Principal in Project	9. SSN or IRS Employer Number
McCormack Baron Salazar, Inc.	Developer   Housing Entity	43-1053637

Certifications: The principal(s) listed above hereby apply to HUD or USDA FmHA, as the case maybe, for approval to participate as principal(s) in the role(s) and project listed above. The principal(s) each certify that all the statements made on this form are true, complete and correct to the best of their knowledge and belief and are made in good faith, including any Exhibits attached to this form. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. The principal(s) further certify that to the best of their knowledge and belief:

- Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA FmHA and/or State and local government housing finance agencies in which the principal(s) have participated or are now participating.
- For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:
  - No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
  - The principals have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
  - There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the principals or their projects;
  - There has not been a suspension or termination of payments under any HUD assistance contract due to the principal's fault or negligence;
  - The principals have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
  - The principals have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
  - The principals have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;
- All the names of the principals who propose to participate in this project are listed above.
- None of the principals is a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
- None of the principals is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
- None of the principals have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(a). (If any principals or affiliates have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
- None of the principals is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.
- Statements above (if any) to which the principal(s) cannot certify have been deleted by striking through the words with a pen, and the relevant principal(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

Name of Principal	Signature of Principal	Certification Date(mm/dd/yyyy)	Area Code and Tel. No.
McCormack Baron Salazar, Inc.			314-621-3400
By: Vincent R. Bennett, President			
<b>This form prepared by (print name)</b> Cady Scott Seabaugh, McCormack Baron Salazar, Inc.		<b>Area Code and Tel. No.</b> 314-335-2932	

# Previous Participation Certification

OMB Approval No. 2502-0118  
(Exp. 05/31/2019)

**Schedule A: List of Previous Projects and Section 8 Contracts.** Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, **"No previous participation, First Experience"**.

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation Yes No If yes, explain		6. Last MOR rating and Physical Insp. Score and date
SEE ATTACHED						

## Part II- For HUD Internal Processing Only

Received and checked by me for accuracy and completeness; recommend approval or refer to Headquarters after checking appropriate box.

Date (mm/dd/yyyy)	Tel No. and area code	<input type="checkbox"/> A. No adverse information; form HUD-2530 approval recommended. <input type="checkbox"/> B. Name match in system	<input type="checkbox"/> C. Disclosure or Certification problem <input type="checkbox"/> D. Other (attach memorandum)
Staff	Processing and Control		
Supervisor	Director of Housing/Director, Multifamily Division	Approved <input type="checkbox"/> Yes <input type="checkbox"/> No	Date (mm/dd/yyyy)



### Instructions for Completing the Previous Participation Certificate, form HUD-2530

Carefully read these instructions and the applicable regulations. A copy of those regulations published at 24 C.F.R. 200.210 to 200.245 can be obtained from the Multifamily Housing Representative at any HUD Office. Type or print neatly in ink when filling out this form. Mark answers in all blocks of the form. If the form is not filled completely, it will delay approval of your application.

Attach extra sheets as you need them. Be sure to indicate "Continued on Attachments" wherever appropriate. Sign each additional page that you attach if it refers to you or your record.

**Carefully read the certification before you sign it.** Any questions regarding the form or how to complete it can be answered by your HUD Office Multifamily Housing Representative.

**Purpose:** This form provides HUD with a certified report of all previous participation in HUD multifamily housing projects by those parties making application. The information requested in this form is used by HUD to determine if you meet the standards established to ensure that all principal participants in HUD projects will honor their legal, financial and contractual obligations and are acceptable risks from the underwriting standpoint of an insurer, lender or governmental agency. HUD requires that you certify your record of previous participation in HUD/USDA-FmHA, State and Local Housing Finance Agency projects by completing and signing this form, before your project application or participation can be approved.

HUD approval of your certification is a necessary precondition for your participation in the project and in the capacity that you propose. If you do not file this certification, do not furnish the information requested accurately, or do not meet established standards, HUD will not approve your certification.

*Note that approval of your certification does not obligate HUD to approve your project application, and it does not satisfy all other HUD program requirements relative to your qualifications.*

### Who Must Sign and File Form HUD-2530:

Form HUD-2530 must be completed and signed by all principals applying to participate in HUD multifamily housing projects, including those who have no previous participation. The form must be signed and filed by all principals and their affiliates who propose participating in the HUD project. Use a separate form for each role in the project unless there is an identity of interest.

Principals include all individuals, joint ventures,

partnerships, corporations, trusts, non-profit organizations, any other public or private entity that will participate in the proposed project as a sponsor, owner, prime contractor, turnkey developer, managing agent, nursing home administrator or operator, packager, or consultant. Architects and attorneys who have any interest in the project other than an arm's length fee arrangement for professional services are also considered principals by HUD.

In the case of partnerships, all general partners regardless of their percentage interest and limited partners having a 25 percent or more interest in the partnership are considered principals. In the case of public or private corporations or governmental entities, principals include the president, vice president, secretary, treasurer and all other executive officers who are directly responsible to the board of directors, or any equivalent governing body, as well as all directors and each stockholder having a 10 percent or more interest in the corporation.

Affiliates are defined as any person or business concern that directly or indirectly controls the policy of a principal or has the power to do so. A holding or parent corporation would be an example of an affiliate if one of its subsidiaries is a principal.

**Exception for Corporations** - All principals and affiliates must personally sign the certificate except in the following situation. When a corporation is a principal, all of its officers, directors, trustees and stockholders with 10 percent or more of the common (voting) stock need not sign personally if they all have the same record to report. The officer who is authorized to sign for the corporation or agency will list the names and title of those who elect not to sign. However, any person who has a record of participation in HUD projects that is separate from that of his or her organization must report that activity on this form and sign his or her name. The objective is full disclosure.

**Exemptions** - The names of the following parties do not need to be listed on form HUD-2530: Public Housing Agencies, tenants, owners of less than five condominium or cooperative units and all others whose interests were acquired by inheritance or court order.

### Where and When Form HUD-2530 Must Be Filed:

The original of this form must be submitted to the HUD Office where your project application will be processed at the same time you file your initial project application. This form must be filed with applications for projects, or when otherwise required in the situations listed below:

- Projects to be financed with mortgages insured under the National Housing Act (FHA).
- Projects to be financed according to Section 202 of the Housing Act of 1959 (Elderly and

Handicapped).

- Projects in which 20 percent or more of the units are to receive a subsidy as described in 24 C.F.R. 200.213.
- Purchase of a project subject to a mortgage insured or held by the Secretary of HUD.
- Purchase of a Secretary-owned project.
- Proposed substitution or addition of a principal or principal participation in a different capacity from that previously approved for the same project.
- Proposed acquisition by an existing limited partner of an additional interest in a project resulting in a total interest of 25 percent or more or proposed acquisition by a corporate stockholder of an additional interest in a project resulting in a total interest of 10 percent or more.
- Projects with U.S.D.A., Farmers Home Administration, or with state or local government housing finance agencies that include rental assistance under Section 8 of the Housing Act of 1937. For projects of this type, form HUD-2530 should be filed with the appropriate applications directly to those agencies.

**Review of Adverse Determination:** If approval of your participation in a HUD project is denied, withheld, or conditionally granted on the basis of your record of previous participation, you will be notified by the HUD Office. You may request reconsideration by the HUD Review Committee. Alternatively, you may request a hearing before a Hearing Officer. Either request must be made in writing within 30 days from your receipt of the notice of determination.

If you do request reconsideration by the Review Committee and the reconsideration results in an adverse determination, you may then request a hearing before a Hearing Officer. The Hearing Officer will issue a report to the Review Committee. You will be notified of the final ruling by certified mail.

### Specific Line Instructions:

**Reason for submitting this Certification:** e.g., refinance, change in ownership, change in management agent, transfer of physical assets, etc.

**Block 1:** Fill in the name of the agency to which you are applying. For example: HUD Office, Farmers Home Administration District office, or the name of a State or local housing finance agency. Below that, fill in the name of the city where the office is located.

**Block 2:** Fill in the name of the project, such as "Greenwood Apts." If the name has not yet been selected, write "Name unknown." Below that, enter the HUD contract or project identification number, the Farmers Home Administration project number, or the State or local housing finance agency project or contract number. Include all project or contract

identification numbers that are relevant to the project. Also enter the name of the city in which the project is located, and the ZIP Code.

**Block 3:** Fill in the dollar amount requested in the proposed mortgage, or the annual amount of rental assistance requested.

**Block 4:** Fill in the number of apartment units proposed, such as "40 units." For hospital projects or nursing homes, fill in the number of beds proposed, such as "100 beds."

**Block 5:** Fill in the section of the Housing Act under which the application is filed.

**Block 7:** Definitions of all those who are considered principals and affiliates are given above in the section titled "Who Must Sign and File...."

**Block 8:** Beside the name of each principal, fill in the appropriate role. The following are examples of possible roles that the principals may assume: Owner/Mortgagor, Managing Agent, Sponsor, Developer, General Contractor, Packager, Consultant, Nursing Home Administrator etc.

**Block 9:** Fill in the Social Security Number or IRS employer number of every principal listed, including affiliates.

### Instructions for Completing Schedule A:

Be sure that Schedule A is filled-in completely, accurately and the certification is properly dated and signed, because it will serve as a legal record of your previous experience. All Multifamily Housing projects involving HUD/ FmHA, and State and local Housing Finance Agencies in which you have previously participated **must be** listed. Applicants are reminded that previous participation pertains to the individual principal within an entity as well as the entity itself. A newly formed company may not have previous participation, but the principals within the company may have had extensive participation and disclosure of that activity is required.

**Column 2. All previous projects must be listed or your certification cannot be processed.** Include the name of all projects, project number, city where it is located and the governmental agency (HUD, USDA-FmHA or state or local housing finance agency) that was involved.

**Column 3. List the role(s) as a principal, dates participated and if fee or identity of interest (IOI) with owners.**

**Column 4.** Indicate the current status of the loan. Except for current loan, the date associated with the status is required. Loans under a workout arrangement are considered assigned. For all noncurrent loans, an explanation of the status is required.

**Column 5.** Explain any project defaults during your participation.

**Column 6.** Provide the latest Management Review (MOR) rating and Physical Inspection score.

**Certification:** After you have completed all other parts of form HUD-2530, including schedule A, read the Certification carefully. In the box below the statement of the certification, fill in the names of all principals and affiliates as listed in block 7. Each principal should sign the certification with the exception in some cases of individuals associated with a corporation (see "Exception for Corporations" in the section of the instructions titled "Who Must Sign and File Form HUD-2530). Principal who is signing on behalf of the entity should attach signature authority document. Each principal who signs the form should fill in the date of the signature and a telephone number. By providing a telephone number, HUD can reach you in the event of any questions.

If you cannot certify and sign the certification as it is printed because some statements do not correctly describe your record, use a pen to strike through those parts that differ with your record, and then sign and certify.

Attach a signed statement of explanation of the items you have struck out on the certification. Item 2e. relates to felony convictions within the past 10 years. If you are convicted of a felony within the past 10 years, strike out 2e. and attach statement of explanation. A felony conviction will not necessarily cause your participation to be disapproved unless there is a criminal record or other evidence that your previous conduct or method of doing business has been such that your participation in the project would make it an unacceptable risk from the underwriting stand point of an insurer, lender or governmental agency.

The Department of Housing and Urban Development (HUD) is authorized to collect this information by law (42 U.S.C. 3535(d) and 24 C.F.R. 200.217) and by regulation at 24 CFR 200.210. This information is needed so that principals applying to participate in multifamily programs can become HUD-approved participants. The information you provide will enable HUD to evaluate your record with respect to established standards of performance, responsibility and eligibility. Without prior approval, a principal may not participate in a proposed or existing multifamily project. HUD uses this information to evaluate whether or not principals pose an unsatisfactory underwriting risk. The information is used to evaluate the potential principals and approve only individuals and organizations that will honor their legal, financial and contractual obligations.

**Privacy Act Statement:** The Housing and Community Development Act of 1987, 42 U.S.C. 3543 requires persons applying for a Federally-insured or guaranteed loan to furnish his/her Social Security Number (SSN). HUD must have your SSN for identification of your records. HUD may use your SSN for automated processing of your records and to make requests for information about you and your previous records with other public agencies and private sector sources. HUD may disclose certain information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as required and permitted by law. You must provide all of the information requested in this application, including your SSN.

**Public reporting burden** for this collection of information is estimated to average 1 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 agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.


A response is mandatory. Failure to provide any of the information will result in your disapproval of participation in this HUD program.



**2530 Previous Participation** U.S. Department of Housing  
and Urban Development  
Office of Housing/Federal Housing Commissioner

U.S. Department of Agriculture  
Rural Housing  
OMB Approval No. 2502-0118  
(Exp. 02/29/2016)

**Organization:** *MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)*

Name	TIN/SSN	Organization Type	Type of Ownership	Street Address	City	State or Country	Zip	Phone
MC CORMACK BARON SALAZAR, INC.	XXX-XX-3637	Corporation	Profit Motivated	720 Olive Street, Suite 2500	Saint Louis	MO	63101	314-621-3400 

**Schedule A: List of Previous Projects and Section 8 Contracts.**

Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. Note: Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "No previous participation, First Experience".

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011421 ALLEN MARKET LANE APARTMENTS SAINT LOUIS, MO	General Partner Fr: 01/01/1979 To: 07/31/2004	Paid Off 07/31/2004 Project Sold		N		Mgmt Rvw: Satisfactory 07/09/2004 HUD/Contractor Project Sold  Phy Ins: Score: 97 c Ins No: 119387 10/24/2001 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011421 ALLEN MARKET LANE APARTMENTS SAINT LOUIS, MO	Sponsor/ Developer Fr: 07/01/2004 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 07/14/2011 HUD/Contractor  Phy Ins: Score: 98 a Ins No: 561712 03/04/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800216180 Bassett Creek MINNEAPOLIS, MN	Sponsor/ Developer Fr: 12/01/2001 To: Current	Current Current N/A		N		Phy Ins: Score: 92 c* Ins No: 540381 04/11/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800216945 Bassett Creek Apartments Minneapolis, MN	Sponsor/ Developer Fr: 03/01/2002 To: Current	Current Current N/A		N		Phy Ins: Score: 92 b* Ins No: 542839 05/18/2015 HUD/Contractor

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (Indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)	800011456 BLAIR APARTMENTS SAINT LOUIS, MO	General Partner Fr: 04/01/1984 To: 12/31/1996	Paid Off 12/31/1996 Project Sold		N		Mgmt Rvw: Satisfactory 03/26/1992 HUD/Contractor Project Sold  Phy Ins: Not Available 12/31/1996 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)	800224256 Blumeyer IV St. Louis, MO	Sponsor/ Developer Fr: 03/08/2007 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 05/18/2011 HUD/Contractor  Phy Ins: Score: 97 b Ins No: 518826 10/31/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)	800221114 Blumeyer Phase III St. Louis, MO	Sponsor/ Developer Fr: 02/01/2005 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 05/18/2011 HUD/Contractor  Phy Ins: Score: 92 c* Ins No: 328746 05/14/2012 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)	800227056 Brick Stone Apartments @ 33rd South Salt Lake, UT	Sponsor/ Developer Fr: 08/08/2013 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 06/26/2014 HUD/Contractor  Phy Ins: Score: 97 c Ins No: 504711 03/14/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637)	800036825 CENTENNIAL PLACE PHASE I Atlanta, GA	Sponsor/ Developer Fr: 03/01/1996 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 03/28/2012 HUD/Contractor  Phy Ins: Score: 79 c* Ins No: 516880 05/22/2014 HUD/Contractor

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (Indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800036825 CENTENNIAL PLACE PHASE I Atlanta, GA	Sponsor/ Developer Fr: 02/23/2015 To: Current	Current Current		N		Mgmt Rvw: Superior 03/28/2012 HUD/Contractor  Phy Ins: Score: 79 c* Ins No: 516880 05/22/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800036836 CENTENNIAL PLACE PHASE II Atlanta, GA	Sponsor/ Developer Fr: 12/01/1996 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 03/28/2012 HUD/Contractor  Phy Ins: Score: 87 c* Ins No: 503400 02/10/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800036836 CENTENNIAL PLACE PHASE II Atlanta, GA	Sponsor/ Developer Fr: 09/16/2015 To: Current	Current Current		N		Mgmt Rvw: Superior 03/28/2012 HUD/Contractor  Phy Ins: Score: 87 c* Ins No: 503400 02/10/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800079681 CENTENNIAL PLACE PHASE III Atlanta, GA	Sponsor/ Developer Fr: 04/01/1998 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 03/29/2012 HUD/Contractor  Phy Ins: Score: 87 c* Ins No: 502526 02/14/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800209672 Centennial Place Phase IV Atlanta, GA	Sponsor/ Developer Fr: 02/01/1999 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 03/29/2012 HUD/Contractor  Phy Ins: Score: 87 c* Ins No: 540048 03/29/2016 HUD/Contractor
MC CORMACK BARON		Sponsor/ Developer Fr: 07/01/2011			N		No management review score.



1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
SALAZAR, INC. (XXX-XX-3637 )	800235158 DAYTON LANDING I DAYTON, OH	To: Current	Current Current N/A				Phy Ins: Score: 95 c* Ins No: 503135 08/21/2013 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800227415 DAYTON LANDING II APARTMENTS Dayton, OH	Sponsor/ Developer Fr: 10/28/2009 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 94 c* Ins No: 510961 10/21/2013 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800216668 dba Preservation Square SAINT LOUIS, MO	Sponsor/ Developer Fr: 02/01/1999 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 04/22/2011 HUD/Contractor  Phy Ins: Score: 69 c Ins No: 564821 04/18/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800219073 DUNELAND VILLAGE APARTMENTS Gary, IN	Sponsor/ Developer Fr: 09/01/2003 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 09/19/2006 HUD/Contractor  Phy Ins: Score: 97 c* Ins No: 502573 09/03/2013 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800040731 GREENWOOD MANOR DECATUR, IL	General Partner Fr: 09/01/1981 To: 07/31/1993	Paid Off 07/31/1993 Project Sold		N		Mgmt Rvw: Not Available 07/31/1993 HUD/Contractor Project Sold  Phy Ins: Not Available 07/31/1993 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011601 HAMILTON APARTMENTS SAINT LOUIS, MO	General Partner Fr: 06/01/1979 To: 11/09/2011	Paid Off 11/09/2011 Project Sold		N		Mgmt Rvw: Satisfactory 09/14/2011 HUD/Contractor Project Sold  Phy Ins: Score: 81 c Ins No: 320352 10/12/2010 HUD/Contractor

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
							Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800233370 Hampton Place Phase I Louisville, KY	Sponsor/ Developer Fr: 09/24/2010 To: 12/31/2010	Paid Off 12/31/2010 Project Sold		N		Project Sold  Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800048346 HAYES VALLEY APARTMENTS San Francisco, CA	Sponsor/ Developer Fr: 11/01/1996 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 08/19/2009 HUD/Contractor  Phy Ins: Score: 92 c* Ins No: 517689 11/07/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800075697 HAYES VALLEY APTS.-PHASE II SAN FRANCISCO, CA	Sponsor/ Developer Fr: 12/01/1997 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 08/19/2009 HUD/Contractor  Phy Ins: Score: 91 c* Ins No: 541935 03/12/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800219815 Heritage Park II (Near North) Minneapolis, MN	Sponsor/ Developer Fr: 07/01/2003 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 80 c* Ins No: 329027 05/04/2012 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800221014 Heritage Park III Minneapolis, MN	Sponsor/ Developer Fr: 06/01/2004 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 93 c Ins No: 528814 04/18/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800221941 HORACE MANN APARTMENTS Gary, IN	Sponsor/ Developer Fr: 06/01/2005 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 93 c* Ins No: 331093 04/30/2012 HUD/Contractor
MC CORMACK BARON SALAZAR, INC.	800042910 JUSTIN PLACE Kansas City, MO	General Partner Fr: 12/01/1986	Paid Off 05/09/2006 Project Sold		N		Mgmt Rvw: Satisfactory 09/21/2005

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
(XXX-XX-3637 )		To: 05/09/2006					HUD/Contractor Project Sold  Phy Ins: Score: 92 b Ins No: 219915 10/18/2005 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800217551 Lafayette Village JERSEY CITY, NJ	Sponsor/ Developer Fr: 09/01/2000 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 90 b* Ins No: 541942 07/15/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800219020 LEXINGTON VILLAGE - PHASE II Cleveland, OH	General Partner Fr: 09/01/1987 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 08/05/2010 HUD/Contractor  Phy Ins: Score: 92 c* Ins No: 560640 06/02/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800213906 LEXINGTON VILLAGE APTS CLEVELAND, OH	General Partner Fr: 09/01/1983 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 08/05/2010 HUD/Contractor  Phy Ins: Score: 81 c* Ins No: 542029 10/29/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011699 LINDELL PLAZA APARTMENTS SAINT LOUIS, MO	General Partner Fr: 05/01/1979 To: 05/19/2010	Paid Off 05/19/2010 Project Sold		N		Mgmt Rvw: Satisfactory 07/08/2009 HUD/Contractor Project Sold  Phy Ins: Score: 87 c Ins No: 318200 07/02/2009 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800043077 LONGFELLOW HEIGHTS II KANSAS CITY, MO	Sponsor/ Developer Fr: 02/01/1996 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 08/26/2014 HUD/Contractor  Phy Ins: Score: 90 b

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
							Ins No: 319415 11/23/2010 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800070219 Madison Heights Apartments LITTLE ROCK, AR	Sponsor/ Developer Fr: 06/01/1998 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 04/11/2000 HUD/Contractor  Phy Ins: Score: 94 c Ins No: 542836 08/07/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800213738 Madison Heights II LITTLE ROCK, AR	Sponsor/ Developer Fr: 11/01/2000 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 09/03/2003 HUD/Contractor  Phy Ins: Score: 98 a Ins No: 517356 04/15/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800236959 Maple Grove Villas West Des Moines, IA	Sponsor/ Developer Fr: 01/08/2013 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 05/22/2013 HUD/Contractor  Phy Ins: Score: 88 b Ins No: 540272 04/02/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800220806 Matthew Henson Apartments Phoenix, AZ	Sponsor/ Developer Fr: 06/01/2004 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 06/23/2009 HUD/Contractor  Phy Ins: Score: 90 c* Ins No: 529647 05/12/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800223351 Matthew Henson Apartments Phase III Phoenix, AZ	Sponsor/ Developer Fr: 08/01/2006 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 89 c* Ins No: 516800 06/10/2014 HUD/Contractor

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800224484 Matthew Henson Phase IV Phoenix, AZ	Sponsor/ Developer Fr: 08/01/2006 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 93 c* Ins No: 541933 05/06/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800001989 Mission Plaza LOS ANGELES, CA	Sponsor/ Developer Fr: 03/23/2012 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 05/15/2011 HUD/Contractor  Phy Ins: Score: 99 a Ins No: 514793 01/30/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800043275 Murphy Park SAINT LOUIS, MO	Sponsor/ Developer Fr: 03/01/1996 To: Current	Current Current N/A		N		Mgmt Rvw: Above Average 09/24/2008 HUD/Contractor  Phy Ins: Score: 85 c* Ins No: 540010 08/10/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800234333 Murphy Park II St. Louis, MO	Sponsor/ Developer Fr: 07/21/2011 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 92 c* Ins No: 502529 09/12/2013 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011742 NEW MINERVA PLACE SAINT LOUIS, MO	General Partner Fr: 08/01/1982 To: 06/28/2012 Project Sold	Assigned 06/28/2012 Project Sold--HAP Contract assigned	Y		Forbearance agrmt given by MHDC 6/1995	Mgmt Rvw: Satisfactory 02/04/2011 HUD/Contractor Project Sold  Phy Ins: Score: 82 b Ins No: 355674 02/06/2012 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011778 O'FALLON PLACE IA SAINT LOUIS, MO	General Partner Fr: 01/01/1979 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 04/21/2011 HUD/Contractor  Phy Ins: Score: 84 c*

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
							Ins No: 539995 08/17/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800239607 ORLEANS LANDING Detroit, MI	Sponsor/ Developer Fr: 08/19/2015 To: Current	Current Current		N		No management review rating.  No physical inspection score.
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800214339 PARSONS PLACE EAST ST LOUIS, IL	Sponsor/ Developer Fr: 12/01/2000 To: Current	Current Current N/A		N		No management review rating.  Phy Ins: Score: 90 c Ins No: 511114 08/22/2013 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800242221 Poindexter Phase IIA Columbus, OH	Sponsor/ Developer Fr: 12/17/2015 To: Current	Current Current		N		No management review rating.  No physical inspection score.
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800015725 REVIVE 103 REHAB NEW YORK, NY	General Partner Fr: 12/01/1983 To: 05/02/2007	Paid Off 05/02/2007 Project Sold		N		Mgmt Rvw: Below Average 02/10/2004 HUD/Contractor Project Sold  Phy Ins: Score: 90 c* Ins No: 200999 06/16/2005 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800227344 ROCK ISLAND HILLSIDE APTS Fort Worth, TX	Sponsor/ Developer Fr: 02/16/2010 To: 05/22/2015	Paid Off 05/22/2015 Project Sold		N		Mgmt Rvw: Satisfactory 07/26/2012 HUD/Contractor Project Sold  Phy Ins: Score: 96 b Ins No: 502523 05/02/2013 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011906 St. Louis Place SAINT LOUIS, MO	Sponsor/ Developer Fr: 01/01/2005 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 02/21/2012 HUD/Contractor  Phy Ins: Score: 95 b* Ins No: 516878 03/26/2015 HUD/Contractor

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011906 St. Louis Place SAINT LOUIS, MO	General Partner Fr: 12/01/1985 To: 12/31/2004	Paid Off 12/31/2004 Project Sold	Y		Default cured via HUD approved partial assignment	Mgmt Rvw: Satisfactory 06/17/2004 HUD/Contractor Project Sold  Phy Ins: Score: 91 c Ins No: 116527 09/28/2001 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800217726 Station House Square Apts LOUISVILLE, KY	General Partner Fr: 07/24/1989 To: 09/16/2009	Paid Off 09/16/2009 Project Sold		N		Mgmt Rvw: Satisfactory 03/15/2006 HUD/Contractor Project Sold  Phy Ins: Score: 91 b Ins No: 295881 09/30/2008 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800014200 Storms Avenue Elderly Apartments JERSEY CITY, NJ	General Partner Fr: 06/01/1982 To: 06/26/2007	Paid Off 06/26/2007 Project Sold		N		Mgmt Rvw: Superior 01/31/2006 HUD/Contractor Project Sold  Phy Ins: Score: 83 b Ins No: 206499 09/01/2004 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800240259 STRATHMORE APARTMENTS Deroit, MI	Sponsor/ Developer Fr: 12/16/2014 To: Current	Current Current		N		No management review rating.  No physical inspection score.
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800034698 TOBACCO ROW APTS RICHMOND, VA	General Partner Fr: 12/01/1989 To: 05/01/2007	Paid Off 05/01/2007 Project Sold	Y		Default cured via HUD approved partial payment of claim	Mgmt Rvw: Not Available 05/01/2007 HUD/Contractor Project Sold  Phy Ins: Score: 64 b Ins No: 229518 11/01/2006 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800078890 VILLA DEL SOL Kansas City, MO	Sponsor/ Developer Fr: 12/01/1997 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 01/17/2007 HUD/Contractor  Phy Ins: Score: 95 c* Ins No: 518045

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
							12/04/2014 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011968 WASHINGTON APARTMENTS SAINT LOUIS, MO	Sponsor/ Developer Fr: 06/29/2006 To: Current	Current Current N/A		N		Mgmt Rvw: Satisfactory 03/09/2011 HUD/Contractor  Phy Ins: Score: 91 c Ins No: 565522 11/09/2015 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011968 WASHINGTON APARTMENTS SAINT LOUIS, MO	General Partner Fr: 07/01/1976 To: 06/29/2006	Paid Off 06/29/2006 Project Sold		N		Mgmt Rvw: Satisfactory 04/05/2005 HUD/Contractor Project Sold  Phy Ins: Score: 66 c Ins No: 172741 09/08/2005 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800011980 WEST END APARTMENTS SAINT LOUIS, MO	General Partner Fr: 09/01/1982 To: 06/27/2008	Paid Off 06/27/2008 Project Sold	Y		Default cured via HUD approved bond refunding	Mgmt Rvw: Satisfactory 10/24/2007 HUD/Contractor Project Sold  Phy Ins: Score: 90 b Ins No: 191126 08/05/2005 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800236916 Western Carlton Los Angeles, CA	Sponsor/ Developer Fr: 05/30/2014 To: Current	Current Current		N		No management review rating.  Phy Ins: Score: 93 b Ins No: 546046 05/26/2016 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800236902 Westminister Place Phase IV St. Louis, MO	Sponsor/ Developer Fr: 07/01/1997 To: Current	Current Current		N		Mgmt Rvw: Superior 03/12/2010 HUD/Contractor  Phy Ins: Score: 99 a Ins No: 517598 10/16/2014 HUD/Contractor



1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved )	3. List Principals' Role(s) (Indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5. Was the Project ever in default during your participation?			6. Last MOR rating and Physical Insp. Score and date
				Yes	No	If Yes, explain	
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800078891 WESTMINSTER ELDERLY SAINT LOUIS, MO	Sponsor/ Developer Fr: 07/01/1997 To: Current	Current Current N/A		N		Mgmt Rvw: Superior 03/12/2010 HUD/Contractor  Phy Ins: Score: 90 b Ins No: 317881 12/08/2010 HUD/Contractor
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800043274 WESTMINSTER PL APTS II ST. LOUIS, MO	General Partner Fr: 10/01/1988 To: 12/31/2001	Paid Off 12/31/2001 Project Sold		N		Mgmt Rvw: Satisfactory 08/16/2001 HUD/Contractor Project Sold  Phy Ins: Score: 93 c Ins No: 90259 02/23/2000 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800043273 WESTMINSTER PLACE - OLIVE SAINT LOUIS, MO	General Partner Fr: 10/01/1988 To: 02/29/2012	Paid Off 02/29/2012 Project Sold		N		Mgmt Rvw: Above Average 06/17/2010 HUD/Contractor Project Sold  Phy Ins: Score: 94 c Ins No: 229521 11/05/2008 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800043270 WHITTIER PLAZA APTS SAINT LOUIS, MO	General Partner Fr: 12/01/1988 To: 04/20/2007	Paid Off 04/20/2007 Project Sold		N		Mgmt Rvw: Satisfactory 06/22/2005 HUD/Contractor Project Sold  Phy Ins: Score: 87 c Ins No: 177894 01/31/2006 HUD/Contractor Project Sold
MC CORMACK BARON SALAZAR, INC. (XXX-XX-3637 )	800236985 Woodwind Villas Woodbridge, VA	Sponsor/ Developer Fr: 03/20/2013 To: Current	Current Current N/A		N		No management review rating.  No physical inspection score.

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Last Updated: August 29, 2014

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**Attachment 29 – Capacity – People Implementation Entity Documentation**

**Louisville Metro Housing Authority**

**Att29CapacityPeopleImpEnt.pdf**

**N/A**

**Attachment 30 – Capacity – Principal Education Partner Documentation**

**Louisville Metro Housing Authority**

**Att30CapacityEdPartner.pdf**



CTE—the way you learn about what profession you might want in the future and how you begin to prepare for that career—has always been important in JCPS.



Until recently, eighth-grade students getting ready for high school had been able to choose among the different high schools in the district on the basis of the different CTE Programs they offer. Sometimes, though, the CTE Programs that students were interested in were offered at only one school far from their homes.

That's one reason the JCPS District has reorganized CTE into five broad Professional Career Themes. The 5-Star Professional Career Themes, listed below, cover almost all the different kinds of careers you might want to pursue.

The plan makes sure that all students, no matter where they live in the district, have a chance to pursue the Professional Career Theme they want. The county is divided into three sections, and all five Professional Career Themes are offered in each section, one Career Theme at each of five different high schools in that section. (See “Where to Find the Career Themes” on the next page.)

Many schools will continue to offer a number of CTE magnet or special programs. But certain schools focusing on one of the five main Professional Career Themes means that every student in every part of the county is able to find a school nearby that offers the theme he or she wants.



## Programs by Career Theme

The 5-Star Professional Career Themes offered at different high schools are divided into smaller, more specific programs, so students can concentrate on the careers that interest them most. The programs vary from school to school, so make sure you find out which programs are offered in the high schools you're interested in. Here are the 5-Star Professional Career Themes and Programs that are available. To learn more about the Professional Career Themes and CTE Programs, turn to the pages indicated.

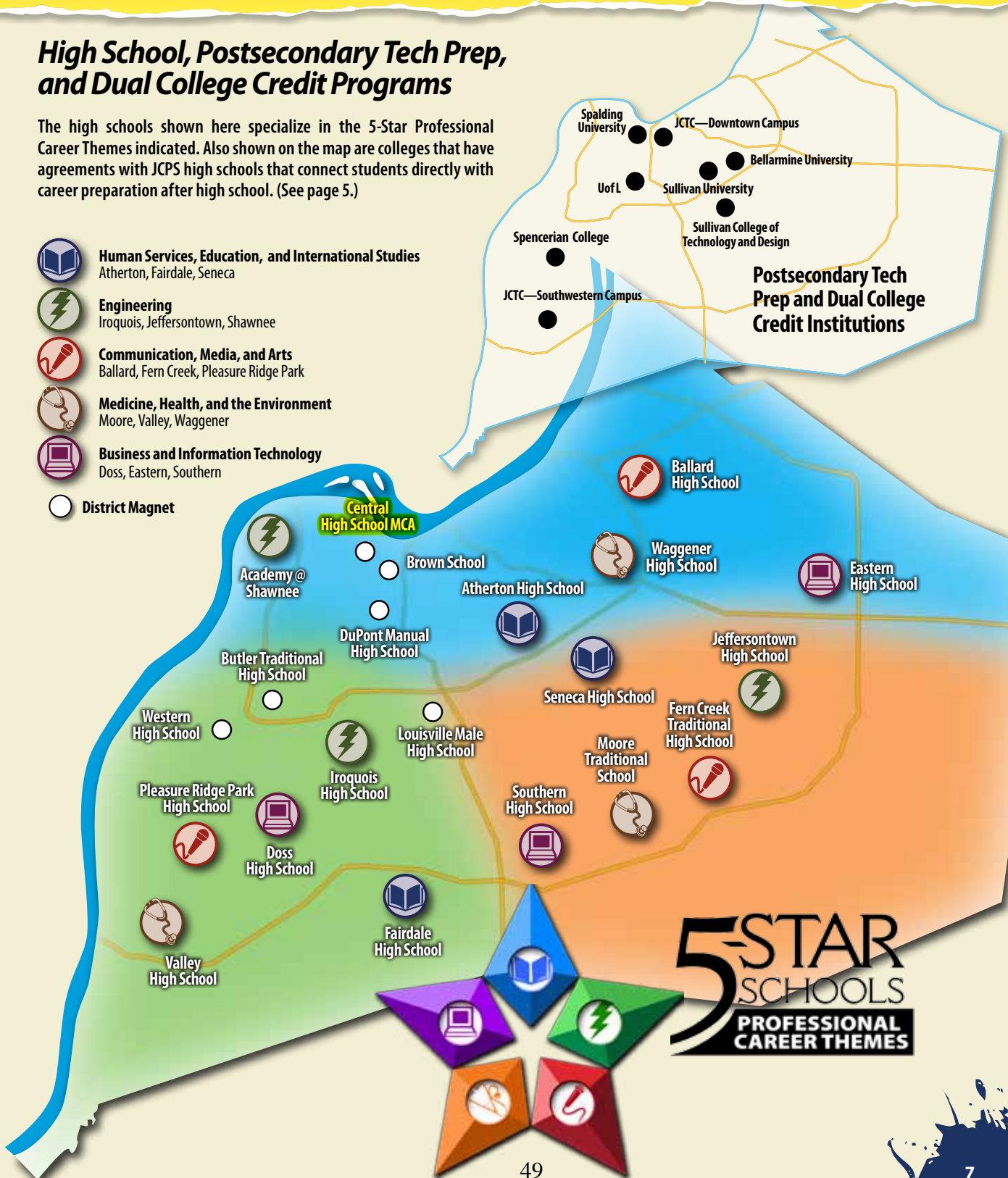
Human Services, Education, and International Studies (pages 14–15)	Engineering (pages 10–11)	Communication, Media, and Arts (pages 12–13)	Medicine, Health, and the Environment (pages 8–9)	Business and Information Technology (pages 16–17)
<ul style="list-style-type: none"> <li>• Education</li> <li>• Human Services</li> <li>• International Studies</li> <li>• International Business</li> <li>• International Baccalaureate (IB)</li> <li>• Cambridge Advanced International Certificate of Education (AICE) diploma</li> <li>• Law Enforcement</li> <li>• Fire Science</li> <li>• Emergency Medical Services</li> <li>• Heavy Equipment</li> <li>• Pre-Law</li> <li>• Pre-Vet</li> </ul>	<ul style="list-style-type: none"> <li>• Aeronautics</li> <li>• Construction</li> <li>• Machine Tool Technology</li> <li>• Pre-Engineering</li> </ul>	<ul style="list-style-type: none"> <li>• Broadcast Media</li> <li>• Performance Arts</li> <li>• Visual Arts</li> <li>• Graphic Design and Print Technology</li> </ul>	<ul style="list-style-type: none"> <li>• Allied Health</li> <li>• Environmental Studies</li> <li>• Pre-Nursing</li> <li>• Sports Medicine</li> </ul>	<ul style="list-style-type: none"> <li>• Business</li> <li>• Computer Maintenance and Support Services</li> <li>• Computer Networking</li> <li>• Geographic Information Systems (GIS)</li> <li>• Programming</li> </ul>

# Where to Find the Career Themes

## High School, Postsecondary Tech Prep, and Dual College Credit Programs

The high schools shown here specialize in the 5-Star Professional Career Themes indicated. Also shown on the map are colleges that have agreements with JCPS high schools that connect students directly with career preparation after high school. (See page 5.)

-  **Human Services, Education, and International Studies**  
Atherton, Fairdale, Seneca
-  **Engineering**  
Iroquois, Jeffersontown, Shawnee
-  **Communication, Media, and Arts**  
Ballard, Fern Creek, Pleasure Ridge Park
-  **Medicine, Health, and the Environment**  
Moore, Valley, Waggener
-  **Business and Information Technology**  
Doss, Eastern, Southern
-  **District Magnet**



**5 STAR**  
SCHOOLS  
PROFESSIONAL  
CAREER THEMES



## CAREER THEMES

# Medicine, Health, and the Environment



Caring for ourselves, our neighbors, and our environment is a commitment that requires dedication and knowledge of the systems that sustain life. Biological science is the backbone of this Professional Career Theme, and if you want to pursue these careers, you have to have an interest in and an aptitude for science.

Along with the discipline of a scientist, you also need to have the generous heart of a caregiver. Careers in this theme can demand hard work and long hours, and to deliver on those requirements, you have to recognize the importance of what you are doing.

Many of these careers pay well, but the greatest reward for these professionals may be the fulfillment that comes from doing something for others.

### Medicine, Health, and the Environment

### COOL CAREER

### CLINICAL LABORATORY SCIENTIST



Healing doesn't take place just at the patient's bedside or in the operating room. To diagnose and treat disease, doctors rely on information about what's going on in the patient's body. Some of that information can be obtained only through laboratory testing of the patient's blood, tissue, and other samples. More laboratory technologists and technicians are needed to keep up with the growth of the patient population. If doctors are to provide safe and effective treatment, clinical lab workers must know exactly what they are doing and maintain high standards of performance.

### HIGH-PAYING CAREERS

#### Medicine, Health, and the Environment Professional Career Theme

Career	Median Salary*
Physicians and Surgeons	\$168,935
Podiatrists	\$165,440
Orthodontists	\$145,850
Dentists	\$115,970
Pharmacists	\$100,020
Chiropractors	\$93,130
Optometrists	\$92,680
Physician Assistants	\$80,640
Physical Therapists	\$65,400
Occupational Therapists	\$60,450

\*Greater Louisville Metropolitan Area, 2008

These are ten high-paying careers in Medicine, Health, and the Environment in Louisville and 26 surrounding counties in southern Indiana and Kentucky, ranked by median salary. The median figure is the number in the middle; that is, half the people working in that particular profession earn more than the median salary and half earn less than the median salary. Source: Greater Louisville's Workforce Investment Board

### FAST-GROWING CAREERS

#### Medicine, Health, and the Environment Professional Career Theme

Career	# of Jobs Created*	% Growth*
Veterinarians	156	50%
Pharmacy Technicians	202	36%
Surgical Technologists	186	33%
Dental Hygienists	249	32%
Radiation Therapists	30	32%
Dental Assistants	408	32%
Registered Nurses	4,783	31%
Physical Therapists	272	30%
Physician Assistants	110	30%
Home Health Aides	889	28%

\*Greater Louisville Metropolitan Area (2006-16)

This is a projection of ten fast-growing careers in Medicine, Health, and the Environment in Louisville and 26 surrounding counties in Kentucky and southern Indiana from 2006 to 2016 and the number of new jobs that will be created in each occupation. Note that, although the percentage of growth in jobs may be high, the actual number of jobs created may be low. Source: Greater Louisville's Workforce Investment Board





**JCPS**

## Student Profile

### CHAD SMITH

Junior, Allied Health Program

“I first became interested in the medical field when I was in the ninth grade and required to put in volunteer hours for a class project. I chose to volunteer my time at a Health Care and Rehabilitation Center. This experience introduced me to a hospital environment dealing hands-on with the needs of the patients.

Thanks to the medical programs offered at my school, I have been able to take Emergency Procedures and Biomedical Science classes. By far, my junior year has been the most awesome. I plan on taking other medical classes my senior year to help prepare me for my career choice in paramedical medicine.”



# Caring

### Postsecondary Connections

These JCPS high school programs in the Medicine, Health, and the Environment Professional Career Theme offer college credit that can help you complete your career preparation.

Program	High Schools	Participating Postsecondary Institutions
Allied Health/Medical	Central, Moore, Valley, Waggener	JCTC, ATA College, Spencerian College



# Human Services, Education, and International Studies



**A**re you a people person? Do you love helping others? Do you enjoy learning about people living in different parts of town or even different parts of the world?

If so, then Human Services, Education, and International Studies may be the Professional Career Theme for you. Teachers help children and adults learn; police, firefighters, and Emergency Medical Service (EMS) workers help save people's lives; and social workers help people get what they need for a decent life. Diplomats and experts in foreign service work with people on a larger scale, helping our country maintain good relations with foreign governments.

In this Professional Career Theme, you can study education, food preparation, international studies, and more. But, whatever career you pursue, it's going to involve working with people.

## HIGH-PAYING CAREERS

### Human Services, Education, and International Studies Professional Career Theme

Career	Median Salary*
Education Administrators, Elementary and Secondary Schools	\$ 65,730
Social and Community Service Managers	\$ 51,310
Educational, Vocational, and School Counselors	\$ 48,640
Career and Technical Education Teachers, Middle School	\$ 47,940
Farm and Home Management Advisors	\$ 46,990
Career and Technical Education Teachers, Secondary School	\$ 46,550
Police Officers	\$ 45,570
Marriage and Family Therapists	\$ 42,990
Health Educators	\$ 42,110
Social Workers	\$ 40,370

\*Greater Louisville Metropolitan Area, 2008

These are ten high-paying careers in Human Services, Education, and International Studies in Louisville and 26 surrounding counties in southern Indiana and Kentucky, ranked by median salary. The median figure is the number in the middle; that is, half the people working in that particular profession earn more than the median salary and half earn less than the median salary. Source: Greater Louisville's Workforce Investment Board

## Human Services, Education, and International Studies

### COOL CAREER

## FORENSIC CRIME INVESTIGATOR



**I**nterested in combining a love for science with criminal investigation? If you are, this could be the career for you. These experts often take traces of blood and other bits of evidence back to the laboratory for analysis to help find out what really happened at the crime scene. You need at least four years of college study of science to get this job, but it's one of the fastest-growing careers in law enforcement.

## FAST-GROWING CAREERS

### Human Services, Education, and International Studies Professional Career Theme

Career	# of Jobs Created*	% Growth*
Substance Abuse and Behavioral Disorder Counselors	135	34%
Mental Health Counselors	132	24%
Social and Human Services Assistants	384	24%
Museum Curators	11	22%
Instructional Coordinators	116	22%
Special Education Teachers, Preschool, Kindergarten, and Elementary School	214	22%
Correctional Officers and Jailers	430	20%
Kindergarten Teachers, Except Special Education	145	20%
Preschool Teachers	411	20%
Special Education Teachers, Middle School	88	20%

\*Greater Louisville Metropolitan Area (2006–16)

This is a projection of ten fast-growing careers in Human Services, Education, and International Studies in Louisville and 26 surrounding counties in Kentucky and southern Indiana from 2006 to 2016 and the number of new jobs that will be created in each occupation. Note that, although the percentage of growth in jobs may be high, the actual number of jobs created may be low. Source: Greater Louisville's Workforce Investment Board



**JCPS**

## Student Profile

### BRIANNA RICE

Senior, Education Program

"Near the end of my freshman year, I learned about the Minority Teacher Recruitment (MTRP) and the Future Educators Association (FEA). I discovered that being a teacher had to be my career. During my sophomore year, I enrolled in the Education Career Academy (ECA). ECA has given me the skills and fundamentals of teaching that I can use in the future. I really enjoy the ECA. I get to work with elementary students every day. I've taught them math skills, such as rounding and estimation, and reading skills. This is great practice for hands-on learning with children. I love the feeling of a child's excitement when he or she fully understands what I've been teaching. That's why I chose the ECA.

# Social

## Postsecondary Connections

These JCPS high school programs in the Human Services, Education, and International Studies Professional Career Theme offer college credit that can help you complete your professional career preparation.

Program	High Schools	Participating Postsecondary Institutions
Education	Atherton, Fairdale, Seneca	JCTC, Indiana University (IU), Spalding University, UofL
Early Childhood Education	Seneca	Sullivan University and statewide agreements with postsecondary institutions
Law Enforcement	Fairdale	JCTC
Fire Science	Fairdale	JCTC
Emergency Medical Service	Fairdale	JCTC
Heavy Equipment Science	Fairdale	University of Florida
Pre-Vet and Horticulture	Seneca	JCTC
International Baccalaureate	Atherton	Most postsecondary institutions
Cambridge Advanced International Certificate of Education	Fairdale	Most postsecondary institutions
International Business	Atherton, Fairdale, Seneca	Most postsecondary institutions
Pre-Law	Central, Seneca	UofL

**Attachment 31 – Capacity – Overall Community Involvement Documentation**

**Louisville Metro Housing Authority**

**Att31CapacityOverallCommInv.pdf**

**N/A**

**Attachment 32 – Capacity – References**

**Louisville Metro Housing Authority**

**Att32CapacityReferences.pdf**

## **Attachment 32: Capacity - References**

### **Lead Applicant**

**Sheppard Square:** Lynn Rippy, Executive Director, YouthBuild Louisville (Community Organization), 800 South Preston Street, Louisville, KY 40203  
502-290-6122, [lrippy@yblky.org](mailto:lrippy@yblky.org)

**Liberty Green:** Hal Keller, President, Ohio Capital Corporation for Housing (Financial Funder), 88 East Broad Street, Suite 1800, Columbus, Ohio 43215  
614-224-8446, ext.102, [HKeller@OOCH.org](mailto:HKeller@OOCH.org)

### **Neighborhood Implementation Entity**

**Portland Neighborhood Revitalization Strategy Area:** Gil Holland, Portland Investment Initiative (Developer/Financial Funder), The Anchor Building, 2509 Portland Avenue, Louisville Kentucky, 40212  
502-561-1162, [gillholland@gmail.com](mailto:gillholland@gmail.com)

**Louisville Central Rail Corridor Area-Wide Brownfields Planning Project:** Todd Underhill, Underhill Associates (Developer/Financial Funder), 5104 South First Street, Louisville, Kentucky 40214  
502-581-8800, [gtu@uhill.org](mailto:gtu@uhill.org)

### **Housing Implementation Entity**

**Harmony Oaks:** Jocquelyn Marshall, Former President, Harmony Oaks Neighborhood Association, TMC Global Consulting Network (Community Organization), 3101 Freret Street, New Orleans, LA 70115  
504-657-0731, [jocquelyn.tmgn@gmail.com](mailto:jocquelyn.tmgn@gmail.com)

**University Place and Legends Park:** Ralph Perrey, Executive Director, Tennessee Housing Development Agency (Financial Funder), Andrew Jackson Building Third Floor, 502 Deaderick St., Nashville, TN 37243  
615-815-2200, [rperrey@thda.org](mailto:rperrey@thda.org)

### **People Implementation Entity**

**Foote Homes:** Ruby Bright, Executive Director, Women's Foundation for a Greater Memphis (Community Organization), One Commerce Square, 40 South Main Street, Suite 2380, Memphis, TN 38103  
901-578-9346, [RubyBright@wfgm.org](mailto:RubyBright@wfgm.org)

**Attachment 33 – Need – Rehabilitation Cost Estimate from PNA**

**Louisville Metro Housing Authority**

**Att33NeedRehabCostEstPNA.pdf**



**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
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**(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	768	(1.9) Occupancy Type(s)	
(1.6) Total Buildings	59	S-F Detached	0
(1.7) ACC	768	SF Semi-Detached	0
(1.8) Non-ACC	0	Row or Townhome	59
		M-F/Walkup	0
		Elevator	0
		Maintenance	0
		Community	0
		Office Buildings	0
		Storage Buildings	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	Inspection Date	5/23/2014
(2.2) Buildings Inspected	59	(2.6) Company Name	T.H.E. Engineers, Inc.
(2.3) Gross Property Area	1619812		
(2.4) Parking Area	55844		
(2.5) Paved Area	166800		

(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
<b>Totals</b>	<b>\$81,558,352.64</b>	<b>\$1,231,827.36</b>	<b>\$1,774,111.57</b>	<b>\$8,370,415.56</b>	<b>\$68,127,663.83</b>	<b>\$161,062,370.97</b>

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
<b>Totals</b>	<b>\$6,899,860.84</b>	<b>\$0.00</b>	<b>\$301,025.10</b>	<b>\$233,426.93</b>	<b>\$1,441,752.86</b>	<b>\$8,876,065.73</b>

The total estimated current rehabilitation costs for all units based on this PNA is \$81,558,352.64, which results in \$106,196 per unit, or 55.75% of HUD's current TDC Limit for a 2-BR walk-up unit (\$190,487). I certify that no improvements or updates listed in this PNA have been made since 5/23/2014.

Signature  Date 6/2/16  
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
<b>GRAND TOTAL</b>							\$81,558,352.64	\$161,062,370.97



**Attachment 34 – Need – Structural Deficiencies Documentation**

**Louisville Metro Housing Authority**

**Att34NeedStructuralDeficiencies.pdf**

January 19<sup>th</sup>, 2016

Mr. Bernard H. Pincus, Director of Capital Improvements  
Louisville Metro Housing Authority, 420 S. 8<sup>th</sup> 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 2/3<sup>rd</sup> 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 2<sup>nd</sup> 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
<b>TOTAL R VALUES</b> =====>			<b>3.917540</b>
<b>TOTAL U VALUE (U=1/R)</b> =====>			<b>0.255262</b>

**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
<b>TOTAL R VALUES</b> =====>			<b>7.027668</b>
<b>TOTAL U VALUE (U=1/R)</b> =====>			<b>0.142295</b>

**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
<b>TOTAL R VALUES</b> =====>			<b>19.789345</b>
<b>TOTAL U VALUE (U=1/R)</b> =====>			<b>0.050532</b>

**SLAB PERIMETER INSULATION:**

DIMENSIONS	MATERIAL	F VALUE
	None	<b>0.00</b>

**DOORS:**

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

**WINDOWS & GLASS DOORS:**

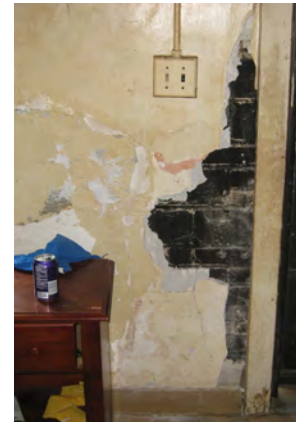
MATERIAL	U VALUE
Aluminum with Single-Glaze	<b>1.10</b>



## Attachment 34: Need – Structural Deficiencies Documentation



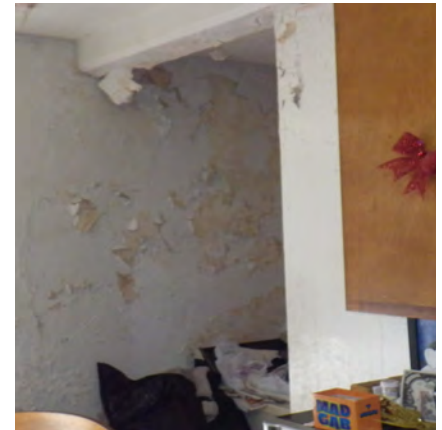
Units are heated by hot water that is piped through convectors in each room. Exposed pipes become extremely hot and have caused burn injuries. Window A/C units supplied by residents frequently overload electrical circuits and add to the condensation and mold problems in units. Some wiring is in surface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



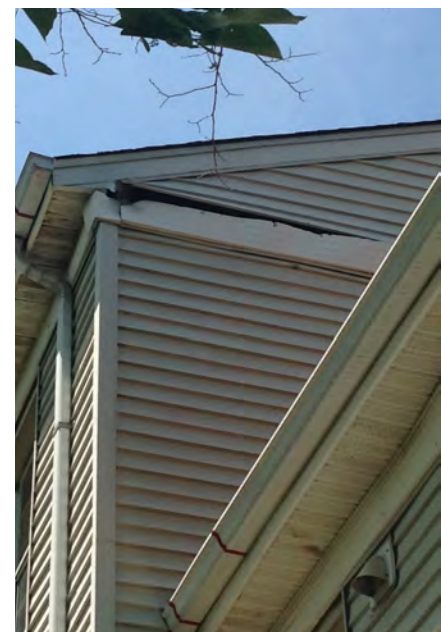
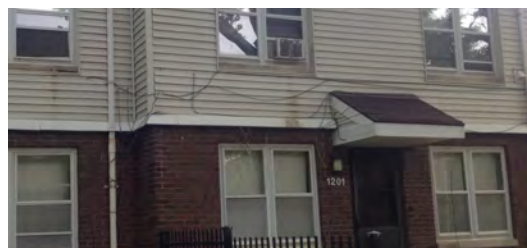
Panel boxes are undersized and located in the living room or kitchen. Meters must be read from inside units. Cabinets are antiquated.



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 35 – Need – Design Deficiencies Documentation**

**Louisville Metro Housing Authority**

**Att35NeedDesignDeficiencies.pdf**

January 19<sup>th</sup>, 2016

Mr. Bernard H. Pincus, Director of Capital Improvements  
Louisville Metro Housing Authority, 420 S. 8<sup>th</sup> 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 ft<sup>2</sup>/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 35: 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.



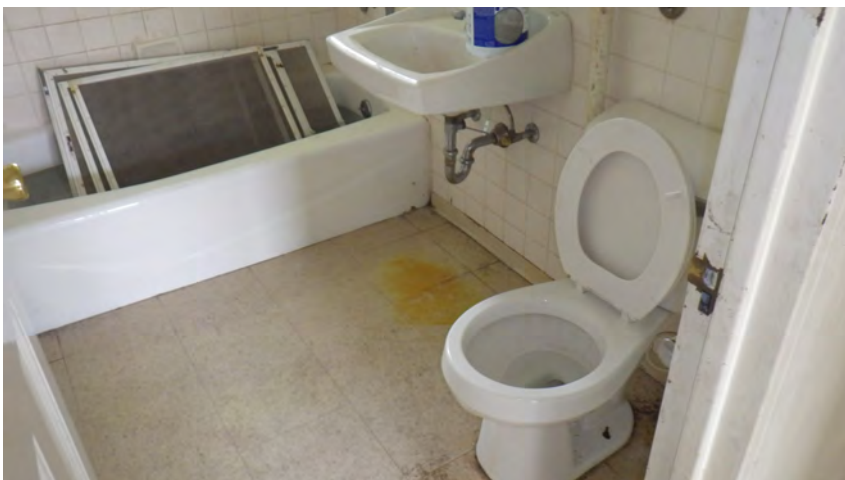
Barrier posts inserted and locked into receiver cylinders, and secured in concrete, protrude from above the surface in some cases, creating trip and fall hazards.



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 convactor units hang above toilets.

**Attachment 36 – Need – Part 1 Violent Crimes Documentation**

**Louisville Metro Housing Authority**

**Att36NeedPart1ViolentCrimes.pdf**





## LOUISVILLE METRO POLICE DEPARTMENT

**GREG FISCHER**

MAYOR

**STEVE CONRAD**

CHIEF OF POLICE

June 9, 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 2013, 2014, and 2015. 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 (2013, 2014, and 2015).

### Police Service Area (Division 1, Beat 3): Part I Violent Crime Rates per 1,000 Persons

Part I Violent Crimes	2013	2014	2015	3-Year Average
Aggravated Assault	97	108	112	105.67
Rape	11	7	1	6.33
Murder	1	5	4	3.33
Robbery	82	77	78	79.00
<b>Total Part 1 Violent Crimes</b>	<b>191</b>	<b>197</b>	<b>195</b>	<b>194.33</b>
Population	6,463	6,463	6,463	6,463
<b>Crimes Per 1,000 Persons</b>	<b>29.55</b>	<b>30.48</b>	<b>30.17</b>	<b>30.07</b>

### Louisville Metro: Part I Violent Crime Rates per 1,000 Persons

Part I Violent Crimes	2013	2014	2015	3-Year Average
Aggravated Assault	2,047	2,288	2,558	2297.67
Rape	177	191	161	176.33
Murder	48	55	82	61.67
Robbery	1,450	1,535	1,537	1,507.33
<b>Total Part 1 Violent Crimes</b>	<b>3,722</b>	<b>4,069</b>	<b>4,338</b>	<b>4,043.00</b>
Population	671,120	677,710	683,540	677,457
<b>Crimes Per 1,000 Persons</b>	<b>5.55</b>	<b>6.00</b>	<b>6.35</b>	<b>5.97</b>

If you have any questions regarding the data above, please feel free to contact the Louisville Metro Police Department at [crimeinfocenter@louisvilleky.gov](mailto:crimeinfocenter@louisvilleky.gov) or 502-574-7060.

Thank you,

A blue ink signature of Lieutenant Colonel Robert J. Schroeder.

Lieutenant Colonel Robert J. Schroeder  
Administrative Bureau Commander

**Attachment 37 – Market Analysis**  
**Louisville Metro Housing Authority**  
**Att37MarketAnalysis.pdf**



## ZIMMERMAN/VOLK ASSOCIATES, INC.

Post Office Box 4907  
Clinton, New Jersey 08809  
908 735-6336  
info@ZVA.cc • www.ZVA.cc

Research & Strategic Analysis

### AN ANALYSIS OF RESIDENTIAL MARKET POTENTIAL

#### Beecher Terrace and the Russell Neighborhood *The City of Louisville, Jefferson County, Kentucky*

June, 2016

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The Analysis of Residential Market Potential undertaken by Zimmerman/Volk Associates has found that, from the market perspective, there is strong support for the proposed first seven phases, containing 648 new units, of the mixed-income redevelopment of the 768-unit Beecher Terrace, a 31.4-acre severely-distressed public property covering eight city blocks in the Russell Neighborhood.

The proposed mix of 648 units includes 120 senior rental units; 500 mixed-income new construction rental units; eight rental units in a renovated building; and 20 homeownership units. Of the 500 newly-constructed rental units, 34.4 percent (172 units) are proposed to be market-rate, and the remaining 65.6 percent (328 units) are proposed to be affordable to households either through tax credits or project-based vouchers.

#### SUMMARY OF FINDINGS

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- The Russell Neighborhood is strategically located directly west of Downtown Louisville, the thriving urban core of the city, and directly south of the Portland Neighborhood, a rapidly-revitalizing area with extensive frontage on the Ohio River. Many cultural and civic institutions—including a Carnegie library, the Kentucky Center for African American Heritage, which opened in 2009, and several historic churches—are located in the Neighborhood.
  - An average of 2,580 households comprise the annual potential market for new and existing housing units within the Russell Neighborhood each year over the next five years.
  - The annual potential market is a mix of older and younger singles and couples and compact families, as follows:
    - 50 percent: Younger singles and couples;
    - 31 percent: Traditional and non-traditional family households; and
    - 19 percent: Empty nesters and retirees.
  - Up to 1,625 of the 2,580 households comprise the annual potential market for new and existing *rental* housing units within the Russell Neighborhood each year over the next five years; 630 of those households (38.7 percent) qualify for new market-rate rental units.
  - Based on the housing propensities of those 630 renter households, the market-rate rental units should include a mix of one-bedroom (approximately 688 net square feet) and two-bedroom (approximately 875 net square feet) walk-up apartments and two-bedroom and three-bedroom townhouses (approximately 986 and 1,280 net square feet, respectively).
-

An Analysis of Residential Market Potential  
 Beecher Terrace and the Russell Neighborhood  
*The City of Louisville, Jefferson County, Kentucky*  
 June, 2016

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- Based on the financial capabilities of those 630 renter households, the market-rate base rents should start at \$829 per month for the one-bedroom apartments and \$995 for the two-bedroom apartments, reaching \$1,400 per month for the three-bedroom townhouses, with base rents per square foot ranging between \$1.12 and \$1.23.
- 
- The tax credit base rents should start at \$754 per month for the one-bedroom apartments and \$905 for the two-bedroom apartments, reaching \$1,045 per month for the three-bedroom apartments.
- The base rents of most of the one-bedroom market-rate apartments located in the 21 rental properties in the Russell Neighborhood, Downtown Louisville and surrounding neighborhoods surveyed for this analysis are \$900 or more per month and the base rents of two-bedroom apartments generally exceed \$1,200 per month, making the market-rate units proposed for the Beecher Terrace redevelopment very attractive to the annual potential market. All of the properties surveyed are at functional full occupancy, indicating there is a pent-up market for additional market-rate apartments in the market area.
- There are very few rental townhouses available at any rent range in the market area; Hampton Place in the Russell Neighborhood has income-restricted two- and three-bedroom townhouses leasing for \$725 to \$850 per month, but these are rarely vacant.
- The proposed tax credit and market-rate rents are reasonable and comparable to the newest properties in the market area. Given the high occupancy rates of comparable properties, and the anticipated level of finish and amenities throughout the redevelopment, the proposed rents are achievable..
- Twenty for-sale townhouses are also included in the proposed mix, of which six will be affordable homeownership units, and 14 will be unrestricted. The sales price of the unrestricted units is projected to average \$150,000, which is reasonable for the market.
- Absorption is forecast at seven-and-a-half to eight units per month, net of turnover, over the next five years. At that average lease-up pace, functional full occupancy of 172 market-rate units would be achieved in less than two years.



Laurie Volk  
 Co-Managing Director  
 ZIMMERMAN/VOLK ASSOCIATES, INC.

June 24, 2016

**Attachment 38 – LEED for Neighborhood Development Documentation**

**Louisville Metro Housing Authority**

**Att38LEEDNeighborhoodDevelop.pdf**

# MCCORMACK BARON SALAZAR

June 24, 2016

Tim Barry  
Executive Director  
Louisville Metro Housing Authority  
420 South 8th Street  
Louisville, KY 40203

Dear Mr. Barry,

As one of the development team members for the Russell / Beecher Terrace Choice Neighborhood in Louisville, KY, I attest that the Transformation Plan has been designed to comply with the goal of achieving LEED-ND certification version 4 (up to the gold level) from the United States Green Building Council. Further, I affirm that the development team is committed to achieving LEED-ND certification for a significant subset of the neighborhood, specifically, the Beecher Terrace site.

The specific LEED-ND requirements fall into three primary categories and two bonus categories defined in the LEED-ND Checklist. Those categories are as follows:

- **Smart Location and Linkages:** Because the site is located on previously developed land, is defined as an infill community and will most likely require some level of environmental mitigation, the project complies with many of the prerequisites and points in the Checklist.
- **Neighborhood Pattern and Design:** Most of the community-related design standards that are implicit in the Russell CNI are captured in this category. The project's neighborhood design succeeds in creating Walkable Streets, a Compact Development, a Mix of Housing Types and Affordability, Access to Open and Recreational Space, and a Connected and Open Community as defined in this section of the LEED-ND checklist.
- **Green Infrastructure and Buildings:** The development will be Enterprise Green Communities certified, which means that it will also comply with most of the items in this section of the LEED-ND checklist, including: Minimum Building Energy Efficiency and Energy Star Compliance, Indoor Water Use Reduction, and Construction Pollution Prevention. In addition, the project will achieve points for additional efficiencies in energy, water, stormwater management and solid waste management.
- **Bonus Categories:** We anticipate the project receiving at least three Innovation & Design Credits and three Regional Priority Credits.

The Russell Choice Neighborhood Plan will result in a truly sustainable, walkable, livable, workable, safe and stable community in this critical area of Louisville and I am pleased to be part of such a transformative, ambitious project.

Sincerely,



S. Cady Seabaugh, LEED AP BD+C  
Assistant Vice President, Sustainability  
McCormack Baron Salazar, Inc.



**Attachment 39 – Current Site Plan**  
**Louisville Metro Housing Authority**  
**Att39CurrentSitePlan.pdf**

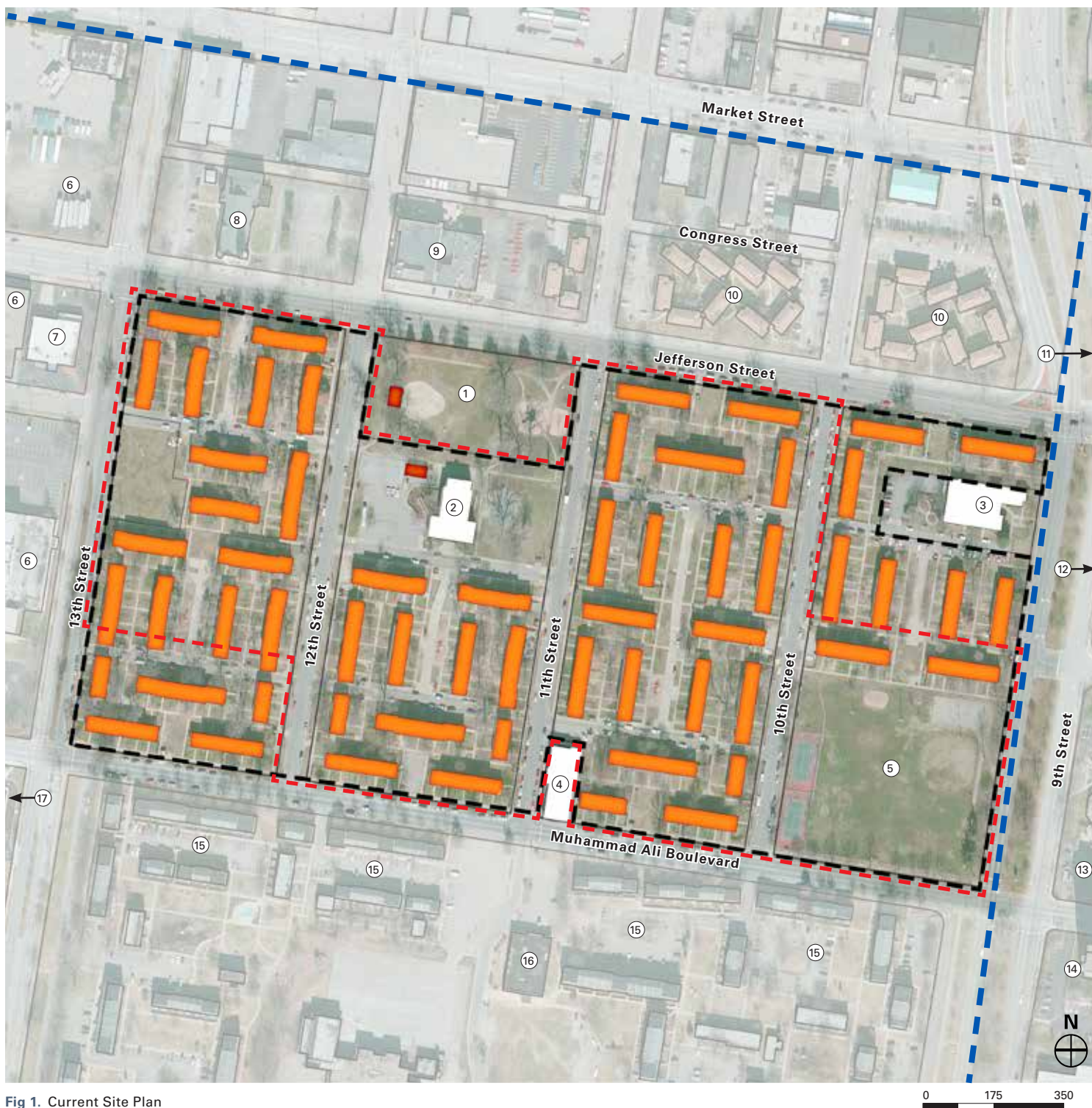


Fig 1. Current Site Plan

#### LEGEND

- EXISTING RESIDENTIAL BUILDINGS TO BE DEMOLISHED
- EXISTING OUTBUILDINGS TO BE DEMOLISHED
- EXISTING BUILDINGS TO REMAIN
- BEECHER TERRACE BOUNDARY
- REPLACEMENT HOUSING BOUNDARY
- CHOICE NEIGHBORHOOD BOUNDARY

#### SITE OWNERSHIP AND CONTEXT

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1. Baxter Square Park</li> <li>2. Baxter Community Center &amp; Management Office</li> <li>3. Mini-Versity Downtown (LCCC Early Childhood Learning Center)</li> <li>4. Church of Our Merciful Savior</li> <li>5. Old Walnut/ Beecher Park</li> <li>6. PPG/Porter Paint (Industrial Property)</li> <li>7. Integrated Medical Solutions (Future Medical Office)</li> <li>8. St. Peter's United Church of Christ</li> <li>9. Louisville Fire Department Headquarters</li> <li>10. Henry M. Greene Senior Apartments</li> </ul> | <ul style="list-style-type: none"> <li>11. Private Parking Lot</li> <li>12. PARC Parking Lot</li> <li>13. Avenue Plaza Apartments/LMHA Central Office</li> <li>14. J.O. Blanton House Apartments</li> <li>15. City View Park Apartments</li> <li>16. Telesis Commercial Strip/ Park DuValle Health Center</li> <li>17. Old Walnut Street (LCCC — Econ Dev/Conference Space)</li> </ul> |
|--|--|

**Attachment 40 – Conceptual Site Plan Design**

**Louisville Metro Housing Authority**

**Att40ConceptSitePlanDesign.pdf**





Fig 2. Conceptual Site Plan Design (on-site)

#### LEGEND

- RESIDENTIAL
- SENIOR HOUSING / MIXED-USE BUILDING
- RESIDENTIAL OVER RETAIL (MIXED USE)
- COMMUNITY AND INSTITUTIONAL BUILDINGS
- PARKS, RECREATION, AND SUSTAINABLE STORMWATER
- REPLACEMENT HOUSING BOUNDARY
- CHOICE NEIGHBORHOOD BOUNDARY

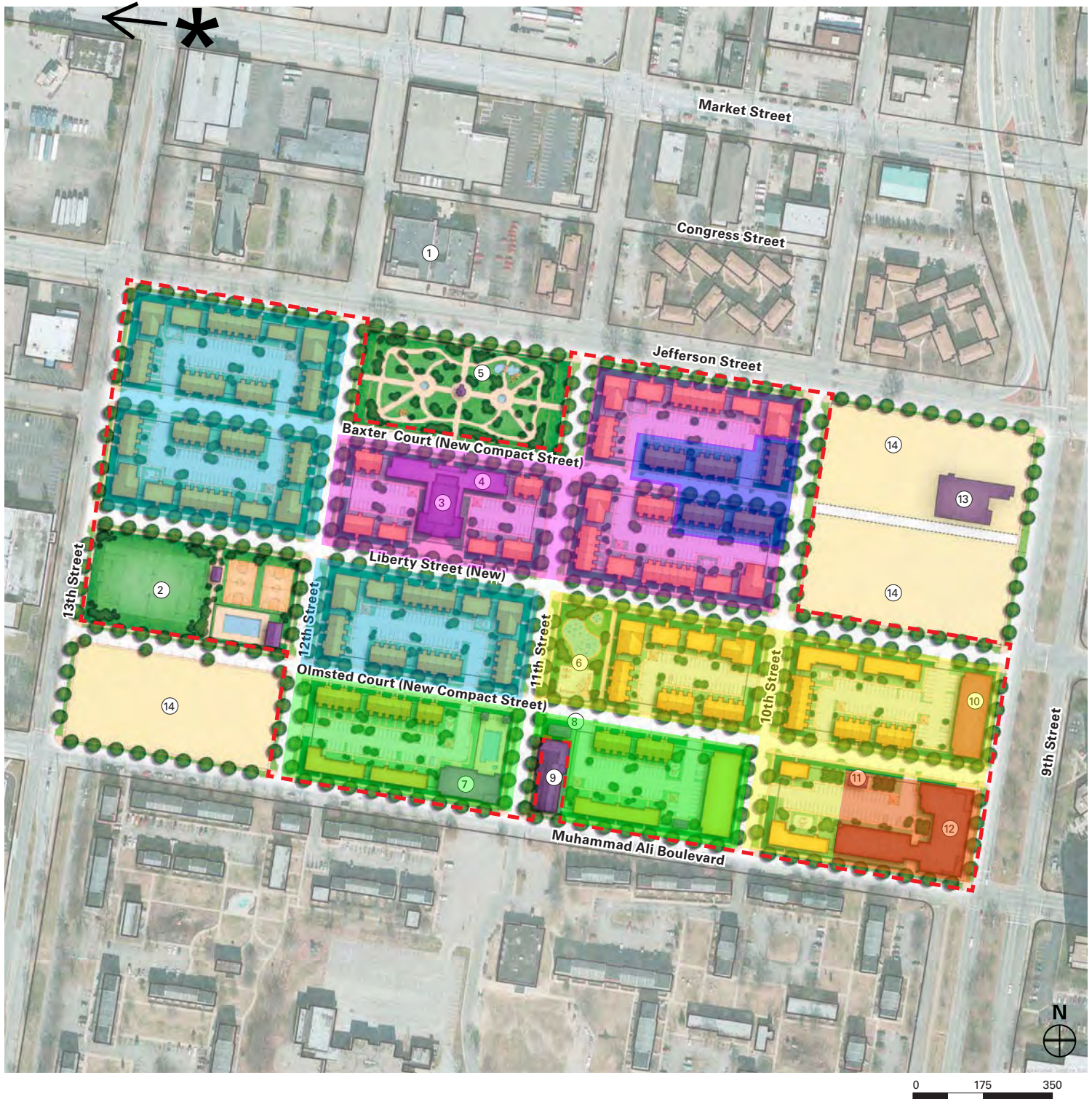
#### SITE CONTEXT

1. Senior Building
2. Relocated Old Walnut St. Park
3. Renovated existing Baxter Community Center
4. Baxter Community Center Addition
5. Restored Olmsted — Designed Baxter Park
6. Proposed Neighborhood Park
7. Community Center/Mgmt. Leasing Offices with Amenities
8. Maintenance Building
9. Church of Our Merciful Savior

10. Mixed-Use Building
11. Senior Building Pavilion and Community Gardens
12. 3 Story Apartment Building
13. Mini-Versity
14. Future Development

Note: All residential blocks incorporate either an internal tot lot or recreation space and a community garden





#### LEGEND USES

- RESIDENTIAL
- SENIOR HOUSING / MIXED-USE BUILDING
- RESIDENTIAL OVER RETAIL (MIXED USE)
- COMMUNITY AND INSTITUTIONAL BUILDINGS
- PARKS, RECREATION, AND SUSTAINABLE STORMWATER
- REPLACEMENT HOUSING BOUNDARY

#### LEGEND-PHASES (on Beecher Terrace Site)

- Phase I - Multifamily (150 units)
- Phase II - Senior (120 units)
- Phase III - Multifamily (100 units)
- Phase IV - Multifamily (100 units)
- Phase V - Multifamily (150 units)
- Phase VI - Homeownership (20 units)

\* Acquisition Phase (8 units) off map at 17th & Market  
(see Conceptual Site Plan for number key)

## Attachment 40: Conceptual Phasing Plan





Fig 3. 2- to 3-Story Townhouse



Fig 4. 4- to 5-Story with Elevator



Fig 5. 3-Story Walk-ups



Fig 6. 4- to 5-Story with Elevator



Fig 7. 3-Story Walk-ups



Fig 8. Townhouses

**Attachment 41 – Building Elevations**

**Louisville Metro Housing Authority**

**Att41BuildingElevations.pdf**





Fig 9. 4-Unit Townhouse Front Elevation



Fig 10. 6-Unit Walk-Up Front Elevation



Fig 11. 15-Unit Walk-Up Front Elevation





Fig 12. 44-Unit Elevator Building with Ground Floor Commercial 9th Street Elevation



Fig 13. 120-Unit Senior Building with Ancillary Ground Floor Commercial Muhammad Ali Boulevard Elevation

**Attachment 42 – Schematic Drawings**

**Louisville Metro Housing Authority**

**Att42SchematicDrawings.pdf**

# BUILDING CONFIGURATION

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT

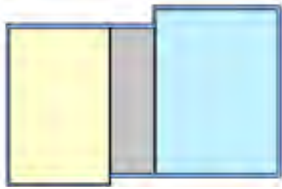


Fig 14. Walk-Up A (6 units)

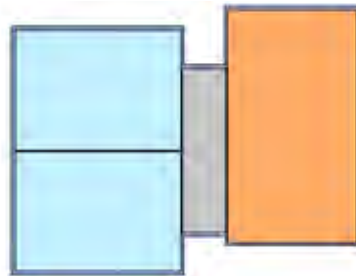


Fig 15. Walk-Up B (9 units)

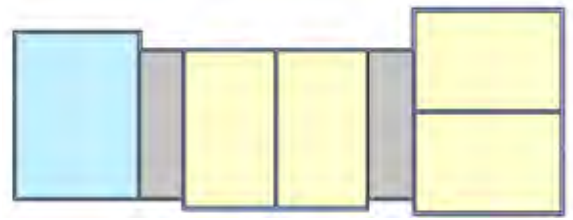


Fig 16. Walk-Up C (15 units)

0 20 40 FEET



Fig 17. Typical 1 Bedroom Apartment



Fig 18. Typical 2 Bedroom Apartment



Fig 19. Typical 3 Bedroom Accessible Apartment

0 10 20 FEET

# BUILDING CONFIGURATION

- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



Fig 20. Townhouse — A (3 units)

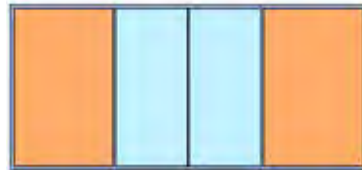


Fig 21. Townhouse — B (4 units)

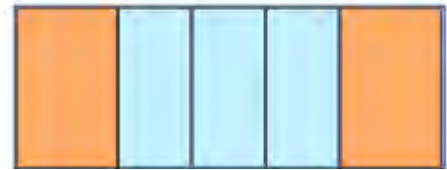
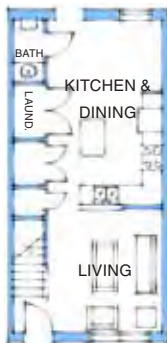


Fig 22. Townhouse — C (5 units)

0 20 40 FEET



First Floor Plan

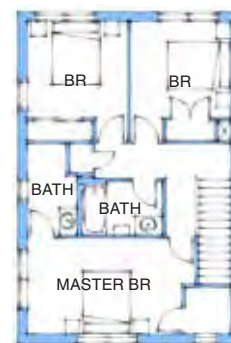


Second Floor Plan

Fig 23. Typical 2 Bedroom Townhouse



First Floor Plan



Second Floor Plan

Fig 24. Typical 3 Bedroom Townhouse

0 10 20 FEET

# Attachment 42: Schematic Drawings (New Townhouses and Walk-Up Buildings)

# BUILDING CONFIGURATION

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- GROUND FLOOR COMMERCIAL AREA

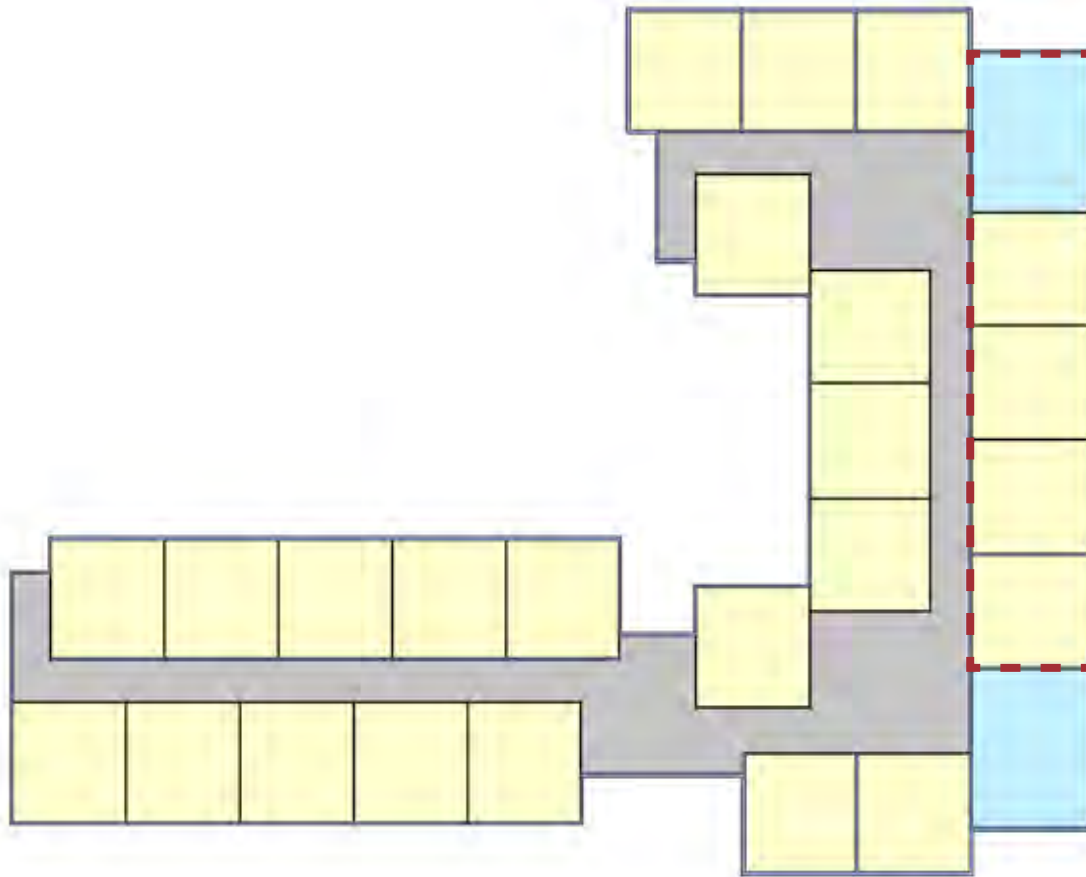


Fig 25. Senior Building with Ground Floor Mixed-Use (120 units)

0 20 40 FEET

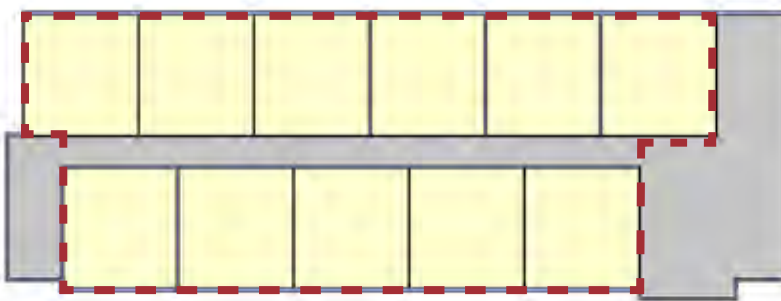


Fig 26. Mixed-Use Elevator Building (44 units)

0 20 40 FEET



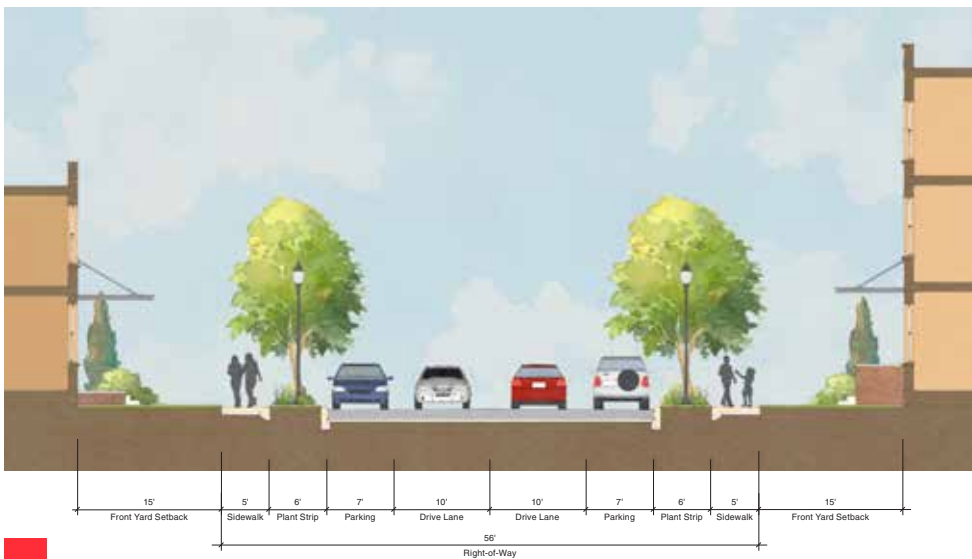
Fig 27. Typical 1 Bedroom Apartment

0 10 20 FEET





**Fig 28. Street Section** Existing North-South Streets with on-street parking and new green infrastructure (existing 60 ft. R.O.W.)



**Fig 29. Street Section** Proposed Liberty Street with green infrastructure and on-street parking (New 56 ft. R.O.W.)



**Fig 30. Street Section** Proposed Baxter Court and Olmsted Court with one side of on-street parking and green stormwater infrastructure (New 44 ft. R.O.W.)



**Fig 31. Street Section Key**

- SOUTH 9TH STREET
- EXISTING NORTH-SOUTH STREETS: 60' ROW
- NEW NEIGHBORHOOD STREET: 56' ROW
- NEW COMPACT LANE: 44' ROW



**Fig 32. South 9th Street** Proposed to be rebuilt as a Complete Street by the City.

## Attachment 42: Schematic Drawings (Street Sections)





**Fig 33. View of Proposed Mixed-Use Development** Proposed mixed-use development along S. 9th Street is designed to tear down the perceptual wall between the Russell Neighborhood and downtown Louisville. S. 9th Street will be rebuilt as a Complete Street with green infrastructure and pedestrian-friendly amenities. Proposed 4- and 5-story mixed-use buildings help transform Beecher Terrace from a project into a community by creating a welcoming gesture to the City.



**Fig 34. Existing Conditions** Lifeless boulevard with limited connections acts as a wall along the Russell Neighborhood.



**Fig 35. View Location** Looking southwest along S. 9th Street.

## Attachment 42: Schematic Drawings (Illustrations)





**Fig 36. View of Proposed Neighborhood Park** A new half-acre park will be at the center of the neighborhood for residents and the broader community to enjoy. This intimate green will provide a central location to recreate, including playing in the splash pad, and getting to know your neighbors. Safety is built-in by orienting new units to ensure “eyes on the park.”



**Fig 37. Existing Conditions** Obsolete barracks style housing is spread across the site.



**Fig 38. View Location** Looking northeast into the proposed neighborhood park.





**Fig 39. View of Typical Neighborhood Street** Pedestrian-scale buildings with neighborly front porches facing tree-lined streets characterize the public realm. Per resident wishes, facade designs mix contemporary and traditional architectural styles to create a hometown feel consistent with the Russell Neighborhood. Windows overlooking the street and abundant light sources promote natural surveillance.



**Fig 40. Existing Conditions** Beecher's superblocks are out of context with the traditional Louisville street grid.



**Fig 41. View Location** Looking East along new Liberty Street.

**Attachment 43 – Documentation for Green Development and Energy Efficiency Strategies**

**Louisville Metro Housing Authority**

**Att43DocGreenDevelopEEStrategies.pdf**



June 26, 2016

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

Re: Documentation for Green Development and Energy Efficient Strategies

Dear Secretary Castro:

In designing, developing, and managing the Housing Component of the redevelopment plan, including the LC4C program, I certify that the development teams will follow the 2015 version of the Enterprise Green Communities Criteria (EGC) as a guide to create healthy, sustainable, energy-efficient and cost-saving residential developments as appropriate to the project budget and scope. For all new construction, the New Construction Guidelines will be followed. As part of the EGC certification, new low-rise units in the community and in the LC4C program will also achieve Energy Star for Homes version 3; mid-rise units will achieve certification under the Multifamily High-Rise program. In addition, the team commits to achieving USGBC's LEED for Neighborhood Design (LEED-ND) certification, and—as a condition of the LEED-ND program—certifying an additional building under the LEED system.

The following narrative outlines the development team's approach toward achieving the 2015 EGC. In addition to meeting ALL of the Mandatory Criteria appropriate to the development type, the development teams commit to scoring at least the minimum number of optional points for certification under the criteria (35 points for new construction). Examples of potential strategies being pursued to achieve EGC certification include the following (this is a sample list; actual strategies will depend on the requirements of each phase):

**Optional Points to be pursued:**

**1.2b Resident Health and Well-Being:** *Create a health action plan and integrate the selected interventions and a plan for moderating progress.* This credit will be integrated as part of the People plan. (12)

**2.8 Access to Public Transportation:** *Locate the project within a 0.5-mile walk distance of combined transit services (bus, rail, and ferry) (10).* The Beecher Terrace site has adequate access to transportation and earns full points; part of the analysis of LC4C sites will include connectivity and transit access.

**2.11 Brownfield Site (on-site only):** *Locate the project on a brownfield site (4).* Beecher Terrace will have Phase II ESAs.







**2.13 LEED for Neighborhood Development Certification (on-site only):** Locate the project in a Stage 2 Pre-Certified LEED for Neighborhood Development plan or a Stage 3 LEED for Neighborhood Development Certified Neighborhood Development (4). As evidenced in Attachment 38, the team is pursuing a LEED-ND certification.

**2.14 Local Economic Development:** Demonstrate local preference in hiring and contracting, achieve 20% local employment, and provide physical space for SBEs, nonprofits and/or workforce education (4). The development plan includes goals for local, Section 3 and MBE/WBE hiring and employment.

**3.5b Efficient Irrigation:** Install an efficient irrigation system (4). All phases will have efficient irrigation.

**4.2 Advanced Water Conservation:** Install or retrofit water-conserving fixtures in all units and any common facilities with the following specifications: Showerheads —1.5 gpm; Kitchen faucets —1.5 gpm; Bathroom faucets —0.5 gpm. (2). Construction specifications will meet the showerhead and faucet requirements.

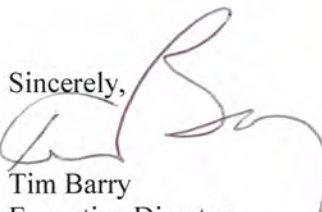
**5.2a Additional Reductions in Energy Use:** Improve whole-building energy performance by percentage increment above baseline building performance standard for additional points (5). These points will be awarded post-construction, pending building performance review. Generally, MBS projects achieve at least 5-10 points.

The team will pursue criteria 6.3, 6.4, 6.5, & 6.10 with the general contractor but have not included these points in the total. There are 14 additional points possible.

**7.14 Interior and Outdoor Activity Spaces:** Provide on-site dedicated recreational space. (9). All units will have access to indoor and outdoor recreational space, per the criteria.

Total Points Anticipated: On-site: 54; Off-site (LC4C): 46

Sincerely,

  
Tim Barry  
Executive Director



**Attachment 44 – Land Use Approvals**

**Louisville Metro Housing Authority**

**Att44LandUseApprovals.pdf**



DEVELOP LOUISVILLE  
PLANNING & DESIGN SERVICES  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

YU "EMILY" LIU, AICP  
DIRECTOR

June 24, 2016

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

Re: Certification of Receipt of Land Use Approvals Related to the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As the appropriate local official with the authority necessary to make this certification, I hereby certify that all required discretionary land use approvals (including zoning), other than any required design review, have been secured for all developed and undeveloped land referenced in the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation (CNI) Grant Program application. This includes all parcels of land proposed for all phases of development, whether on the Beecher Terrace footprint or off-site, regardless of the proposed land use type (e.g., retail, commercial, housing, etc.) and regardless of how they will be financed (i.e., whether with CNI grant funds or leveraged funds).

This certification includes the following parcels:

- The 5 parcels that together comprise the Beecher Terrace public housing development (014G01050000, 014G00640000, 014H00010000, 014H00070000, and 014H00080000) are zoned C-2 (commercial) and lie within a Downtown Form District, permitting the proposed multiple unit dwellings, as well as the intended park space, management/community center, and office, commercial, and retail uses;
- 1506 and 1508 W. Market St. (014A00790000 and 014A00780000) are zoned C-1 (commercial) and lie within a Traditional Workplace Form District, permitting their existing use as multiple family dwellings;
- 1718 W. Muhammad Ali Blvd. (013A01070000) is zoned OR-2 (office/residential) and lies within a Traditional Neighborhood Form District, permitting its intended use for multiple family dwellings with first floor non-residential or office space; and

In addition, the following parcel, which is not part of the CNI Grant Program application, but is proposed for future redevelopment in furtherance of the Vision Russell Transformation Plan, also meets the requirements for discretionary land use approvals (including zoning), subject to required design review:

- 306 Roy Wilkins Ave. (014H00130000) is zoned C-2 (commercial) and lies within a Downtown Form District, permitting the proposed multiple unit dwellings, as well as intended office, commercial, and retail uses.

Sincerely,

Andrea Lauago  
Planning & Design Supervisor

**Attachment 45 – Federally Qualified Health Center**

**Louisville Metro Housing Authority**

**Att45FedQualifiedHealthCtr.pdf**





June 20, 2016

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

Reference: Federally-Qualified Health Center and Neighborhood Investment and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As the Chief Executive Officer of the Park DuValle Community Health Center, Inc. (PDCHC), I am pleased to provide this letter of commitment in support of your application to the U.S. Department of Housing & Urban Development for FY 2016 Choice Neighborhood Implementation (CNI) funding to transform Beecher Terrace and the Russell Neighborhood.

Founded in 1968, PDCHC, a **federally-qualified health center**, is recognized as a Level 3, Patient-Centered Medical Home providing healthcare from four sites to 23,000 patients. The PDCHC Russell Neighborhood location provides healthcare to approximately 3,000 patients. Our patients, predominately African American, live at 200% or below the federal poverty level. We are deeply committed to improving health, wellness and the quality of life in the Russell Neighborhood by providing safe, high-quality, accessible and affordable preventive and primary health care.

Our 2015 needs assessment revealed significant barriers that impact access to care. To overcome these barriers, we have identified a critical need for more healthcare services and additional space for those needed services. The Vision Russell People strategies reinforce our direction.

### **Neighborhood Investment**

In response to identified needs, PDCHC will be expanding its center in Russell, located directly across from the Beecher Terrace community on 11<sup>th</sup> Street, through a recently awarded \$1 million federal grant that will allow us to add Pediatric and Women's Health examination rooms, dental operatories, and to develop a Behavioral Health Suite. Our expanded offices and services will directly address the demand for healthcare that has been demonstrated by the recent influx of new patients. We understand that this firm commitment to development within Russell will contribute \$1 million in neighborhood investment leverage to your Choice Neighborhoods Implementation grant application.

---

*Primary care centers owned and operated by Park DuValle Community Health Center, Inc.*

[www.pdchc.org](http://www.pdchc.org)

· Park DuValle Community Health Center · 3015 Wilson Avenue · Louisville, KY 40211 · 502/774-4401 · Fax 502/775-6195 ·  
· Park DuValle at City View · 1015 West Chestnut Street · Louisville, KY 40203 · 502/584-2992 · Fax 502/584-3715 ·  
· Park DuValle at Spencer County · 311 Reasor Avenue, Box 567 · Taylorsville, KY 40071 · 502/477-2248 · Fax 502/477-9356 ·  
· Park DuValle at Newburg · 2237 Hikes Lane · Louisville, KY 40218 · 502/479-8930 · Fax 502/479-8934 ·

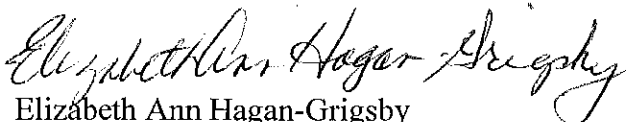
### **New People Leverage**

To better serve the healthcare needs of Beecher Terrace and Russell community members, who often do not have a medical home despite high rates of medical insurance coverage, PDCHC will increase its presence at neighborhood events including the Choice Neighborhoods Initiative meetings that are being held at Baxter Community Center in Beecher Terrace. Our outreach will include promoting the importance of preventive and primary healthcare, oral health, and behavioral health to current and future Beecher Terrace households. Our staff plans to work closely with Vision Russell case managers to reach out to Beecher residents and to provide flyers and other informational materials for distribution that promote our expanded pediatric, women's health and behavioral health services. Vision Russell neighborhood outreach workers can also distribute these materials throughout the neighborhood. PDCHC staff will also be available to provide education on chronic diseases. We estimate that this commitment will entail 10 hours of staff time per month x \$50/hour (salary and benefits) x 64 months of the grant, or \$32,000 total new leverage commitment towards Vision Russell's People Plan.

Under my leadership, PDCHC will continue to align our health strategies with the Vision Russell team to achieve our health goals over the six-year CNH grant period by providing quality health care including behavioral health services, screening patients for patterns of drug and alcohol use, connecting patients to healthcare coverage, and promoting healthy lifestyles.

As a member of the Russell Neighborhood for many years, PDCHC strongly supports the efforts of the Louisville Metro Housing Authority and partners to realize the Vision Russell Community Transformation Plan.

Sincerely,



Elizabeth Ann Hagan-Grigsby  
Chief Executive Officer

**Attachment 46 – Anchor Institution Engagement**

**Louisville Metro Housing Authority**

**Att46AnchorInstitutionEngage.pdf**





The **Courage** to Question Convention.  
The **Passion** to Break New Ground.  
The **Insight** to Champion Community.  
The **Imagination** to Pursue the Undiscovered.  
The **Will** to Achieve Greatness.  
The **Promise** of a Limitless Future.  
The **People** to Bring It to Life.  
**It's Happening Here.**

June 28, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Anchor Institution Neighborhood Investment Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Chartered by the Kentucky Legislature in 1798, the University of Louisville (UofL) has served as one of the city's premier anchor institutions for nearly 220 years, steadily growing from a small seminary school to an institution of both regional and national significance, with a student enrollment of more than 22,000 today. The institution's economic impact is tremendous, with more than 7,000 staff, a \$1.2 billion operating budget, and an endowment of nearly \$800 million.

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 a variety of stakeholders, many of whom are also *Vision Russell* partners - community residents, Jefferson County Public Schools, Louisville Metro Government, Metro United Way, the Louisville Urban League (headquartered in the Russell community), and faith-based organizations, among others - the University has enhanced existing programs and launched new programs designed to eliminate or reduce disparities that West Louisville residents experience in education, health, and 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.

Neighborhood Investment: Youth Violence Prevention Research Center

In 2015, the University's School of Public Health and Information Sciences' Office of Public Health Practice received a \$5,700,000 grant from the U.S. Centers for Disease Control (CDC) to establish a Youth Violence Prevention Research Center (one of only seven nationally) in the Russell neighborhood, and the Center recently took up residence in newly developed space at the Louisville Central Community Centers' Old Walnut Street campus.

Youth violence is a preventable public health problem for individuals and communities, and the Center is working to be part of the solution. Funds from the CDC grant will allow our researchers to develop, implement, and evaluate a large, community-level mass and social media campaign to change social norms - unwritten, shared mores, rules and customs that affect behavior with the aim of reducing violence among youth living in West Louisville. The program will recruit six Louisville Youth Voices against Violence Scholars, young people ages 16-24 from West Louisville, to work part-time assisting with campaign development and testing. Although many who work with youth recognize the importance of utilizing social media to reach young people, there is little published research about effective ways to use these applications for community-level interventions.

We are pleased to hear that our recent investment of \$5,700,000 to create this exciting new Center in Russell can be used as neighborhood investment leverage for your Choice Neighborhoods Implementation (CNI) grant application.

#### Existing People Leverage: Education Initiatives

##### *Central High School*

UofL's Signature Partnership Initiative has been partnering with Central High School for a number of years to offer a highly successful Law Magnet Program that brings faculty and students from the University's Brandeis School of Law to the school where they introduce 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 up close 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.

##### *Roosevelt Perry Elementary School*

Several of the University's schools also partner with Roosevelt Perry Elementary (RPE) School on education and health initiatives:

- School of Engineering: The STEM Fundamentals program brings engineering education to students through school visits from UofL engineering students who engage RPE students in fun, hands-on activities that bring engineering to life;
- School of Nursing: School of Nursing students visit RPE to teach students about healthy eating habits, bullying prevention, stranger danger, and hand hygiene;
- Kent School of Social Work: Graduate students intern for a semester or a year in RPE's Family Resource Center. They engage in the day-to-day activities of the Center, providing assistance to students;
- School of Dentistry: Through the Colgate Kids program, dentistry students and faculty provide free oral health screenings for children, and parents then receive a report on the dental screening results; and
- College of Education and Human Development: Graduate-level students provide counseling and psychology services.

#### Existing People Leverage: Health Initiatives

The Cardinal Success Program @ Nia Center (CSP) is an innovative partnership between the University's College of Education and Human Development (CEHD), Department of Counseling and Human Development, and the West Louisville community. By design, it brings access to quality counseling and psychology services to residents from a traditionally underserved area of the community. Services, which are provided in Nia Center offices immediately adjacent to the Russell neighborhood on Broadway, are provided by graduate-level counseling psychology and clinical mental health students working under the direct supervision of a licensed psychologist who is also a faculty member with the CEHD.

Working closely with residents and community leaders during the planning phase of CSP, the program has been designed to target behavioral health services to the priorities identified by members of the community. In addition to providing individual, group and family counseling and psychological assessment services, CSP offers prevention and support programs tailored to the community's needs. Parent education and parent and family support programs designed to strengthen families and parent-child relationships are a central focus of CSP.



Another key element of CSP services is identifying and building character strength in children and adolescents to promote social skills, self-esteem and resilience. This positive psychology approach is woven into individual and group services offered at CSP. In addition to serving children and families, the CSP is committed to providing counseling and wellness services to adults dealing with challenging life circumstances.

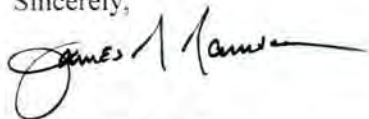
The Cardinal Success Program commits to providing 330 individual counseling sessions to Beecher residents and 1,980 sessions to other Russell residents during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$173,250 (\$75 per session x 2,310 sessions). The program also commits to providing 330 group counseling sessions to Beecher residents and 1,320 sessions to Russell residents during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$66,000 (\$40 per session x 1,650 sessions). **The total commitment from the Cardinal Success Program is \$239,250.** Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of the Cardinal Success Program and that those who express interest receive a direct referral to the program.

UofL is also partnering with KentuckyOne Health, the Peace Education Program, the Louisville Metro Office of Safe and Healthy Neighborhoods, and the Louisville Metro Department of Public Health and Wellness on the Pivot to Peace Program, an innovative, evidence-informed collaboration to address and prevent violent crime in West Louisville. Pivot to Peace is designed to build stronger, safer neighborhoods by linking adult survivors of violent gun and knife injuries to community resources. The program promotes healthy choices to help victims avoid further injury or involvement with law enforcement. Ultimately, the goal is to help participants to “pivot,” linking them to resources that promote a healthy, nonviolent life. Over the last two years more than 600 people were treated at University of Louisville Hospital – the region’s only level 1 trauma center – for gunshot injuries. They came from across the region, but the largest numbers came from West Louisville neighborhoods, including Russell, that face significant challenges including high unemployment, poverty, and crime, all of which contribute to an average life expectancy seven years less than across Louisville Metro as a whole.

Pivot to Peace adapts best practices from hospitals around the country, using guidelines from the National Network of Hospital-based Violence Intervention Programs. We see trauma centers as environments to teach and engage injured patients, family, and friends. Participants are paired with a Case Worker from the Peace Education Program who supports them in coping with their injury and assisting with follow-up care. Key outcomes for Pivot to Peace participants include reduced violent interactions and improved educational attainment, employment status, and physical/mental health.

In closing, we are thankful to have been engaged in a meaningful way in the planning and implementation of the *Vision Russell* Transformation Plan, and are happy that we can firmly commit to a total of \$5,700,000 in Neighborhood Investment Leverage as well as in existing People Leverage in support of the Louisville Metro Housing Authority’s FY 2016 Choice Neighborhoods Implementation Grant application.

Sincerely,



Dr. James R. Ramsey  
President

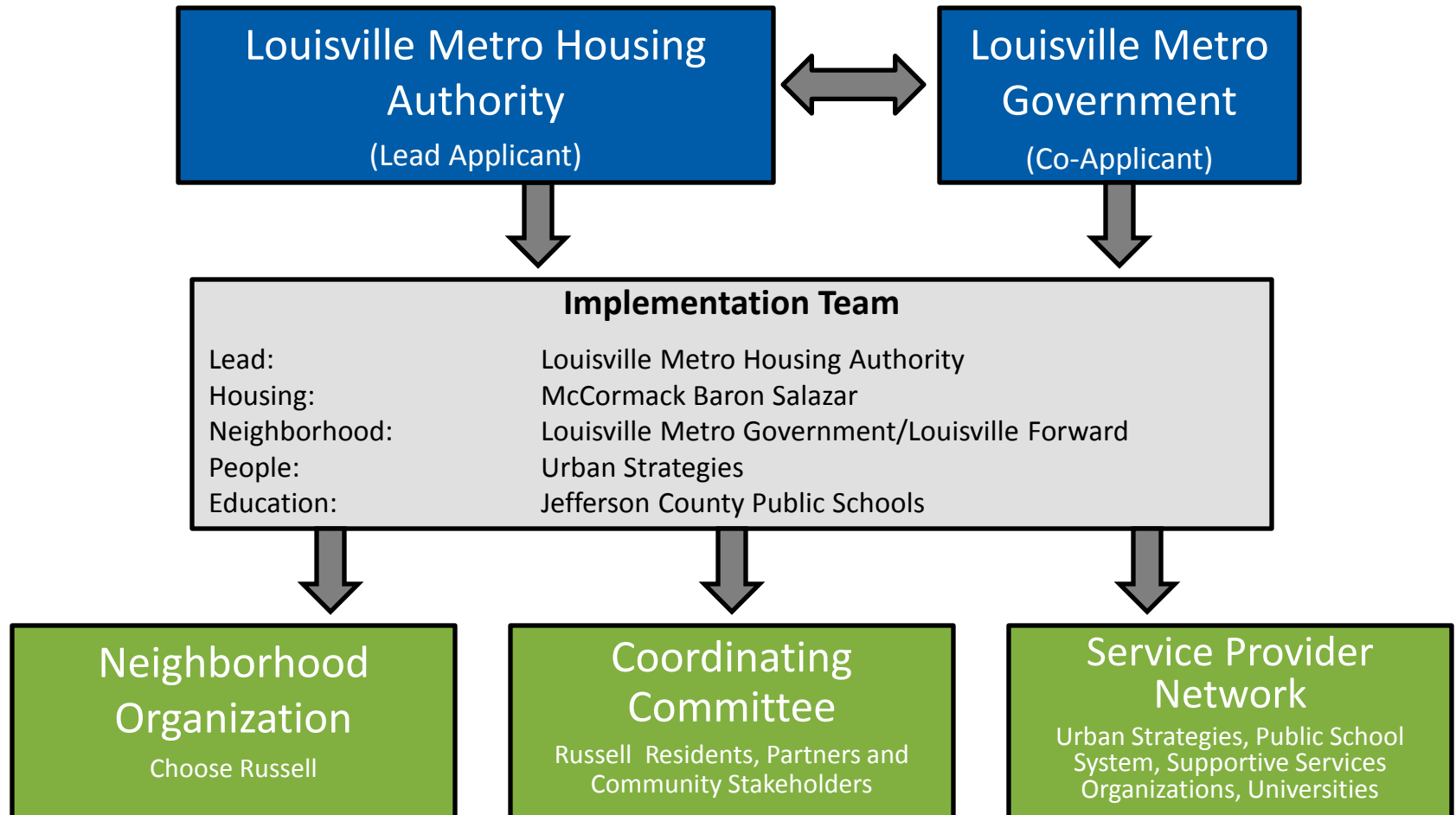
**Attachment 47 – Organizational Chart**

**Louisville Metro Housing Authority**

**Att47OrganizationalChart.pdf**



# Russell Choice Neighborhood Implementation Governance Structure



**Attachment 48 – Program Schedule**

**Louisville Metro Housing Authority**

**Att48ProgramSchedule.pdf**

## Attachment 48: Program Schedule

Housing				
Task	Start Date		Completion Date	
<b>Acquisition Phase of Russell Neighborhood Units (8 units)</b>	Month	Year	Month	Year
Initial Financial Closing	June	2017	June	2017
Lease-Up	July	2017	August	2017
Stabilization	June	2017	August	2017
<b>Off-Site Project Based Voucher Partnership (876 units)*</b>	Month	Year	Month	Year
Release of Request For Proposals	February	2017	February	2017
Application Review and Selection	April	2017	April	2017
Execution of Agreements & Commitment Letters	May	2017	May	2017
Construction	October	2017	November	2018
Stabilization	November	2018	April	2019
<b>*Schedule Repeats annually through 2021, with final units delivered by April, 2023</b>				
<b>Phase I: On-Site Mixed-Income, Multifamily (150 units)</b>	Month	Year	Month	Year
Submission of 4% tax credit application (2017 award)	December	2016	March	2017
Initial Financial Closing and Construction Commencement	October	2017	October	2017
Construction	October	2017	April	2019
Lease-up & Stabilization	February	2019	October	2019
<b>Phase II: On-Site Senior Housing (120 units)</b>	Month	Year	Month	Year
Submission of 9% tax credit application (2018 award)	December	2017	March	2018
Initial Financial Closing and Construction Commencement	October	2018	October	2018
Construction	October	2018	February	2020
Lease-up & Stabilization	February	2020	August	2020
<b>Phase III: On-Site, Mixed-Income, Multifamily (100 units)</b>	Month	Year	Month	Year
Submission of 9% tax credit application (2019 award)	December	2018	March	2019
Initial Financial Closing and Construction Commencement	August	2019	August	2019
Construction	August	2019	September	2020
Lease-up & Stabilization	July	2020	December	2020
<b>Phase IV: On-Site, Mixed-Income, Multifamily (100 units)</b>	Month	Year	Month	Year
Submission of 9% tax credit application (2020 award)	December	2019	March	2020
Initial Financial Closing and Construction Commencement	July	2020	July	2020
Construction	July	2020	August	2021
Stabilization	June	2021	November	2021
<b>Phase V: On-Site, Mixed-Income, Multifamily (150 units)</b>	Month	Year	Month	Year
Submission of 4% tax credit application (2021 award)	December	2020	March	2021
Initial Financial Closing and Construction Commencement	July	2021	July	2021
Construction	July	2021	December	2022
Lease-up & Stabilization	September	2022	April	2023
<b>Phase VI: On-Site Homeownership (20 units)</b>	Month	Year	Month	Year
Predevelopment	February	2022	September	2022
Initial Financial Closing and Construction Commencement	September	2022	September	2022
Construction	October	2022	March	2023
Sales	January	2023	June	2023
<b>Use of CNI grant Funds for Housing</b>	July	2017	September	2023
People				
Task	Start Date		Completion Date	
<b>CNI Grant People Services Program</b>				
Case Management Launched and hiring of staff	January	2017	September	2023
Administration and Service Coordination	January	2017	September	2023
Research, Data Analysis and Process Evaluation*	January	2017	December	2023
Workforce Development Programs*	January	2017	September	2023
Health and Wellness Programs*	January	2017	September	2023
Early Learning Programs*	January	2017	September	2023
Academic Achievements Programs*	January	2017	September	2023
Community Center Programming*	January	2017	September	2023
<b>*Strategies will be sustained beyond the Choice funding period.</b>				
<b>Use of CNI Funds for People</b>	October	2016	September	2023
Neighborhood				
Task	Start Date		Completion Date	
<b>CNI Neighborhood and Critical Community Improvements</b>				
Baxter Community Center Expansion	January	2018	January	2019
eCommerce Business Incubator	January	2017	July	2018
Media Production Center	January	2017	July	2018
Placemaking Projects	January	2017	July	2018
Gap Financing: The Village @ West Jefferson	January	2017	July	2018
Owner-Occupied Home Rehab Program	January	2018	September	2023
Rental Unit Rehab Program	January	2018	September	2023
Targeted Redevelopment of Vacant and Abandoned Properties	January	2018	September	2023
Business Attraction Loans	January	2018	September	2023
Microbusiness Loan Program	January	2018	September	2023
<b>Use of CNI Funds for CCI</b>	January	2017	September	2023

**Attachment 49 – Evidence-based Decision Making**

**Louisville Metro Housing Authority**

**Att49EvidencebasedDecisionMak.pdf**

## ATTACHMENT 49 – EVIDENCE-BASED DECISION MAKING

### References for Evidence Base:

(Citations are listed in order of appearance in Exhibit I: Soundness of Approach, section D.7.)

#### Health

Weinstein, N., Balmford, A., DeHann, C. R., Gladwell, V., Bradbury, R., & Amano, T. (2015). *Seeing Community for the Trees: Links Between Contact with Natural Environments, Community Cohesion and Crime*. *BioScience* (December 01, 2015)65 (12): 1141-1153

Abstract: Individuals may be losing touch with nature as their contact with it decreases worldwide. Although the consequences for people's personal well-being outcomes are becoming well documented, there is almost no research examining the social correlates of contact with nature. This article used a large nationally representative sample to link objective (percent greenspace) and subjective measurements of contact with nature, community cohesion, and local crime incidence. The perceived quality, views, and amount of time spent in nature were linked to more community cohesion, and in turn, the perception of cohesive communities enhanced individual well-being outcomes and contributions back to society through higher workplace productivity and environmentally responsible behaviors. Our findings also indicated that local nature was linked to lower crime both directly and indirectly through its effects on community cohesion

Kellert, S. R. (2005). Nature and child development. *Building for life: Designing and understanding the human-nature connection*, 63-89.

Descriptor: Sustainable design has made great strides in recent years; unfortunately, it still falls short of fully integrating nature into our built environment. Through a groundbreaking new paradigm of "restorative environmental design," award-winning author Stephen R. Kellert proposes a new architectural model of sustainability. In *Building For Life*, Kellert examines the fundamental interconnectedness of people and nature, and how the loss of this connection results in a diminished quality of life. This thoughtful new work illustrates how architects and designers can use simple methods to address our innate needs for contact with nature.

Ferdinand, K. C., Patterson, K. P., Taylor, C., Fergus, I., Nasser, S. A., Ferdinand, D. (2012). Community-Based Approaches to Prevention and Management of Hypertension and Cardiovascular Disease. *The Journal of Clinical Hypertension* (Volume 14, Issue 5) 336-343.

Abstract: Community hypertension (HTN) outreach seeks to improve public health by identifying HTN and cardiovascular disease (CVD) risks. In the 1980s, the National Heart, Lung, and Blood Institute (NHLBI) funded multiple positive community studies. Additionally, the Centers for Disease Control and Prevention's (CDC's) Racial and Ethnic Approaches to Community Health (REACH) program addresses CVD risks. In 1978, in Baltimore, MD, the Association of Black Cardiologists (ABC), organized barbershops and churches as HTN control centers, as in New Orleans, LA, since 1993, the Healthy Heart Community Prevention Project (HHCPP). Also, the NHLBI Community Health Workers and Promotores de Salud are beneficial. The American Society of Hypertension (ASH) Hypertension Community Outreach program provides free HTN and CVD screenings, digital BP monitors, multilingual and literacy-

appropriate information, and videos. Contemporary major federal programs, such as the Million Hearts Initiative, are ongoing. Overall, the evidence-based Logic Model should enhance planning, implementation, and dissemination.

National Institutes of Health: National Heart, Lung and Blood Institute. (2002). *Mobilizing African American Communities to Address Disparities in Cardiovascular Health: The Baltimore City Cardiovascular Health Partnership Strategy Development Workshop Summary Report*.

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Report from: The Baltimore City Cardiovascular Health Partnership Strategy Development Workshop was held in 2002 in Baltimore, MD, to discuss effective strategies to promote cardiovascular disease (CVD) risk factor control and heart healthy behaviors in African Americans. Participants discussed topics such as public education and the media, public housing communities, training CHWs to promote CVD health, integrating public health students in community-wide CVD health promotion activities, and building and sustaining collaborative partnerships for CVD health education and outreach. Recommended next steps included exploring contextually appropriate and user-oriented tools and materials to address CVD health in public housing and to conduct assessments to get residents' buy-in on material development.

## **Education**

Reynolds, A.J., Temple, J.A., Ou, S.-R., Barnett, W.S. (2011) Effectiveness of early educational intervention. *Science*, 333(6045), 975-978.

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Abstract: Early educational intervention has been proposed to partially offset the impacts of poverty and inadequate learning environments on child development and school success. A broad range of early educational interventions are found to produce meaningful, lasting effects on cognitive, social, and schooling outcomes. However, all interventions are not equally effective. Two major U.S. programs perform relatively poorly. Research provides some guidance regarding the features of highly effective programs, but much remains to be learned. New experimental studies of key program features would have a high payoff.

Camilli, G., Vargas, S., Ryan, S., Barnett, W.S. (2010) Meta-Analysis of the Effects of Early Education Interventions on Cognitive and Social Development.

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Findings/Results: Consistent with the accrued research base on the effects of preschool education, significant effects were found in this study for children who attend a preschool program prior to entering kindergarten. Although the largest effect sizes were observed for cognitive outcomes, a preschool education was also found to impact children's social skills and school progress. Specific aspects of the treatments that positively correlated with gains included teacher-directed instruction and small-group instruction, but provision of additional services tended to be associated with smaller gains.

The David P. Weikert Center for Youth Program Quality (2012) The Youth Program Quality Intervention (YPQI) Research Study: Implications for Policy and Practice.

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Descriptor: A substantial and growing evidence base confirms that afterschool programs can make a positive difference for youth in the critical domains of achievement, social and civic skills, and risk reduction. However, many programs do not realize this potential, and a primary reason for this may be the quality of experiences available to youth in these settings. Improving quality is therefore a priority for the afterschool field. Evidence suggests that the predominant

form of professional development—staff training without follow-up—rarely produces sustained change in practice. The Youth Program Quality Intervention (YPQI) offers a continuous improvement approach that flips traditional professional development upside-down: the intervention leads with performance assessment, and then engages staff in a multi-month cycle of planning and improvement. The YPQI study, the first experimental investigation of a data-driven, continuous improvement intervention in the after-school field, occurred from 2006-2008, to understand if the YPQI could improve the quality of youth experiences in afterschool programs. This brief focuses on the implications of these findings for policy and practice.

Tomberg, K. A. (2013). *Youth Development Through Service: A Quality Assessment of the YouthBuild AmeriCorps Program*. Research and Evaluation Center John Jay College of Criminal Justice.

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Descriptor: A 2013 assessment by the John Jay College of Criminal Justice focused on YouthBuild USA's YouthBuild AmeriCorps' model of service engagement found that "Over the course of their participation...students develop a closer connection with their communities, a stronger commitment to service, an enhanced sense of personal worth and reliability, and greater trust in authority and social institutions.

Brandeis University Center for Youth and Communities Heller School for Social Policy and Management (2013). *Creating New Pathways to Postsecondary: Evaluation of the Bill and Melinda Gates Foundation's Postsecondary Success (PSS) Initiative Final Report*.

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A 2013 study by the Heller School for Social Policy and Management at Brandeis University looked at the Bill & Melinda Gates Foundation's Postsecondary Success Initiative at YouthBuild USA. The study found that the initiative was successful in developing strong working partnerships between youth-serving community-based organizations and community college partners. The initiative also led to the creation of a new college-going culture and strategies for preparing youth for and supporting them in postsecondary education. The report recommends that "these types of partnerships should be supported and encouraged."

Hahn, A., Leavitt, T. (2004) *Life After YouthBuild: 900 YouthBuild Graduates Reflect on Their Lives, Dreams, and Experiences*. Heller School at Brandeis University.

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Descriptor: This study combined a 15-page survey of 900 graduates from over 30 programs and in-depth interviews with a cross-section of 57 randomly selected graduates at eight programs. Both the survey and the interview results showed that YouthBuild graduates are highly positive about their program experiences, appreciating both the family-like environment and the high expectations of the staff. The survey results showed that 75 percent of these graduates were either in postsecondary education or in jobs averaging \$10 an hour; 91% of graduates rated their YouthBuild experience highly; 85% were still involved in community activities; and a high percentage were successful and free of government supports using a variety of indicators. Many graduates also expressed a need for more assistance with personal or career-related issues after graduation.

Wright, A. (2001), *The YouthBuild Welfare-to-Work Program: Its Outcomes and Policy Implications*. YouthBuild USA.

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Descriptor: This is a study of a three-year grant funded by DOL run from 1998 to 2001 by YouthBuild USA at ten programs. The outcomes of the YouthBuild Welfare-to-Work (WtW)



program were higher than those of other WtW programs recruiting under the same eligibility regulations, with 50 percent of all trainees being placed in a job at the end of the program, compared to 44 percent of other WtW program enrollees. YouthBuild graduates earned an average of \$7.91 an hour in their first job placement (in 2001), compared to \$6.81 an hour for other WtW program participants.

### **Public Safety**

U. S. Department of Housing and Urban Development & U.S. Department of Justice Bureau of Justice Administration (2016). *Promising Practice Guide: Choice Neighborhoods and the Byrne Criminal Justice Innovation Program*.

Descriptor: Jointly published by HUD, DOJ and LISC, this guide examines the work of the Choice Neighborhoods and Byrne Criminal Justice Innovation (BCJI) grantees in the South End of Springfield, MA, to transform a neighborhood long known as a center of dilapidated housing and dangerous streets into a place where people choose to live, work and raise their children. The Springfield story offers an example of how Choice Neighborhoods and BCJI grants can build on each other for better collective outcomes. The lessons learned at the end of the guide highlight crucial intersections between the two federal investments in communities.

Office of Community Oriented Policing Services (COPS Office) (2016). *Combating Youth Violence in American Cities: Programs and Partnerships in 30 Cities*.

Abstract: Youth violence is a major challenge for American police chiefs, schools, and municipal leaders, undermining the public safety of cities across the nation and destroying the lives of many of our young people. According to a 2015 Centers for Disease Control and Prevention (CDC) Fact Sheet on Youth Violence, it sent more than 630,000 young people to emergency rooms in 2012 alone. Because of the complex nature of its origins and the special needs of both victims and perpetrators, this problem resists traditional law enforcement solutions. In an effort to stem the toll youth violence is taking on our communities, the U.S. Conference of Mayors asked the leaders of 30 cities for help in developing a report which can be used as a tool to prevent and respond to these crimes. This report, the result of their efforts, describes the problems they have encountered and the practices and programs they have found most helpful.

**Attachment 50 – Community Development Block Grant Leverage Documentation**

**Louisville Metro Housing Authority**

**Att50CDBGLeverageDoc.pdf**

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

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

Source of CCI Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
	\$		\$
Louisville Metro Government	15,950,000.00	50.a	
<b>Page Total</b>	\$ 15,950,000.00		\$



OFFICE OF THE MAYOR  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

June 17, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Commitment of CDBG Funds to Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Louisville Metro Government (LMG) is pleased to firmly commit \$15,950,000 in federal Community Development Block Grant (CDBG) funds to the Louisville Metro Housing Authority (LMHA) in support of the Housing and Neighborhood components of the Vision Russell Transformation Plan.

Housing Component

LMG firmly commits \$15,000,000 in CDBG funds contingent only upon the Housing Authority's receipt of an FY 2016 Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development (HUD). These funds will be provided over five Program Years (\$3,000,000 per year) beginning in Program Year 2017 (July 1, 2017). The committed funds are to be dedicated to housing development activities described in the Housing component of LMHA's Transformation Plan for Beecher Terrace and the surrounding Russell neighborhood.

Neighborhood Component

LMG firmly commits an additional \$950,000 in Program Year 2016 CDBG funds toward Critical Community Improvements described in the Neighborhood component of the Vision Russell Transformation Plan.

This total commitment of \$15,950,000 (\$15,000,000 for Housing Leverage and \$950,000 for Critical Community Improvements Leverage) far exceeds 10% of Louisville Metro's most recent annual CDBG funding allocation, which is \$10,311,003 for Program Year 2016.

As the Mayor of Louisville Metro and the official authorized to make this commitment of CDBG funds on behalf of Louisville Metro Government, I am pleased to offer my support of this critical effort to revitalize the Russell neighborhood.

Sincerely,

Greg Fischer  
Mayor

[WWW.LOUISVILLEKY.GOV](http://WWW.LOUISVILLEKY.GOV)

LOUISVILLE METRO HALL 527 WEST JEFFERSON STREET LOUISVILLE, KENTUCKY 40202 502.574.2003

**Attachment 51 – CCI Leverage Documentation**

**Louisville Metro Housing Authority**

**Att51CCILeverageDoc.pdf**

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

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

<b>Source of CCI Resource</b>	<b>Dollar Value of Resource</b>	<b>Page # of Commitment Document</b>	<b>HUD Use Only Amount Approved</b>
Louisville Metro Government	950,000.00	51.a	\$ _____
KY Center for African American Heritage	1,200,000.00	51.b	_____
Louisville Central Community Cente	\$ 550,000.00	51.c	_____
Seed Capital KY	58,205,000.00	51.d	_____
St. Peter's United Church of Christ	4,500,000.00	51.e	_____
Louisville Metro Parks	499,500.00	51.f	_____
Louisville Metro Housing Authority	750,000.00	51.g	_____
			_____
			_____
			_____
			_____
			_____
			_____
			_____
			_____
<b>Page Total</b>	\$ 66,654,500.00		\$ _____



OFFICE OF THE MAYOR  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

June 17, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Commitment of CDBG Funds to Support Critical Community Improvements in the Russell Neighborhood

Dear Mr. Barry:

Louisville Metro Government is pleased to firmly commit \$950,000 in federal Community Development Block Grant (CDBG) funds to support Critical Community Improvements included in the Transformation Plan for the Russell neighborhood and described in the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program application. These funds are for CDBG Program Year 2016, which runs from July 1, 2016 through June 30, 2017, and will be expended within the Choice Neighborhoods Implementation grant period as follows:

- \$300,000 for the rehabilitation of owner-occupied homes;
- \$200,000 for the rehabilitation of rental units occupied by low-income households;
- \$200,000 for the targeted demolition of dilapidated vacant and abandoned structures where rehabilitation is cost-prohibitive;
- \$50,000 for microbusiness loans; and
- \$200,000 in loans to incent small businesses to locate in or expand to the Russell neighborhood.

As the Mayor of Louisville Metro, and the official authorized to make this commitment of CDBG funds on behalf of Louisville Metro Government, I am pleased to offer my support of these Critical Community Improvements, which are key strategies for Russell's revitalization.

Sincerely,

Greg Fischer  
Mayor

[WWW.LOUISVILLEKY.GOV](http://WWW.LOUISVILLEKY.GOV)

LOUISVILLE METRO HALL 527 WEST JEFFERSON STREET LOUISVILLE, KENTUCKY 40202 502.574.2003





1701 West Muhammad Ali Boulevard \* Louisville, Kentucky 40203  
(502) 583-4100 \* Fax: (502) 583-4112 \* [www.kcaah.org](http://www.kcaah.org)  
Federal Tax I.D. - 611279400 - KY Revenue I.D. - B20570

June 20, 2016

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

Subject: Critical Community Improvements and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Application

Dear Mr. Barry:

As Executive Director of the Kentucky Center for African American Heritage (KCAAH), I write with enthusiastic support of the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation (CNI) grant application. KCAAH's goals are to enhance the public's knowledge about the history, heritage and cultural contributions of African-Americans in Kentucky. In addition to our commitment to preserving the traditions and accomplishments of the past, the Center is a vital, contemporary institution, providing space for events, exhibitions and performances of all types.

We see our mission as integral to the Louisville Metro Housing Authority's application for the CNI grant and are firmly committed in the following ways to the implementation of the Vision Russell Transformation Plan.

#### **Critical Community Improvements Leverage**

Over the next 2 years, KCAAH will be investing in an extensive improvement plan for our campus including flooring, acoustical engineering with a new public address system in our Great Hall, the addition of office spaces on the 2<sup>nd</sup> floor, and an expansion our conference room. The conference room will be equipped with the state-of-the-art video conferencing (VTC) technology to conduct meetings both nationally and internationally and to facilitate distance learning and KCAAH board meetings with members in different regions of the state of Kentucky.

We will also be investing in video walls and display systems that will allow us to showcase the rich history of the Russell neighborhood, once the home to the African American "movers and shakers" during the late 19th and early 20th century. These interactive video display systems will exhibit the stories about leaders such as Harvey C. Russell, a native of Bloomfield, KY, from whom the Russell takes its name. Along with his wife, who was also an educator, Mr. Russell was a strong advocate for advancement and change. He established Kentucky's first parent teacher association, the forerunner of today's P.T.A. and the Inter-High School Sports Associations, the precursor of today's intramural sports programs.

These improvements will increase our capability to host CNI related events, as well as enhance the educational and cultural experience in the Russell neighborhood. KCAAH is also working in tandem with the Black Media Collaborative (BMC) and the African American Theatre Program (AATP) at the University of Louisville. BMC will provide the human resource capacity to develop an onsite media production facility which will be dedicated to radio, film, video and theatre productions, which will provide both training and performing venue. AATP will be the resident theatre company at KCAAH, providing theatrical productions about Black life in Kentucky and throughout the African Diaspora. BMC is a network of media professionals including directors, producers, writers and specialist working in the film, television, radio, animation, theatre, literature, journalism and Internet industries. BMC is dedicated to developing media literacy and skilled people in the production of media to provide significant economic, employment and cultural benefits in our community. Founded in 1993, the African American Theatre Program is committed to staging works by new and established African American dramatists, developing a broad audience for African American theatre, and offering an in-depth curriculum that focuses on the theory and craft of acting, directing, and designing for Black Theatre.

In 2013, Time Warner Cable installed a fiber-optic network on our campus, giving us the capability to transmit video and audio data faster and with greater capacity. The proposed media production facility will be equipped with the most state-of-the-art media technology, and will have the capability to broadcast to the Russell neighborhood as well as through the state of Kentucky. The media center will ultimately attract people from all of Metro Louisville and the state of Kentucky, serving as economic engine to the revitalized Russell neighborhood.

In all, KCAAH's investment in the expansion and improvements at the Center totals \$1,200,000 in firmly committed funds that are currently in hand. We are pleased that this investment will serve to leverage the \$300,000 in Choice Neighborhoods Initiative funding that has been budgeted to help KCAAH with these expansion plans and the new Media Center. This Critical Community Improvement is also expected to create at least 25 new media related jobs in the Russell neighborhood.

### **People Leverage**

KCAAH has offered the Vision Russell coalition use of our facilities for multiple Choice Neighborhood planning events including community meetings and Coordinating Committee and Task Force meetings. We also hosted a Community Conversation and tour of the Russell neighborhood for community members on September 12, 2015 that was held in conjunction with KCAAH's *African Heritage Festival* - a celebration of unity, culture, art and history across the African Diaspora. It is a joyous two-day event for the whole family with great food, music, dance, sports, fashion, cultural demonstrations, children's activities, resources for healthy living and so much more. Vision Russell Neighborhood Outreach Workers used this event as one of many venues to conduct a survey with neighborhood residents and stakeholders. KCAAH also provided gallery space to Vision Russell for displaying an exhibit of the photos of Russell's assets and challenges, which were taken by community members during the neighborhood tour.

### **New Leverage**

KCAAH is pleased to continue to waive rental fees for the use of our space for similar events over the 6-year grant period. The value of KCAAH's contribution of space for CNI events during the 6-year grant period will total \$31,200 in new People Leverage (\$1,300 per event x 4 events per year x 6 years).

Our staff has demonstrated a strong commitment of support to make the Vision Russell Transformation Plan viable, implementable and successful, and will continue to do so as the implementation process continues. Myself and Hosea Mitchell, Chief Operating Officer, will continue to serve on the Coordinating Committee and provide KCAAH staff services to set up meetings. The value of KCAAH's in-kind contribution commitment for staff to Russell CNI related programming during the 6-grant period will total \$12,000 in new People Leverage (\$2,000 per year x 6 years).

KCAAH has every reason to believe that our roadmap for Russell's future will benefit all neighborhood residents and businesses. KCAAH's part in this process will be to ensure that a healthy educational and cultural environment is provided for Russell's citizens, leading to an active political voice for all. KCAAH is proud of our contributions, and looks forward to many more cooperative and collaborative opportunities. 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. KCAAH is pleased to be able to formally commit a total of \$43,200 in new People leverage to support the Vision Russell Transformation Plan.

Sincerely,

A handwritten signature in black ink that reads "Aukram Burton". The signature is fluid and cursive, with the first name "Aukram" being more prominent than the last name "Burton".

Aukram Burton  
Executive Director



**Louisville Central Community Centers, Inc.**

*Building A Wealth of Pride Through Opportunity*

June 21, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

**Re: Critical Community Improvements Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application**

Dear Mr. Barry:

I am writing as Chief Executive Officer of the Louisville Central Community Centers, Inc. (LCCC) in support of the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application. LCCC has been an active participant in the Vision Russell process and has served on the Coordinating Committee and hosted events at its Old Walnut Street Development.

Founded in 1948, LCCC is a 501 (c) (3), private, non-profit community-based organization that is governed by an independent, volunteer Board of Directors. For all of years of existence, LCCC has been located within Louisville's historic Russell neighborhood, offering a variety of high quality programs and services in support of economically disadvantaged children and adult family leaders.

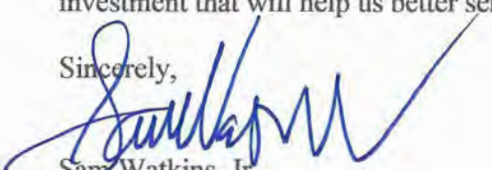
LCCC is committed to creating a vibrant economic diverse Russell community that supports the dreams and aspirations of families who choose to live, work and invest in Russell. To this end, we have invested over \$10,500,000 in our Old Walnut Street campus and headquarter site. This development, when completed, will help create over 150 jobs primarily for Russell and west Louisville residents.

Currently, we are raising funds to support turn-key commercial facilities that will include a full-service restaurant and catering facility and technology-based companies, and community performing arts theater. In addition, a Gigabit Demonstration Center, which will provide the small businesses located at Old Walnut Street with a competitive advantage through the use of cutting-edge high speed internet service, is being developed and will become operational this fall.

LCCC has secured over \$550,000 committed funds to complete these future phases of development at Old Walnut Street. We are pleased that this new investment will serve to leverage the \$300,000 in Choice Neighborhoods Initiative funding that has been budgeted to help build out 12 private spaces within the facility's business incubator. This Critical Community Improvement is expected to create at least 35 new jobs in the Russell neighborhood.

We are pleased to offer our support to the Implementation Grant application and look forward to the CCI investment that will help us better serve the Russell Neighborhood.

Sincerely,

  
Sam Watkins, Jr.  
Chief Executive Officer

51.c

[www.lcccnews.org](http://www.lcccnews.org)

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





## SEED CAPITAL KY

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June 15, 2016

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

Re: Neighborhood Investment Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Co-Founder and Project Director of Seed Capital KY, I am pleased to support the Louisville Metro Housing Authority's (LMHA) application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Seed Capital KY is a non-profit 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 managing the development of the West Louisville FoodPort, a \$58 million transformative urban reinvestment project that will soon break ground on a 24-acre campus at 30<sup>th</sup> and West Market Streets in the Russell Neighborhood. The FoodPort will locate 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. Construction of the FoodPort will create 150 temporary construction jobs, of which at least 20 percent of the contractors will be minority and 5 percent female.

With tenants to include farmers, educators, distributors, food-processors, start-ups, and retailers, the FoodPort will bring over 200 permanent jobs in Phase I, and we have committed to filling as many of those jobs as possible with West Louisville residents. In fact, in January of this year, we announced preliminary approval of up to \$400,000 in state tax rebates to help Farmed Here, North America's largest and longest-running organic indoor vertical farm, offset a \$23.5 million investment to construct and operate a 60,000 ft<sup>2</sup> vertical farm. Of great importance to neighborhood leaders, Farmed Here's hiring policy prioritizes veterans and "second-chance" employees, including refugees and ex-offenders.

### **Critical Community Improvements Leverage**

Phase I of the FoodPort will begin in late 2016 at a cost of \$35 million. Funds for this project come from both public and private sources, as described below:

### West Louisville FoodPort Investment

Project Description	Funding Source	Public / Private Funding Source	Dollar Amount
Expansion of a Chicago-based vertical farming business to the site	FarmedHere, LLC	Private	\$23,500,000
New Markets Tax Credits	CDFI Fund	Public/Private	\$9,945,000
Grants	Foundations, Individuals, Federal, Local	Public and Private	\$9,000,000
Loans	Public and Private lenders	Public and Private	\$15,760,000
<b>TOTAL CRITICAL COMMUNITY IMPROVEMENTS INVESTMENT</b>			<b>\$58,205,000</b>

The West Louisville FoodPort initiative is about more than economic development. In alignment with the Vision Russell Transformation Plan, community ownership, engagement, health, and education are all key goals. In furtherance of these goals, Seed Capital KY will engage Russell community members and other Choice Neighborhoods partners to implement the following Critical Community Improvements:

- **Arts and Cultural Placemaking :** The West Louisville FoodPort Community Council will coordinate the development of place-specific arts and cultural programming through a partnership of community members and organizations. These artistic and cultural programs will celebrate the display the rich history of the Russell neighborhood, including ethnic and racial agriculture and food traditions, commerce, and social activism. The built environment of the FoodPort will serve as a unifying force for bringing together many of the artists and cultural groups within the neighborhoods that are fighting every day to use their art and their own voices and experiences to reinvigorate and inspire their community.
- **Teaching Farm:** 2-acre plot dedicated to Jefferson County Extension for the purposes of demonstrating farming/growing techniques in an urban environment as well as community education programs such as nutrition and cooking classes.

To date, Seed Capital KY has secured and committed a total of **\$58,205,000 in Critical Community Improvement leverage** to fund the development of the FoodPort. We are excited that the addition of \$300,000 in Choice Neighborhoods Initiative funding will allow us to complete critical enhancements to this project, boosting its economic impact, and allowing us to add components that will augment residents' access to healthy foods and increase the marketability of the neighborhood.

#### **Existing People Leverage**

The West Louisville FoodPort Community Council (which will coordinate the Neighborhood Gateway Public Art Project described above) is a group of 125+ community stakeholders: residents of Russell and adjoining neighborhoods, business owners, farmers, funders, city government representatives, community organizations, and members of the faith community. Both the president of the Beecher Terrace Resident Council (Mr. Marshall Gazaway) and a Choose Russell Board member (Mr. Haven Harrington), serve on the Council. The Council plays a vital role in ensuring that the project is directly and consistently connected to the surrounding neighborhoods, defining specific community goals and holding Seed Capital KY accountable for achieving those goals.

The Community Council plays an active role in helping to shape the development of the FoodPort and the benefits it will bring to the various communities it serves. This body is actively tackling the specifics of workforce development, the delineation and creation of community benefits (examples could include an agreement between the developer and residents, assisting in the creation of new businesses within and outside of the FoodPort, development of ownership/stakeholder opportunities for West Louisville residents, and many more) – and determining communications strategies for FoodPort outreach, messaging, and events.

Seed Capital KY firmly commits to continuing our efforts to support the work of the Council during the Choice Neighborhoods grant period, which will run from January 1, 2017 through September 30, 2023. This includes administrative support, capacity building efforts, and coordination between the Council and workforce development agencies, including KentuckianaWorks and the Louisville Urban League. We estimate the value of these efforts, which will ultimately benefit all 1,382 Beecher Terrace and 9,651 Russell residents, will be \$1,300,000 over the grant period (\$200,000 per year x 6.5 years).

Any community benefits agreement that emerges from the Council's work will be shared with the Vision Russell partnership for use as a model for future agreements with Russell investors and developers.

District Councilwoman Cheri Bryant Hamilton recently distilled the essence of our vision for the West Louisville FoodPort, calling the initiative “a transformational project that will have a major community and economic impact on the entire west Louisville community...By creating opportunities for hundreds of new jobs for area residents, entrepreneurs, and community ownership, the FoodPort will help build a sustainable economy that will spur further investment and opportunities for wealth creation in west Louisville, while providing space for farming, classes on cooking, nutrition and gardening, along with gathering spaces for public markets, education, arts, entertainment and cultural programming.”

Sincerely,

A handwritten signature in cursive script, appearing to read "Caroline Heine".

Caroline Heine  
Co-Founder/Project Director





June 24, 2016

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

Re: Critical Community Improvements (CCI) Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As President of Molo Village Community Development Corporation, Senior Pastor of St. Peter's United Church of Christ, and a Bingham Fellow alumna focused on West Louisville revitalization, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

St. Peter's United Church of Christ is a 165 year-old church is located in the Russell community, directly across the street from the Beecher Terrace housing community. 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 provide services to over 1,000 residents per week either through the church or through Molo Community Development Corporation (CDC). Our programs include a comprehensive 7 week recovery program for recently released men and women, recovery meetings, a weekly food pantry, a clothes closet, senior programs, and most recently, a fledgling credit repair and wealth building program. Our programs also provide opportunities for volunteerism that help strengthen ties in the Russell community.

As a longstanding member of this community, as well as an active member of the Vision Russell Neighborhood Task Force, I have heard residents' concerns over the lack of retail, office space, and sites for community programming. Over the past two years, in tandem with – indeed in partnership with – the Russell CNI planning efforts, St. Peter's and its partners have sought to expand opportunities, services, and amenities for neighbor-hood residents and local business community by creating a phased-development plan for the St. Peter's campus.

### **Critical Community Improvements Leverage**

By re-visioning the existing church space and planning for the development of a new, mixed-use, office/retail building, St. Peters/Molo CDC can expand current services and programs, while creating opportunities for other key partners (retail, government, business, and non-profit) to move into the neighborhood and participate, from the inside, in the transformation of Russell. We 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.

The plan includes partial demolition of St. Peter's Church and preservation of the main sanctuary as a joint-use space. Restoration of the sanctuary will involve interior and exterior rehabilitation, repairing water damage, and removing lead paint, among other issues. On the National Register of Historic Places (NRHS), the sanctuary is well-worth saving. In a 1980 NRHS listing, Marty Poynter Hedgepeth describes the structure as an excellent example of its style, calling it "a

highly decorative and three dimensional handling of the Gothic Revival style. The building is one of the most beautifully detailed works of the prominent Louisville architectural firm of Clarke & Loomis.”

St. Peter’s block-long presence across the street from the to-be-redeveloped Beecher Terrace Houses is part of its significance to the evolution of the neighborhood. The United Church of Christ’s Church Building & Loan Fund (CB&LF), which has agreed to fund 70% of the project, has helped us create a growth strategy. “Rather than a loan for facility repairs,” Oscar Perry Abello writes in a 2016 issue of *Equity Factor*, “the fund connected church reps to resources that could help them craft a plan to leverage a key asset: the property.” CB&LF works nationally to assist new and renewing Christian churches of any denomination with loan programs, capital campaign services, planning and technical assistance programs. They are the oldest church building loan fund in the country, tracing their roots back to 1853, through repeated mergers across multiple denominations.

The partnership with CB&LF brought in the Bronx, New York-based AIM Development Group that helped us envision a new construction project on the church’s parking lot. The first phase of the project will construct a two-story, 30,000-square-foot building, designed by Jeffersonville, Kentucky’s Kovert Hawkins Architects, on the eastern parking lot, currently housing 66 parking spaces. The L-shaped structure, which wraps around the corner of 12th and Jefferson streets – directly across from Beecher Terrace and Baxter Square Park – masks a new parking lot behind the structure.

These improvements and the new building will increase our capacity to provide critical services. The building will house, among other things, offices for the church’s Molo Village Community Development Corporation, youth and senior programs, meeting space for health and counseling services, space for an Alcoholics Anonymous chapter, and storage space for Dare to Care’s food pantry. In a new program, we have also partnered with CB&LF and Justine Petersen, a St. Louis-based wealth-building nonprofit, to help locals build their own credit. The program, which will be located in the building, includes financial literacy workshops and a \$200,000 fund for small credit building loans. The costs involved with this program have been documented in a separate People Leverage letter included in Attachment 55.

Over the next two years with critical gap financing provided with CCI funds, Molo CDC will develop *The Village @ West Jefferson*. This includes construction of the 30,000 square foot office/retail development immediately adjacent to Beecher Terrace. The non-profit Molo Village CDC has secured \$4.5M to construct the 2-story, mixed-use facility. We are pleased that this investment will serve to leverage the \$300,000 in Choice Neighborhoods Initiative funding that has been budgeted to help us with these expansion plans.

We are pleased to be a part of the revitalization of the Russell Neighborhood and fully support the efforts of LMHA in the redevelopment of Beecher Terrace. We look forward to our continued collaboration with LMHA and the residents of the Russell Neighborhood.

Sincerely,



Reverend Dr. Jamesetta Ferguson  
President of Molo Village Community Development Corporation



DEPARTMENT OF METRO PARKS  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

SEVE GHOSE, CPRE  
DIRECTOR

June 27<sup>th</sup>, 2016  
Tim Barry, Executive Director  
Louisville Metro Housing  
420 South Eighth Street  
Louisville, KY 40203

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice  
Neighborhoods Implementation Grant Program Application.

Dear Mr. Barry,

As the Director of Louisville Metro Parks and Recreation, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Our mission is to connect people to places and opportunities all across the board. We offer recreational programming in the Russell community to residents of all ages. Our seasonal employment opportunities (primarily summer) in the Russell community traditionally focuses on neighborhood residents. Literally hundreds of residents of all ages come through our doors on an annual basis.

The Baxter Community Center has been a hub for the Russell community for years. Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process. Our work has us engaged in every taskforce other than housing and we have attended and hosted numerous meetings.

Metro Parks and Recreation is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

Louisville Metro Parks and Recreation will continue to offer year round programming to the entire community, with an emphasis on youth. It includes extended hours summer programming lasting for eight weeks, that is geared towards youth ages 18 and under. Full time staff(3), are dedicated 100% to providing programs and services to residents of the Beecher Community. Their combined annual salaries of \$110,000 will end up being a contribution of \$742,500 for the grant period.



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 summer program includes field trips, community service, educational opportunities and workshops conducted by staff and partners. The annual value of summer programming at Baxter Community Center is \$14,800 - \$6,400 for field trip transportation and admissions (\$200 for bus + \$200 per trip for admissions for 40 participants x 16 field trips) and \$7,680 for seasonal staff (3 staff @ \$8/hour x 40 hours for 8 weeks). The total for 7 summer programs at \$14,800 per summer \$98,000 for the grant period (January 1, 2017 through September 30 2023). Approximately 200 Beecher children and youth participate in the summer program, though not all come every day. The Baxter Center is located on the Beecher Terrace footprint and is a comfortable place for Beecher children and families.

We will also continue to partner with Dare to Care to provide hot meals during the school year and lunch and snack during the summer. Baxter serves approximately 4,000 meals a year and at a cost of \$3.75 a meal, the value of the meals is \$15,000 a year or \$101,250 for the grant period. This program serves approximately 175 Beecher children.

Baxter will continue to be a Zones of Hope site as well as a host site for Re-image. Both of these are partner initiatives designed to be holistic crime reduction and crime prevention programs. We offered Baxter as a host site for both of these initiatives to allow Baxter residents convenient access to the programs in an environment they trust. Space is offered at no cost to these community efforts.

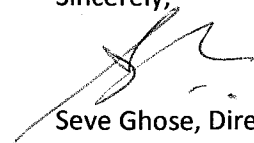
Baxter also will continue to offer programming designed to engage adults and older youth. During the school year we offer Zumba classes and yoga classes and Baxter Buddies for seniors, with weekly sessions for each serving about 15 Beecher residents per session. Young People on the Move and Young Gems, a girls' mentoring program, hold weekly sessions for youth and average 20 participants per session. The total cost for these programs is \$1,900 (\$25 per session x 38 weeks x 2 program offerings) per year. Because of the dynamics of the neighborhood, all of these programs are offered at no cost to these 200 Baxter residents. Over the course of the grant, this represents a total cost of \$12,825.

Metro Parks is also very excited that with the Choice grant LMHA will be able to construct an expansion to the Center which will dramatically increase the programming space. Metro Parks is pleased to provide the firm commitment to add two (2) additional full time staff in order to offer additional year round programming in this new addition to the Center. The combined salaries of these two new staff of \$74,000 will end up being a contribution of \$499,500 for the grant period.

**In all, we commit \$1,454,075 in People Leverage with \$954,575 provided as existing leverage and \$499,500 as new leverage.**

Louisville Metro Parks and Recreation has been serving Beecher Terrance and Russell residents for over 30 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish The Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Seve Ghose, Director  
Louisville Metro Parks and Recreation



June 27, 2016

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410

Re: Critical Community Investment Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Secretary Castro:

The Louisville Metro Housing Authority (LMHA) is pleased to firmly commit **\$75,000 per year for 10 years as Critical Community Investment Leverage for a total of \$750,000** for the Housing Authority's FY 2016 Choice Neighborhoods Implementation (CNI) Grant Program application. LMHA firmly dedicates these funds to Critical Community Investment activities described in Exhibit F – Neighborhood Strategy component of the Housing Authority's CNI Transformation Plan for the Beecher Terrace public housing development and the wider Russell neighborhood.

As described fully in Exhibit F, the Baxter Community Center will be expanded to create a prominent façade on the restored park while providing critical space for an upgraded computer center, office space for The Beech as well as the LMPD, and additional education and recreation programs including a Police Athletic League.

LMHA will continue to provide all utilities, routine and scheduled maintenance, including all building integrity, roofing, electrical, mechanical, HVAC, and fire/safety/security systems and lighting, preventative maintenance, janitorial services, floor refinishing, and painting. The proposed expansions of the Center will double the space that LMHA is committed to maintaining. LMHA is firmly committed to this leverage commitment as critical to the success of the CNI Grant Program.

Sincerely,

Tim Barry  
Executive Director

51.g



**Attachment 52 – Neighborhood Investment Documentation**

**Louisville Metro Housing Authority**

**Att52NeighborhoodInvestDoc.pdf**

## Attachment 52: *Neighborhood Resources*

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

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Neighborhood Leverage Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
New Directions Housing Corporation	\$ 1,691,434.00	52.a	\$
Brightside	26,400.00	52.b	
Fund for the Arts	20,000.00	52.c	
Louisville Grows	70,000.00	52.d	
Park DuValle Health Center	1,000,000.00	52.e	
Community Ventures	15,924,912.00	52.f	
Louisville Urban League	300,000.00	52.g	
Housing Partnership Inc.	1,220,000.00	52.h	
The Healing Place	6,165,000.00	52.i	
Louisville Metro Government	12,574,200.00	52.j	
Integrated Medical Solutions	735,000.00	52.k	
Samuel Plato Academy	300,000.00	52.l	
<b>Page Total</b>	<b>\$ 38,335,512.00</b>		<b>\$ 0.00</b>





## New Directions Housing Corporation

June 7, 2016

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

**Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice Neighborhoods Implementation Grant Program**

Dear Mr. Barry,

New Directions Housing Corporation supports the Louisville Metro Housing Authority's application for the FY 2016 Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood. This opportunity represents an extremely important and strategic opportunity to increase market choice, health, education and stability for this legacy neighborhood. Created in 1969 in Louisville's nearby California Neighborhood through a faith-based initiative, New Directions is one of Kentucky's largest not-for-profit community development corporations. It is a United Way member agency and is part of the NeighborWorks America network which rates New Directions as Exemplary.

**COMMUNITY DEVELOPMENT CAPACITY:** We believe in the potential of Vision Russell. Historic service to Russell began almost at the inception of the agency, but engagement was amplified with the 2003 acquisition of the Russell Apartment Building. New Directions assumed management of this 83-unit subsidized housing community as part of the nation's then largest HUD transfer of property asset/mark-to-market transaction. The building today provides much-needed affordable housing to households of low income, mostly headed by older or disabled persons who benefit from an on-site Learning Center, HUD-certified Neighborhood Network Center and the provision of Service Coordination. **Investment in this important and historic building at the busy corner of 18<sup>th</sup> and West Muhammad Ali Boulevard is ongoing. Since July 2013, \$755,390 has been invested in capital upgrades, new including windows, the boiler and the cooling tower.**

**HOUSING AND PHYSICAL CONDITIONS:** New Directions expanded its rental housing impact in 2013 when, at the City's urging, it acquired two blighted and vacant Italianate buildings on West Market Street. **A comprehensive renovation and quality property management restored order and safety to this site for eight households near retail and public transportation. Total acquisition and development investment in this historic project was \$639,642.** This is part of our neighborhood stewardship commitment.

*New Directions housing interventions go further.* The agency's well-established home ownership preservation agenda includes a unique program called Repair Affair which introduces homeowners of low income to skilled volunteers armed with sponsored building materials. The caring connection has been of vital importance to over 3,000 home owners since program inception in 1993.

*It has been an honor to include service to Russell's residents.*





## New Directions Housing Corporation

**The results are transformational.** Repairs are made to increase safety, security, accessibility and homeowner pride. Since 2013, 10 homes have been aided by Repair Affair services for a leveraged value of **\$26,150.** *(10 homes X \$500/materials per home 1,000 volunteer hours X \$21.15 per hour value.)*

**MARKET CONDITIONS:** In Russell, home ownership matters. Again and again, Choice surveys and community conversations have informed stakeholders that people care about housing affordability as a key reason for living in Russell. People care about building conditions and the potential threats to occupants of aging, but significantly historic housing. Russell Neighborhood has an exceptional heritage of ownership.

In 2016, empowered by resident feedback gained through the Choice Neighborhood Planning Initiative, New Directions has organized a 19-home Vision Russell Repair Affair action intervention in 2016 mobilizing 210 volunteers and professional contractors to address conditions that threaten the safety and security of older or disabled homeowners.

**We are investing \$193,532 in home ownership preservation immediately to support first-stage transformation.** In 2016, New Directions secured a \$150,000 allocation from the Kentucky Housing Corporation's Affordable Housing Trust Fund to leverage contractor repairs to be followed by specialized Repair Affair outreach and aggressive volunteer assignments.

Corporate partners add leverage. A \$5,000 sponsorship of Repair Affair from YUM! Corporation will transform the exterior of a high-need West Madison Street home. Another \$3,500 donated by five volunteer teams fuels more jobs. Outreach has directed these efforts to the housing corridors being predicted for new housing development. Our approach to changing market conditions begins with sustaining existing resident equity as new development begins as a prohibition to outsider speculation and to increase market confidence and overall curb appeal. New Directions has linked its work to a recently launched \$200,000 Louisville Metro Government roof installation program using tactics in cross referral to further stabilize existing resident ownership and safety. ***This is the single largest neighborhood initiative of its kind in Louisville. (Total value of \$193,532 includes \$158,000 in contractor services and materials added to \$35,532 in volunteer time as calculated using The Independent Sector web site. (2015 Kentucky per hour value = \$21.15 X 210 volunteers X 8 hrs. per volunteer See [https://www.independentsector.org/volunteer\\_time](https://www.independentsector.org/volunteer_time) )***

**RESIDENT ENGAGEMENT IN CAPITAL STRATEGIES:** New Directions strategies are inclusive of partnerships to create neighborhood market types that appeal to diverse stakeholders; neighborhood-level tactics; and participatory baseline and outcome measurements to inform multiyear implementation. We especially value the constant engagement of residents and stakeholders in assessment, planning and implementation as essential for sustainable change.

**FUTURE COMMITMENTS:** Let's look forward. New Directions, as a community development corporation, is aggressively moving on acquisition of additional multifamily housing sites in Russell to ensure campaigns of reinvestment and local control, in tandem with Louisville Metro Housing Authority and other community-based organizations. It is too early to monetize these strategies.

**New Directions, however, will commit \$76,720 for the continuation of its campaign for home ownership preservation through its dynamic Repair Affair program,** which has been successfully used in similar market conditions. New Directions commits to at least five Repair Affair home sites annually in Russell from January 1, 2017 to September 30, 2023. **Valuation includes an annual commitment of five Repair Affair home sites X 80 volunteer hours per home X \$21.15 value per hour (Independent Sector) to equal \$8,460 + \$500/average material/volunteer cost per home X five homes to equal \$2,500. The sum of \$8,460 + \$2,500 X seven years equals a total of \$76,720.**





## New Directions Housing Corporation

1) New Directions Repair Affair in Russell Neighborhood	New Directions (includes volunteerism/in-kind leverage)	Private	\$76,720
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We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to this request that can fundamentally change our city. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to create synergies in market change, physical conditions investment, sustained stakeholder engagement, and neighborhood image so that wealth is sustained in the neighborhood and to benefit residents.

Sincerely,

Lisa D. Thompson  
Executive Vice President /  
Chief Strategy Officer

Copied: David Fannin, President and Chief Executive Officer  
Gerald Tyrrell, Chief Financial Officer  
Bridgette Johnson, EVP, Property Management



*Donor-funded and volunteer driven... for a more beautiful Louisville.*



**CHOICE NEIGHBORHOODS INITIATIVE (CNI) IMPLEMENTATION GRANT  
PROGRAM  
RUSSELL NEIGHBORHOOD LEVERAGE LETTER**

June 8, 2016



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

Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice  
Neighborhoods Implementation Grant Program



Dear Mr. Barry,

Brightside fully supports the Louisville Metro Housing Authority's application for the FY 2016  
Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher  
Terrace Public Housing Development and wider Russell neighborhood.



Brightside, donor funded and volunteer driven since 1986, is dedicated to uniting people in clean  
and green activities that beautify and foster pride in our community through  
volunteerism, planting, sustainability, & education. Trees benefit a neighborhood in many ways,  
such as improving air quality, decreasing utility costs by mitigating heat, and helping build  
community pride by providing quality green space. Through our partnership with Brown-Forman  
Corporation, we have started The Brown-Forman Legacy Tree Program, which focuses on  
planting trees in the neighborhoods surrounding Brown-Forman's west Louisville corporate  
campus, including the Russell, California and other neighborhoods.



Brightside has planted over 2,500 trees paid for with support from the Brown-Forman  
Corporation. The company's commitment to environmental stewardship and philanthropy makes  
Brown-Forman one of Louisville's best corporate citizens. Partnerships with community-minded  
companies such as Brown-Forman have helped to maximize the impact of Brightside.



These trees provide a great value to our community and the Brown-Forman Legacy Tree Program  
will be seen and appreciated for many generations to come. This program also provides an  
opportunity to educate neighbors about the value of trees.

Since July 2, 2013, through the partnership with Brown-Forman, Brightside has planted 55 trees  
within Russell, which cost a total of \$26,400.00. This has helped to expand Russell's tree canopy,  
which is more deficient than many other neighborhoods in the Metro Louisville area.



*Donor-funded and volunteer driven... for a more beautiful Louisville.*

Brightside has maintained two “BrightSites” along the east boundary in Russell, which are small botanical gardens that aid in neighborhood enhancement and community pride. They are located at Jefferson and 9th Streets, and Market and 9th Streets, serving as attractive gateways into the neighborhood from the I-64 highway exits and helping to beautify the 9th Street corridor, which currently is a physical and perceived barrier between Downtown and West Louisville.



We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to support this community.

Sincerely,

*Gina Iorio O'Brien*



Gina O'Brien  
Executive Director







## Fund for the Arts

June 10, 2016

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

Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice Neighborhoods Implementation Grant Program

Dear Mr. Barry,

The Fund for the Arts strongly supports the Louisville Metro Housing Authority's application for the FY 2016 Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood.

The Fund for the Arts is a regional nonprofit with the mission to maximize the impact of the arts on economic development, education, and quality of life for everyone in our community. The Fund conducts one of the oldest united arts campaigns in the United States and supports world-class arts and culture institutions, community organizations and arts-in-education. Fund for the Arts also hosts power2give.org, an online crowd-funding platform, the nationally recognized NeXt! leadership development program for young professionals, and leads collective action across the arts and cultural sector.

In partnership with Louisville Metro Government, Fund for the Arts is currently pursuing artist submissions for the Fran Heuttig Public Art Project, which seeks to showcase public art within the Russell neighborhood, starting in the fall of 2016. Fran Heuttig was an employee of the Fund for the Arts from 1997 until 2007, who passed away in 2013. She is remembered for her vivacious spirit, dedication to public art, and increasing access to the arts for all members of the Greater Louisville community. This project is an opportunity for artists to work with community members in the Russell neighborhood, as well as the Louisville Metro Department of Safe and Healthy Neighborhoods, to develop a long-term, community-engaged public art project. The total budget for the project is \$20,000 and is being supported by public funds from Louisville Metro Government.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to support this community.

Sincerely,

Christen Boone  
President & CEO



Louisville Grows  
2509 Portland Ave.  
Louisville, KY, 40212  
502-681-5106

June 6, 2016

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

Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice  
Neighborhoods Implementation Grant Program

Dear Mr. Barry,

Louisville Grows fully supports the Louisville Metro Housing Authority's application for the FY 2016 Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood.

Created in 2009, our mission is to grow a just and sustainable community 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 Garden Resource Program. Louisville Grows has provided support to numerous garden projects, including one at 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 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 funded through a \$40k MSD contribution, Louisville Grows hosted a community planting of 166 trees in the Russell neighborhood on April 9<sup>th</sup>, 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 canvassed homes, businesses, organizations and churches for their interest in planting a tree on their property and reached out to their constituents. With the planting of these trees by around 150 volunteers, we expanded Russell's tree canopy and beautified the neighborhood, which is more deficient than



many other neighborhoods in the Metro Louisville area. Louisville Grows is also working in collaboration with Develop Louisville on Rsquared, which, according to the Louisville Metro website, “stands for Reuse & Revitalize and is a comprehensive umbrella initiative aimed at developing sustainable methods to reduce blight and vacancy among Louisville neighborhoods.” Louisville Grows received \$30,000 for the development and implantation of a ‘Produce Park’ located in the Russell neighborhood at 337, 339, and 441 S. 30<sup>th</sup> St. across from the FoodPort development, which has been under development since February 2016 and will have an official groundbreaking on July 8<sup>th</sup>.

<b>Project</b>	<b>Funding Source</b>	<b>Public/Private</b>	<b>Leverage Amount</b>
1) Russell Tree Planting	MSD	Public	\$40,000
2) Produce Park	Louisville Metro	Public	\$30,000
<b>TOTAL</b>			<b>\$70,000</b>

Louisville Grows staff members have also attended both Neighborhood and People Task Force meetings, and we look forward to continuing our involvement in the implementation of Russell’s Transformation Plan.

Sincerely,



Valerie Magnuson  
Executive Director



June 20, 2016

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

Reference: Federally-Qualified Health Center and Neighborhood Investment and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As the Chief Executive Officer of the Park DuValle Community Health Center, Inc. (PDCHC), I am pleased to provide this letter of commitment in support of your application to the U.S. Department of Housing & Urban Development for FY 2016 Choice Neighborhood Implementation (CNI) funding to transform Beecher Terrace and the Russell Neighborhood.

Founded in 1968, PDCHC, a **federally-qualified health center**, is recognized as a Level 3, Patient-Centered Medical Home providing healthcare from four sites to 23,000 patients. The PDCHC Russell Neighborhood location provides healthcare to approximately 3,000 patients. Our patients, predominately African American, live at 200% or below the federal poverty level. We are deeply committed to improving health, wellness and the quality of life in the Russell Neighborhood by providing safe, high-quality, accessible and affordable preventive and primary health care.

Our 2015 needs assessment revealed significant barriers that impact access to care. To overcome these barriers, we have identified a critical need for more healthcare services and additional space for those needed services. The Vision Russell People strategies reinforce our direction.

### **Neighborhood Investment**

In response to identified needs, PDCHC will be expanding its center in Russell, located directly across from the Beecher Terrace community on 11<sup>th</sup> Street, through a recently awarded \$1 million federal grant that will allow us to add Pediatric and Women's Health examination rooms, dental operatories, and to develop a Behavioral Health Suite. Our expanded offices and services will directly address the demand for healthcare that has been demonstrated by the recent influx of new patients. We understand that this firm commitment to development within Russell will contribute \$1 million in neighborhood investment leverage to your Choice Neighborhoods Implementation grant application.

---

*Primary care centers owned and operated by Park DuValle Community Health Center, Inc.*

[www.pdchc.org](http://www.pdchc.org)

· Park DuValle Community Health Center · 3015 Wilson Avenue · Louisville, KY 40211 · 502/774-4401 · Fax 502/775-6195 ·  
· Park DuValle at City View · 1015 West Chestnut Street · Louisville, KY 40203 · 502/584-2992 · Fax 502/584-3715 ·  
· Park DuValle at Spencer County · 311 Reasor Avenue, Box 567 · Taylorsville, KY 40071 · 502/477-2248 · Fax 502/477-9356 ·  
· Park DuValle at Newburg · 2237 Hikes Lane · Louisville, KY 40218 · 502/479-8930 · Fax 502/479-8934 ·

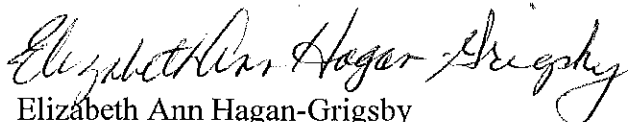
### **New People Leverage**

To better serve the healthcare needs of Beecher Terrace and Russell community members, who often do not have a medical home despite high rates of medical insurance coverage, PDCHC will increase its presence at neighborhood events including the Choice Neighborhoods Initiative meetings that are being held at Baxter Community Center in Beecher Terrace. Our outreach will include promoting the importance of preventive and primary healthcare, oral health, and behavioral health to current and future Beecher Terrace households. Our staff plans to work closely with Vision Russell case managers to reach out to Beecher residents and to provide flyers and other informational materials for distribution that promote our expanded pediatric, women's health and behavioral health services. Vision Russell neighborhood outreach workers can also distribute these materials throughout the neighborhood. PDCHC staff will also be available to provide education on chronic diseases. We estimate that this commitment will entail 10 hours of staff time per month x \$50/hour (salary and benefits) x 64 months of the grant, or \$32,000 total new leverage commitment towards Vision Russell's People Plan.

Under my leadership, PDCHC will continue to align our health strategies with the Vision Russell team to achieve our health goals over the six-year CNH grant period by providing quality health care including behavioral health services, screening patients for patterns of drug and alcohol use, connecting patients to healthcare coverage, and promoting healthy lifestyles.

As a member of the Russell Neighborhood for many years, PDCHC strongly supports the efforts of the Louisville Metro Housing Authority and partners to realize the Vision Russell Community Transformation Plan.

Sincerely,



Elizabeth Ann Hagan-Grigsby  
Chief Executive Officer



**BOARD OF DIRECTORS**

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*Board Member*

**JoJuana Leavell-Greene**

*Board Member*

**John Lee**

*Board Member*

**Arthur Salomon**

*Board Member*

June 6, 2016

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

Re: Neighborhood Investment Documentation in support of the FY 2016  
Russell Choice Neighborhoods Implementation Grant Program

Dear Mr. Barry,

Community Ventures (CV) fully supports the Louisville Metro Housing Authority's application for the FY 2016 Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood.

CV is Kentucky's geographically largest community development financial institution (CDFI) and is the only development-focused CDFI working in the Louisville Metro area. Similarly, CV is Kentucky's only New Markets Tax Credit allocatee and recently invested more than \$6 million in credits in the Russell Neighborhood, specifically for the Chef Space and Cedar Street initiatives.

CV has three decades of experience in providing microenterprise and small business loans throughout Kentucky, affordable housing production and holistic community stabilization and revitalization. Currently, CV is newly constructing more than 20 single family homes along Cedar Street in the Russell neighborhood. CV also owns, operates and manages the recently-opened Chef Space kitchen incubator/accelerator (also located in the Russell Neighborhood).

Chef Space provides shared, commercially-licensed kitchen facilities to promote microenterprise food business ownership; the facility provides employment opportunities for Russell residents and concurrently provides

MAIN OFFICE  
1450 N BROADWAY  
LEXINGTON, KY 40505

CVKY.ORG



Mr. Tim Barry  
June 6, 2016  
Page Two

healthy food access throughout the USDA-designated food desert Census tracts in the Russell neighborhood. Of Chef Space's current 24 tenants, 14 are woman-owned and 19 are minority-owned businesses.

CV is also providing pre-purchase homebuyer education and housing counseling services to more than two dozen families working toward the purchase of a Cedar Street home.

In addition, our financial commitments to the Russell Neighborhood within the past three years include:

<b>PROJECT</b>	<b>FUNDING SOURCE</b>	<b>PUBLIC OR PRIVATE</b>	<b>DOLLAR AMOUNT</b>
1) Chef Space	NeighborWorks America	Public	\$ 100,000
2) Chef Space	Louisville Metro Gov.	Public	\$ 45,000
3) Chef Space	Community Trust Bank	Private-Investor	\$4,560,276
4) Chef Space	Community Ventures	Public-NMTC	\$4,560,276
5) Cedar Street Housing Initiative	Community Trust Bank	Private-Investor	\$3,279,680
6) Cedar Street Housing Initiative	NeighborWorks America	Public	\$100,000
7) Cedar Street Housing Initiative	Community Ventures	Public-NMTC	\$3,279,680
<b>TOTAL</b>			<b>\$15,924,912</b>

This brings CV's total contribution of neighborhood investment leverage to \$15,924,912 as part of the catalytic redevelopment of the Russell neighborhood.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to support this community.

Sincerely,



Kevin R. Smith,  
President/CEO



June 17, 2016

**President and CEO** Tim Barry, Executive Director  
Sadiqa N. Reynolds, Esq. Louisville Metro Housing Authority**Officers**  
**Chairman of the Board** 420 South Eighth Street  
Daniel Hall Louisville, KY 40203**Vice Chair, Administration**  
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Vince Jackson  
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\*Terry S. McCray  
Eric Miller  
A. Diane Porter  
Ben Ruiz  
Melanie Shook  
Sheila Carson Smith  
Neal Thomas  
Purna Veer

\*Members at Large

**Re: Neighborhood Investment Documentation for the Louisville Metro Housing Authority's  
FY 2016 Choice Neighborhoods Implementation Grant Program Application**

Dear Mr. Barry,

As President and CEO of the Louisville Urban League, I am writing to offer our support for the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program application. The Louisville Urban League is a nonprofit, nonpartisan, interracial community service organization dedicated to the elimination of racism and its effects within our community. The Louisville Urban League's mission is to assist African-American and disadvantaged persons in the achievement of social and economic equality primarily through education, employment, housing, family development, and community development.

The Urban League's headquarters is located in the Russell neighborhood, and includes our Center for Housing and Financial Empowerment, which provides assistance to families in need of better housing while combating housing inequities for low to moderate income households. Our comprehensive housing counseling services equip families with knowledge and support necessary to address their housing needs, improve their financial situation and avoid experiencing the crisis of mortgage foreclosure. Our clients gain the financial literacy and knowledge necessary to obtain and maintain safe, clean, stable and affordable housing.

REBOUND Inc. is 501(c)3 charitable organization formed in 1993 as the housing development arm of the Louisville Urban League. From 1993 - 2001 REBOUND built and sold 47 new homes in the historic Russell Neighborhood using private funding and financing. REBOUND was the first to develop a new single family home in the neighborhood in 50 years. Since 2013, REBOUND has developed 17 new single family homes and is currently partnering with Louisville Metro Government on the Cedar Street Development, 29 new market-rate homes in the Russell Neighborhood.

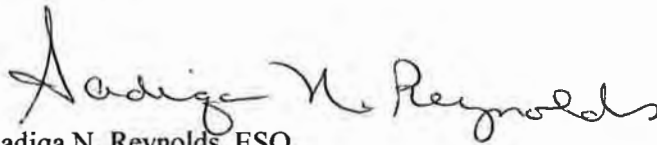
The Louisville Urban League also believes that it is the responsibility of the adults in a community to provide children with positive activities. To that end, we are constructing a miniature golf course on a vacant lot adjacent to our headquarters with \$35,000 in donated materials from Puzzle's Fun Dome and an additional contribution of \$15,000 from the Urban League.

Project Description	Funding Source	Public / Private Funding Source	Dollar Amount
Cedar Street Development	REBOUND, Inc.	Private	\$250,000
Miniature Golf Course	Puzzle's Fund Dome	Private	\$35,000
Miniature Golf Course	Louisville Urban League	Private	\$15,000
<b>TOTAL NEIGHBORHOOD INVESTMENT</b>			<b>\$300,000</b>

As described above, the Louisville Urban League firmly commits a total of \$300,000 in neighborhood investment that has and will continue to contribute to the goals and outcomes described in the Housing Authority's grant application.

The League, in partnership with other local organizations, looks forward to fostering a better understanding of race relations, to creating an environment of change committed to eliminating racial inequities, and to instilling a message of hope in those it touches. We look forward to continuing our work with you and other *Vision Russell* partners as we bring the Russell Transformation Plan to fruition.

Sincerely,



Sadiqa N. Reynolds, ESQ.  
President & CEO





June 17, 2016

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

Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice Neighborhoods Implementation Grant Program

Dear Mr. Barry,

The Housing Partnership, Inc. (HPI) fully supports the Louisville Metro Housing Authority's application for the FY 2016 Russell Neighborhood Choice Implementation Grant and the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood.

HPI is a non-profit housing developer and home ownership agency that provides housing counseling in the greater Louisville area. Our mission is 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 one- and two-bedroom, accessible apartments that offer keyless entry, laundry facilities, and community space with a visiting area and kitchen.

Since July 1, 2013, HPI has acquired and rehabilitated 24 apartment homes within Russell, with an impact investment from The Community Foundation, as well as other private capital.

(m) 1512 Crums Lane, Suite 401, 40216

(p) 502.585.5451 | (f) 502.585.5568 | [www.WeAreHPI.org](http://www.WeAreHPI.org)





We have plans to develop approximately 200 new or renovated apartments and single family homes in the target area through our Beyond 9<sup>th</sup> initiative. To date, we have been able to secure over \$1,220,000 in capital for this purpose. The detail of which is outlined below.

Beyond 9th	J. Graham Brown Foundation	Private	\$750,000
	The Community Foundation of Louisville	Private	\$250,000
	NeighborWorks America	Public	\$220,000
TOTAL			\$1,220,000

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to support this community.

Sincerely,

Mike A. Hynes  
President

(m) 1512 Crums Lane, Suite 401, 40216

(p) 502.585.5451 | (f) 502.585.5568 | [www.WeAreHPI.org](http://www.WeAreHPI.org)





June 23, 2016

## THE HEALING PLACE

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

Re: Neighborhood Investment Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

I am writing on behalf of The Healing Place to offer our support for the Louisville Metro Housing Authority's (LMHA) FY 2016 Russell Choice Neighborhood Implementation Grant application. The Healing Place is a nationally-recognized recovery program for men and women founded in 1989 in the Russell Neighborhood as a homeless shelter and medical clinic for men. Every day we provide food, clothing, and shelter at no cost to more than 600 clients seeking help in recovering from their addictions. In December 2015, we were named Business First's Non-Profit Business of the Year.

With a \$620,000 grant allocation from Louisville Metro Government, we are expanding our facility from 250 beds to 426, which will allow us to help up to 176 more people. In addition, we recently opened a second facility in the Russell Neighborhood, Recovery on Chestnut, an affordable and proven intensive social model rehabilitation program to better serve our community's residents, which will generate income for The Healing Place's free program. Recovery on Chestnut is designed for people who want to confront their addiction, but are unable to take time off from work and life to do so. Recovery on Chestnut is a 5,000-square foot, 16 bed facility operated by The Healing Place which provides a short-term residential program with long-term intensive monitoring.

Project Description	Funding Source	Public / Private Funding Source	Dollar Amount
Recovery on Chestnut	Donations	Private	\$65,000
Market St. Campus expansion	Donations	Public/Private	\$6,100,000
<b>TOTAL NEIGHBORHOOD INVESTMENT</b>			<b>\$6,165,000</b>

The Healing Place firmly commits to investing the \$6,100,000 million raised for its Market Street Campus, plus the \$65,000 for our new Recovery on Chestnut facility, in the Russell neighborhood. This brings our total investment towards projects that will contribute to the goals and outcomes described in LMHA's grant application to \$6,165,000.

A separate Neighborhood Investment letter from Louisville Metro Government includes the City's \$620,000 grant allocation to The Healing Place. These funds are not included in the leverage total listed above.

We look forward to our continued partnership with LMHA and the other *Vision Russell* partners as we make the Russell transformation plan a reality.

Sincerely,

A handwritten signature in cursive script, reading "Jay Davidson". The signature is written in dark ink and is positioned above the printed name and title.

Jay Davidson  
Chairman



**OFFICE OF THE MAYOR  
LOUISVILLE, KENTUCKY**

GREG FISCHER  
MAYOR

June 24, 2016

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

Re: Neighborhood Investment Documentation in support of the FY 2016 Russell Choice  
Neighborhoods Implementation Grant Program

Dear Mr. Barry,

I am writing on behalf of Louisville Metro Government (LMG) to offer my support for the Louisville Metro Housing Authority's (LMHA) application for the FY2016 Russell Neighborhood Choice Implementation Grant for the transformation of the Beecher Terrace Public Housing Development and wider Russell neighborhood. LMG is actively supporting this application through direct investment in Russell including upcoming projects for which funds have been committed.

As Mayor of Louisville Metro, a consolidated city and county government since merger in 2003 of the City of Louisville, KY and Jefferson County, I am committed to the success and transformation of the Russell neighborhood and the pursuit of LMHA's FY2016 Russell Neighborhood Choice Implementation Grant. LMG's total contribution of neighborhood investment leverage is \$12,574,200 in anticipation of the catalytic redevelopment of the Russell neighborhood. Please find information regarding these projects enclosed.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request. We look forward to working with the Louisville Metro Housing Authority to achieve our shared goals to support this community.

Sincerely,

Greg Fischer  
Mayor

[WWW.LOUISVILLEKY.GOV](http://WWW.LOUISVILLEKY.GOV)

LOUISVILLE METRO HALL 527 WEST JEFFERSON STREET LOUISVILLE, KENTUCKY 40202 502.574.2003

## Louisville Metro Government Neighborhood Investment Leverage Contribution Information

<b>Project</b>	<b>Funding Source</b>	<b>Funding Amount</b>
1) Russell Neighborhood Investment	Louisville Metro Gov.	\$750,000
2) Russell Choice Neighborhood Plan Development	Louisville Metro Gov. / CDBG	\$600,000
3) Dixie Hwy Transformation Bus Rapid Transit	US DOT TIGER	\$2,000,000
4) Dixie Hwy Transformation Project Management	Louisville Metro Gov.	\$500,000
5) 18 <sup>th</sup> Street Realignment	CDBG	\$162,200
6) Ninth Street Corridor Improvements	Louisville Metro Gov.	\$225,000
7) Cedar Street Housing Development and Associated Infrastructure Improvements	Louisville Metro Gov.	\$1,500,000
8) Russell Homeowner Roof Replacement Program	CDBG	\$200,000
9) Bike Infrastructure and Improvements	Louisville Metro Gov.	\$100,000
10) West Louisville Food Port	Louisville Metro Gov./ CDBG	1,700,000
11) Russell WiFi Hotspot Project	Louisville Metro Gov. / Private Grants	\$70,000
12) Russell Gigabit Experience Center	Louisville Metro Gov. / Private Grants	\$50,000
13) Louisville Central Community Center	CDBG	\$1,000,000
14) METCO loans to two Russell businesses	Louisville Metro Gov.	\$180,000
15) Road Improvements	Louisville Metro Gov.	\$269,000
16) The Healing Place Improvements	Louisville Metro Gov.	\$1,120,000
17) Green Infrastructure Improvements	Metropolitan Sewer District	\$400,000
18) Oracle Housing Development	HOME	\$1,500,000
19) Louisville Urban League Headquarters Improvements	CDBG	\$248,000
<b>Total Neighborhood Investment</b>		<b>\$12,574,200</b>

## **Integrated Medical Solutions, LLC**

**Downtown Lou. Office:**  
300 South 13<sup>th</sup> Street  
Louisville, KY 40203  
Tel.: (502) 583-1011  
Fax: (855) 859-0123

**East End Lou. Office:**  
100 & 200 Envoy Cir.  
Louisville, KY 40299  
Tel.: (502) 909-0772  
Fax: (855) 859-0123

**Lexington Office:**  
3470 Blazer Pkwy., Ste. 350  
Lexington, KY 40509  
Tel.: (859) 592-1008  
Fax: (855) 859-0123

June 26, 2016

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

Re: Neighborhood Investment Documentation for the Louisville Metro Housing Authority's  
FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As CEO of Integrated Medical Solutions (IMS), I am writing to offer my support to the Louisville Metro Housing Authority's (LMHA) application for the FY 2016 Choice Neighborhoods Implementation Grant Program application. We at IMS are fully committed to the revitalization of the Russell Neighborhood and the goals of the Choice Neighborhoods Program. With offices in Lexington and East Louisville, we recently opened an additional, near 10,000 ft<sup>2</sup> facility in June 2016, located centrally in Russell adjacent to the Beecher Terrace Public Housing development.

IMS is a Lexington, KY-based healthcare provider that offers services including medical treatment from a variety of medical doctors with varying specialties, physical therapy, massage therapy, specialist consultations, orthopedic surgery, orthopedic spine surgery, neurosurgery, and post-surgical rehabilitation. To date, IMS has focused on treating acute onset injuries, typically related to automobile, workplace, and sports injuries. We also provide diagnostic testing in the form of x-ray and MRI and will provide this service in our new Louisville location as well. Up to 30 physicians around Kentucky work with IMS, and at least a third of those will work in the Russell office. Our goal is to truly provide a comprehensive medical treatment facility in the Russell neighborhood.

After learning of the exciting projects taking place in Russell, including the Beecher Terrace redevelopment and the opening of the Chef Space business incubator, we decided to be part of the transformational change of this historic neighborhood. IMS bought the property along South 13th Street in Russell for \$410,000 in April and have already spent over \$125,000.00 during phase one of our renovations. Thus far, have updated the 20-year-old interior, reconfiguring the floor plan, and installed equipment to create a state-of-the-art facility. We will be undertaking a larger scale renovation to provide even more comprehensive offerings in this facility during phase two of our renovations.

At IMS, we not only want to invest in our business in the Russell neighborhood, but also want to invest in the community as well. In fact, just this weekend we helped sponsor the local "Hoop It



Up” three-on-three tournament. We also plan on making some façade improvements in the next year including new signage, updating the exterior, and adding a beautiful new automatic entrance and exit to the front of our building. We are also working on putting together a back to school program for the Russell neighborhood later this summer, which will include giving away various school supplies for in-need children.

In the May of 2016, we began a complete renovation of the existing space at 300 S. 13<sup>th</sup> Street. Phase one of the buildout was completed in early June with over \$125,000.00 invested to date. This figure does not include the additional capital investments we will be making in purchasing and installing state of the art medical and diagnostic equipment into the building. The investment for such equipment could be more than \$500,000.00, but I cannot give a solid figure at this point as we are still pricing various equipment with several vendors.

Before the end of the fourth quarter, IMS plans to begin construction and additional renovation on approximately 2,500.00 square feet of space in our building to create a one of a kind procedure/surgical suite. This project will include purchasing state of the art equipment, complete renovation of the space, and construction on the exterior of the building to create an automatic exit and drive up for patient pickup following procedures and/or arthroscopic procedures. This project will cost more than \$200,000.00 and will be funded internally by IMS.

Project Description	Funding Source	Public / Private Funding Source	Dollar Amount
Property purchase	Loan	Private – 5 <sup>th</sup> /3 <sup>rd</sup> Bank	\$410,000.00
Renovations	Cash	Private – IMS Funds	\$125,000.00
Future Renovations	Cash	Private – IMS Funds	\$200,000.00
<b>TOTAL NEIGHBORHOOD INVESTMENT</b>			<b>\$735,000.00</b>

As described above, IMS firmly commits a total, of more than \$700,000.00, in neighborhood investment that has, and will continue to, contribute to the goals and outcomes described in the Housing Authority’s grant application.<sup>1</sup>

We look forward to continuing our work with you and other *Vision Russell* partners as we bring the Russell Transformation Plan to fruition.

Sincerely,



Eric Lowe, CEO  
Integrated Medical Solutions, LLC

<sup>1</sup> In reality, these are conservative figures as our goal is to make a state-of-the-art facility in the Russell neighborhood and costs could exceed our current projections for phase two of our renovations.



## Samuel Plato Academy of Historic Preservation Trades

June 28, 2016

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

**Subject: Neighborhood Investment and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhood Implementation Grant Application**

Dear Mr. Barry:

As Program Manager of the Samuel Plato Academy of Historic Preservation Trades (SPA), I write to provide my full support for Metro Housing Authority's FY 2016 Choice Neighborhood Application. The Samuel Plato Academy's mission is to teach skills that are essential for preserving and reusing historic homes and buildings. Through this work, we help to foster an understanding of our nation's heritage while promoting a culture that values environmental stewardship and reuse.

Our academy, named after notable African-American architect Samuel Plato (1882-1957), is located at 1701 West Muhammad Ali Blvd in the heart of the Russell Neighborhood at the Kentucky Center for African-American Heritage. We believe that Samuel Plato's legacy as a renowned African-American architect and builder is an inspiration to those who wish to follow in his footsteps by developing a lifelong career in the artisan building trades. The highly skilled trades we teach are in demand as historic preservation and adaptive reuse become increasingly popular in our cities and neighborhoods across the nation. Learning these skills provides students with great job opportunities while fostering personal and professional pride.

Providing hands-on experience in a wide variety of skill sets targeted specifically at properties 50 years of age or older in West Louisville is a central feature of the SPA curriculum. To achieve this goal, we have designed our program where students are involved in the rehabilitation of at least one home in West Louisville in addition to classroom learning each academic year. Homes are selected from Louisville Metro Government's land bank authority, which helps return underutilized and abandoned historic properties back into functional, healthy housing stock. These homes will be sold after rehabilitation, with any profits being reinvested in the Academy to fund training for future students.

### **Neighborhood Investment**

Our commitment to the implementation of the CNI Transformation Plan is to provide a recycling program of 'historic' proportions within the neighborhood by selecting and renovating at least two homes in the Russell neighborhood over the six-year grant period. The value of this firm commitment to reinvestment in the Russell neighborhood is \$300,000.00 (two homes at \$150,000.00 per home).

### **New People Leverage**

The Plato Academy is also firmly committed to recruiting and providing training to at least one (1) Beecher resident and one (1) Russell resident over the six-year grant period, which equates to a total commitment People leverage of \$46,000.00 (two (2) students at \$23,000.00 per student.)

In summary we look forward to continuing our working relationship with LMHA and other Vision Russell partners as we strive to fill a skills gap while placing underperforming historic structures back into productive use in Louisville's culturally and historically significant west end.

Sincerely,

A handwritten signature in dark ink, appearing to read 'James A. Turner', is written over a horizontal line.

James A. Turner  
Program Manager  
Samuel Plato Academy of  
Historic Preservation Trades

**Attachment 53 – Housing Leverage Documentation**

**Louisville Metro Housing Authority**

**Att53HousingLeverageDoc.pdf**

## Attachment 53: *Housing Development Resources*

List all funds that will be used for Housing Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Housing Development Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
Kentucky Housing Corporation (9% LIHTC)	\$ See Ohio Capital Equity	53.a	\$
Kentucky Housing Corporation (4% LIHTC)	See Ohio Capital Equity	53.b	
Ohio Capital (Equity)	50,630,000.00	53.c	
Ohio Capital (Homeownership Financing)	2,400,000.00	53.d	
Red Capital (First Mortgage)	23,600,000.00	53.e	
LMHA (Earned Program Income)	4,000,000.00	53.f	
Louisville Metro Government (CDBG)	15,000,000.00	53.g	
Louisville Metro Government (Louisville CARES)	1,000,000.00	53.h	
<b><i>Not Included in Leverage Total:</i></b>			
<i>LMHA (other sources)</i>	37,500,000.00	53.f	
<i>Louisville Metro Government (Louisville CARES)</i>	11,000,000.00	53.h	
<i>LDG Development</i>	N/A	53.i	
	96,630,000.00		\$

May 25, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Commitment of 9% Low Income Housing Tax Credit Allocations

Dear Mr. Barry:

The Kentucky Housing Corporation (KHC) is the designated administrator of the federal Low Income Housing Tax Credit (Housing Credit) for Kentucky under Section 42 of the Internal Revenue Code of 1986, and is responsible for allocating federal Housing Credits to developments that address low-income housing priorities throughout the state.

As the designated Housing Credit administrator for Kentucky, KHC is pleased to firmly commit three allocations of 9% Housing Credits to the Louisville Metro Housing Authority (LMHA) contingent only upon the Housing Authority's receipt of an FY 2016 Choice Neighborhoods Initiative (CNI) Implementation Grant from the U.S. Department of Housing and Urban Development. These funds are to be dedicated to housing development activities described in the Housing component of LMHA's CNI Transformation Plan for the Beecher Terrace public housing development and wider Russell neighborhood.

Nine percent Housing Credits will be provided in three annual allocations in the following amounts:

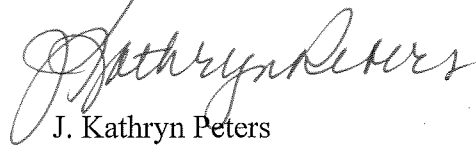
- 2018: \$1,200,000
- 2019: \$1,200,000
- 2020: \$1,200,000

KHC and LMHA have a long history of successful partnership on mixed-finance revitalizations of distressed public housing developments, as KHC provided tax credit allocations for the Housing Authority's three previous HOPE VI revitalizations of Cotter and Lang Homes (Park DuValle), Clarksdale (Liberty Green), and Sheppard Square.

Mr. Tim Barry  
May 25, 2016  
Page 2

Now is the time to move forward with the revitalization of the Beecher Terrace public housing development and wider Russell neighborhood. This effort is paramount to the success of Louisville Metro Government's efforts to move the successful revitalization of the city's Central Business District westward across Ninth Street into Russell and the broader West Louisville. We look forward to the opportunity to continue to partner with both Louisville Metro Government and the Housing Authority on this key initiative.

Sincerely,

A handwritten signature in cursive script, reading "J. Kathryn Peters".

J. Kathryn Peters  
Executive Director



May 25, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Commitment to Allocate 4% Low Income Housing Tax Credits and Issue Tax-Exempt Private Activity Bonds

Dear Mr. Barry:

The Kentucky Housing Corporation (KHC) is pleased to provide this letter of commitment for the Louisville Metro Housing Authority's (LMHA's) Russell / Beecher Terrace FY 2016 Choice Neighborhoods Initiative (CNI) Implementation grant application.

KHC is authorized under the laws of Kentucky to issue tax-exempt private activity bonds to finance affordable and mixed-income housing, and is the designated Housing Credit administrator for Kentucky. In this capacity, KHC is pleased to firmly commit two allocations of 4% Low Income Housing Tax Credits (Housing Credits) in tandem with tax-exempt bonds to the LMHA contingent only upon the Housing Authority's receipt of an FY 2016 CNI Implementation Grant from the U.S. Department of Housing and Urban Development (HUD). These funds are to be dedicated to housing development activities described in the Housing component of LMHA's CNI Transformation Plan for the Beecher Terrace public housing development and wider Russell neighborhood.

Four percent Housing Credits in tandem with tax-exempt private activity bonds will be allocated in the following amounts:

2017

Four percent Tax Credit Allocation of \$1,482,200  
Tax-exempt bond allocation of \$21,000,000

2021

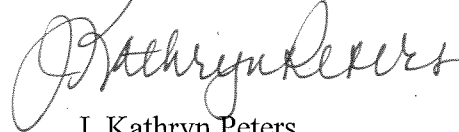
Four percent Tax Credit Allocation of \$1,482,200  
Tax-exempt bond allocation of \$21,000,000

This letter fulfills HUD's requirement that CNI Implementation grant applicants demonstrate that bond authority has been allocated to the project in cases where the applicant proposes to use volume capped tax-exempt bond authority in tandem with 4% Housing Credits.

Mr. Tim Barry  
May 25, 2016  
Page 2

We wish the Housing Authority success with its CNI Implementation Grant application, and look forward to continuing our successful partnership through the revitalization of the Beecher Terrace public housing development and wider Russell neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "J. Kathryn Peters". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J. Kathryn Peters  
Executive Director



June 23, 2016

Mr. Kevin McCormack  
President  
McCormack Baron Salazar  
720 Olive Street, Suite 2500  
St. Louis, MO 63101

Re: Beecher Terrace, Louisville KY - Letter of Intent

Dear Kevin:

The Ohio Equity Fund for Housing Limited Partnership welcomes the opportunity to work with you. This letter sets forth our terms to syndicate multiple phases of Beecher Terrace in Louisville, Kentucky.

**I. Limited Partner Contribution**

Based upon the amount of housing tax credits you will be requesting from the Kentucky Housing Corporation (“KHC”), the Ohio Equity Fund for Housing Limited Partnership is willing to purchase 99.9% of the LIHTC.

Year	Phase	Type	LIHTC Allocation	Total Equity	Pricing
2017	1	4% credit	\$861,272	\$8,267,000	\$0.96
2018	2	9% credit	\$1,200,000	\$11,519,000	\$0.96
2019	3	9% credit	\$1,200,000	\$11,519,000	\$0.96
2020	4	9% credit	\$1,200,000	\$11,519,000	\$0.96
2021	5	4% credit	\$813,252	\$7,806,000	\$0.96
			Total Equity	<b>\$50,630,000</b>	

Please note that we will underwrite your project with a 15% first year vacancy rate and 7% thereafter. Please note that the net equity contribution above is net Fund expenses.

## **II. Developer Benefits and Responsibilities**

(a) You will be expected to guarantee construction costs at the contract price with no right of reimbursement for cost overruns. This unlimited guaranty to fund expenses will run through 100% qualified occupancy.

(b) You must warrant that the structures and components will be free of defects for a period of one year.

(c) The Partnership will be expected to fund operating deficits at a minimum of six months debt service and operating costs. This will either be funded by a partnership working capital reserve or a pledge of the developer fee in this amount, which will be held in a separate account until the partnership's operating reserve equals six months debt service and operating cost. The current pro forma does not assume the need for a pledge of developer fees to create the required operating reserves. The partnership's operating reserve will remain in place for 15 years.

In addition, you will be expected to guarantee payment of operating deficits at a minimum of six months debt service and operating costs until for the longer of the four years of operation, starting at 100% qualified occupancy, or until the Project has achieved a 1.20:1 debt coverage ratio for a consecutive 2 year period. The operating reserve must also be fully funded at the time of release.

(a) You will compensate us dollar for dollar if we receive less than 100% of the credit amount specified above during the first tax credit year or less than 95% of that amount in subsequent years or for any credit recapture. During the pay-in period we will simply reduce the amount due to you from our capital contributions. After the pay-in period you must refund a dollar for every dollar of credit less than anticipated, or refund a dollar for each dollar of increased tax in the event of recapture.

(b) Upon sale or refinancing, any proceeds in excess of costs will be split as follows:

- 1) any amounts due the limited partners due to loss of credit
- 2) return of the limited partner's capital
- 3) 50% to the limited partners; 50% to the general partners

(c) The Sponsor will be provided with the first right to purchase the Fund's interest in the limited partnership at the end of the 15-year IRS compliance period.

(d) Either Developer or your assignee may manage the buildings.

(e) You will be expected to guarantee that the general partners will have sufficient net worth to support their guarantees.

## **III. Conditions**

(a) Approval of necessary gap financing from Kentucky Housing Corporation

(b) Review of the appropriate construction loan papers, plans and specifications, etc.

- (c) Review of appropriate tax credit documentation from the state and other financing commitments.
- (d) Additional due diligence, including a review of your market study, proposed housing location(s), financial capacity of Guarantors, and marketing plan.
- (e) All necessary approvals by the Ohio Capital Corporation for Housing Board.

Please let me know if you have any questions regarding the terms and conditions set forth in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Hal Keller". The signature is written in a cursive, flowing style.

Hal Keller  
President



**OCCH**  
OHIO CAPITAL  
CORPORATION  
FOR HOUSING

88 East Broad Street  
Suite 1800  
Columbus, OH 43215  
Phone 614-224-8446  
Fax 614-224-8452  
[www.occh.org](http://www.occh.org)

June 24, 2016

Mr. Kevin McCormack  
President  
McCormack Baron Salazar  
720 Olive Street, Suite 2500  
St. Louis, MO 63101

RE: Beecher Terrace, Louisville KY  
*Homeownership Construction Loan*

Dear Mr. McCormack:

I understand that McCormack Baron Salazar has been selected as the development partner to work with the Louisville Housing Authority on a Choice Neighborhoods Implementation Grant application in conjunction with the proposed mixed-income rental development of Beecher Terrace, located in the city of Louisville, KY.

The information that you have provided me with shows that you will construct 20 homeownership units. Of the 20 homeownership units, 6 will be project-based housing choice voucher replacement units and the other 14 will be market rate homeownership units. Each homeownership unit will be a 3 bedroom townhouse with an anticipated construction cost per unit of approximately \$187,000 and expected sale price of \$150,000. Assuming an 80% loan to value construction loan, Ohio Capital Finance Corporation is pleased to provide this commitment for \$2,400,000 to finance the construction of these units.

This commitment is detailed as follows:

Interest Rate: 5%

Payment Schedule: Interest during construction paid monthly

Term: 24 Months (revolving)

Due on Sale: Yes

Non-recourse: Yes

Loan Fee: 1% plus all lender costs (underwriting, legal, third party reports, and any other necessary costs)

This commitment is conditioned on the award of Choice Neighborhoods Initiative Grant funds.

Please be advised that our loan will be evidenced by a mortgage lien, promissory note, and a loan agreement and is subject to acceptable underwriting and final credit committee approval.

Ohio Capital Finance Corporation is proud to have partnered with McCormack Baron Salazar, Inc. in several mixed-income housing developments across the country. Please keep me informed of your progress as this development moves forward. If I can assist in any way, please do not hesitate to contact me at 614-224-8446.

Sincerely,

Hal Keller  
President

June 28, 2016

Mr. Kevin McCormack  
President  
McCormack Baron Salazar  
720 Olive Street, Suite 2500  
St. Louis, MO 63101

**RE: Beecher Terrace, Louisville KY  
FHA 221(d)(4) Insured Mortgage**

Dear Mr. McCormack:

I understand that McCormack Baron Salazar has been selected as the development partner to work with the Louisville Housing Authority on a Choice Neighborhoods Implementation Grant application in conjunction with the proposed mixed-income rental development of Beecher Terrace, located in the city of Louisville, KY.

The information that you have provided me with shows that you will construct 620 apartments; 120 of which will be completed in a senior phase and the remaining 500 in four multi-family, mixed-income developments. Of the 620 family and senior units, 316 will be project-based housing choice voucher/LIHTC units, 132 will be straight LIHTC units, and 172 will be market rate units. Red Mortgage Capital, LLC is pleased to provide this commitment for the FHA loans needed to help finance each of the 4 family phases of the Transformation Plan.

Red Mortgage Capital, LLC will provide FHA debt financing on a construction and permanent basis to the borrower. This projected commitment is detailed as follows:

**Principal Amount:**

Phase I:	\$7,100,000
Phase II:	\$0
Phase III:	\$4,700,000
Phase IV:	\$4,700,000
Phase V:	\$7,100,000

**Interest Rate:** 5.00%

**Payment Schedule:** Interest during construction, Principal and Interest, paid monthly, after conversion

**Term:** 42 years (24 month of construction plus 40 years permanent)

**Due on Sale:** Yes

**Non-recourse:** Yes

**Loan Fee:** 1% plus all lender costs (underwriting, legal, third party reports, and any other necessary costs)

This commitment is conditioned on the award of Choice Neighborhoods Initiative Grant funds and approval by the U.S. Department of Housing and Urban Development.



Please be advised that our loan will be evidenced by a mortgage lien, promissory note, and a loan agreement and is subject to acceptable underwriting and final credit committee approval.

Red Mortgage Capital, LLC is proud to have partnered with McCormack Baron Salazar, Inc. in several mixed-income housing developments across the country. Please keep me informed of your progress as this development moves forward. If I can assist in any way, please do not hesitate to contact me at (614) 857-1529.

Very truly yours,

Red Mortgage Capital, LLC

A handwritten signature in blue ink that reads "Brian Ewing". The signature is written in a cursive, flowing style.

Brian Ewing  
Vice President



June 24, 2016

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, NW  
Washington, DC 20410

Re: Housing Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Secretary Castro:

The Louisville Metro Housing Authority (LMHA) is pleased to firmly commit **\$4,000,000 in earned program income as Housing Leverage** for the Housing Authority's FY 2016 Choice Neighborhoods Implementation (CNI) Grant Program application. LMHA firmly dedicates these funds to housing development activities described in the Housing component of the Housing Authority's CNI Transformation Plan for the Beecher Terrace public housing development and the wider Russell neighborhood.

In addition to the Housing Leverage listed above, LMHA firmly commits the following amounts to support the Transformation Plan's Housing component:

Source	Amount
Section 8 Reserves	\$28,000,000
Capital Fund Program	\$6,000,000
Section 5(h) Reserves	\$3,500,000
<b>Total LMHA Housing Commitment Above Leverage Amount</b>	<b>\$37,500,000</b>

In all, LMHA firmly commits \$41,500,000 to activities described in the Vision Russell Transformation Plan, of which \$4,000,000 is Housing Leverage.

Sincerely,

Tim Barry  
Executive Director



420 South Eighth Street, Louisville, KY 40203 | 502.569.3400 | Fax 502.569.3459





OFFICE OF THE MAYOR  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

June 17, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Commitment of CDBG Funds to Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Louisville Metro Government (LMG) is pleased to firmly commit \$15,950,000 in federal Community Development Block Grant (CDBG) funds to the Louisville Metro Housing Authority (LMHA) in support of the Housing and Neighborhood components of the Vision Russell Transformation Plan.

Housing Component

LMG firmly commits \$15,000,000 in CDBG funds contingent only upon the Housing Authority's receipt of an FY 2016 Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development (HUD). These funds will be provided over five Program Years (\$3,000,000 per year) beginning in Program Year 2017 (July 1, 2017). The committed funds are to be dedicated to housing development activities described in the Housing component of LMHA's Transformation Plan for Beecher Terrace and the surrounding Russell neighborhood.

Neighborhood Component

LMG firmly commits an additional \$950,000 in Program Year 2016 CDBG funds toward Critical Community Improvements described in the Neighborhood component of the Vision Russell Transformation Plan.

This total commitment of \$15,950,000 (\$15,000,000 for Housing Leverage and \$950,000 for Critical Community Improvements Leverage) far exceeds 10% of Louisville Metro's most recent annual CDBG funding allocation, which is \$10,311,003 for Program Year 2016.

As the Mayor of Louisville Metro and the official authorized to make this commitment of CDBG funds on behalf of Louisville Metro Government, I am pleased to offer my support of this critical effort to revitalize the Russell neighborhood.

Sincerely,

Greg Fischer  
Mayor

WWW.LOUISVILLEKY.GOV

LOUISVILLE METRO HALL 527 WEST JEFFERSON STREET LOUISVILLE, KENTUCKY 40202 502.574.2003





**DEVELOP LOUISVILLE**  
*LOUISVILLE FORWARD*  
**LOUISVILLE, KENTUCKY**

**GREG FISCHER**  
MAYOR

**DEBORHA BILITSKI, DIRECTOR**

June 28, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Housing Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

In May 2015, Louisville Metro Mayor Greg Fischer launched Louisville CARES to incentivize the development of affordable, multi-family housing throughout the city with a focus on areas close to employment centers. The initiative is part of a larger goal to add or preserve 24,000 local affordable housing units over the next 15 years and will itself add 1,500 units within the next two years. The program consists of an \$11 million revolving loan fund that provides gap and/or bridge financing to developers and a \$1 million initiative through which Louisville Metro will purchase land to be offered as a further incentive to developers.

As Co-Applicant for the Louisville Metro Housing Authority's (LMHA) Choice Neighborhoods Implementation (CNI) Grant Program application, Louisville Metro Government and the Housing Authority are joining forces to leverage the City's existing Louisville CARES initiative to maximize the reach of the off-site site replacement housing component of the Vision Russell Transformation Plan. To this end, we are pleased to commit \$1 million for land acquisition in non-impacted census tracts and near employment centers for the development of Beecher Terrace replacement housing units. This commitment is contingent upon the Housing Authority's receipt of an FY 2016 CNI Grant award.

We further commit to integrate a project-based voucher component into the Louisville CARES application and approval process, furthering the provision of ongoing operating subsidy for affordable units within mixed-income developments throughout the community. When paired with LMHA's commitment of no less than 438 project-based vouchers to develop units that together contain at least 778 bedrooms, we have no doubt that the City's goal of creating 1,500 affordable units in opportunity-rich locations will easily be achieved.

Sincerely,

A handwritten signature in blue ink, appearing to read "Deborah Bilitski".

Deborah Bilitski  
Director of Develop Louisville

Louisville Metro Government and the Louisville Metro Housing Authority have teamed up on a new and innovative model to meet Louisville's needs for more affordable housing in areas of opportunity. Louisville CARES for Choice Neighborhoods (LC4C) combines the existing Louisville CARES program with Choice Neighborhood program goals by providing families with the choice to move to affordable and accessible housing in neighborhoods of opportunity while maintaining existing affordability through one-for-one replacement of public housing units.

LOUISVILLE  
CARES FOR



CHOICE  
NEIGHBORHOODS



## HOW DOES LC4C WORK?

LC4C creates a project based voucher (PBV) program that combines Choice Neighborhood replacement housing with the Louisville CARES affordable housing revolving loan fund. The program, through a competitive process, places PBVs into Louisville CARES-funded affordable housing developments located in high opportunity areas.

The program works with different developers to provide additional subsidy for a variety of types and locations of affordable housing around the Louisville metro area. It also creatively solves the challenges of transforming large, outdated public housing complexes with limited resources by: spreading the one-for-one replacement of public housing across the city instead of re-concentrating poverty within one neighborhood; dividing replacement units among many developments and developers; giving public housing residents a range of high quality choices in opportunity-rich areas; shortening the timeframe for delivery of the replacement units; and reducing

funding gaps. Further, this diversity of development and choice in housing is achieved without the use of Choice Implementation development funds.

In order to meet the goals of the Choice program, LC4C developments are built to Enterprise Green Communities standards, and are made up of a mix of housing for various income levels, with at least 20 percent market-rate units. At least 50 percent of the units will be unassisted.

LC4C is built on a strong foundation that is backed by Louisville Metro Government's \$12 million commitment to addressing Louisville's rent burdened families and LHMA's award-winning track record of affordable and mixed-income housing development and redevelopment. LC4C takes these success stories further by placing voucher-supported replacement units in new areas of opportunity. Reputable Louisville developers have already indicated interest in working with LHMA and Louisville CARES under LC4C and will be submitting proposals.





June 24, 2016

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

RE: Choice Neighborhoods; PBRA  
Letter of Interest

Dear Mr. Barry,

LDG Multifamily would like to express our enthusiastic interest for our proposed affordable and mixed-income developments in non-impacted areas of opportunity and SDDA's participate in Vision Russell Transformation Plan and the revitalization of Beecher Terrace by having access to Project Based Vouchers.

LDG Multifamily has developed over 5,000 units of housing of individuals, families and seniors in Kentucky, Texas, Louisiana, Kansas and Virginia and has just broken ground on our first affordable development in Tennessee. Staying true to our mission that "Everyone deserves a quality place to live", LDG, it's associated construction firm, Xpert Design & Construction, and it's design firm, Rickhaus Design, designs and develops high quality, contemporary and energy efficient apartment homes.

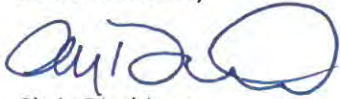
Furthermore, we have several developments submitted for funding with LouisvilleCARES and, if awarded, we would be interested in the possibility to participate through *Louisville CARES for Choice Neighborhoods* (LC4C), the new partnership between Louisville Metro Government (LMG) and the Louisville Metro Housing Authority (LMHA) to provide affordable housing choice to Louisville public housing residents to provide current Beecher Terrace residents with a range of housing options in high opportunity areas.

The Metropolitan Housing Coalition's 2015 State of Metropolitan Housing Report shows that in Jefferson County 77% of the public housing units are located in two Metro Council districts and 24% of families with children live below the poverty line and in the MSA approximately 85,775 workers hold jobs that do not pay enough wages to afford a two-bedroom unit at Fair Market Rent. Each of our developments contributes to the availability of high quality affordable housing in Louisville, but the shortage still exists. The Vision Russell Transformation Plan builds on the recent momentum of redeveloping outdated, underperforming affordable housing into high-quality, sustainable affordable

housing in areas of opportunity all over Louisville. We recognize and appreciate the vision of LHMA and LMG through the LC4C program, and are happy to participate.

Please feel free to contact our Kentucky team leader, Michael Gross at 502-638-0534 x.225.

Sincerely,  
LDG Multifamily

A handwritten signature in blue ink, appearing to read "Chris Dischinger", with a stylized, looping flourish at the end.

Chris Dischinger  
Manager



**Attachment 54 – Supportive Services Sustainability**

**Louisville Metro Housing Authority**

**Att54SupportiveServicesSustain.pdf**

## Attachment 54: Supportive Services Sustainability

OMB Approval No. 2577-0269

(exp. 4/30/2018)

List all funds or services that have been committed only to sustain your supportive services beyond the grant term. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
<u>McCormack Baron Salazar</u>	<u>\$ 644,441.00</u>	<u>54.a</u>	<u>\$</u>
<u>James Graham Brown Foundation</u>	<u>N/A</u>	<u>54.b</u>	<u></u>
<u>Humana Foundation</u>	<u>N/A</u>	<u>54.c</u>	<u></u>
<u>LMHA</u>	<u>750,000.00</u>	<u>54.d</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
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<u></u>	<u></u>	<u></u>	<u></u>
<b>Page Total</b>	<b>\$ <u>1,394,441.00</u></b>		<b>\$ <u>0.00</u></b>

# McCORMACK BARON SALAZAR

June 24, 2016

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

RE: Beecher/Terrace Choice Neighborhoods FY 2016 Choice Neighborhoods Application  
Supportive Services Sustainability Commitment

Dear Mr. Barry,

I am writing in support of the Louisville Metro Housing Authority's (LMHA) application for the Choice Neighborhoods Initiative to revitalize and redevelop the site of Beecher Terrace and the surrounding Russell neighborhood. McCormack Baron Salazar (MBS) recognizes that the success of any community requires a service strategy that acknowledges the unique challenges facing the neighborhood and its residents. Recognizing these unique challenges, we have set aside resources for a Community Services Liaison to serve the Beecher Terrace community post CNI revitalization.

We commit to supporting the sustainability of People services for residents through the funding of a Community Services Liaison position for a minimum of seven years after the end of the Choice Neighborhoods grant period. This is a site staff position that will be paid for out of operations from housing phases developed by MBS under the Russell Choice Neighborhoods Housing Plan. This position will be supervised by Urban Strategies and will transition community services for residents from implementation to sustainability. The Resident Liaison is responsible for: 1) developing and encouraging resident engagement in programs and activities that will improve the community and provide family strengthening and self-improvement opportunities to residents; 2) developing awareness of and encouraging participation in programs and activities within the larger community; 3) identifying resident leaders and providing opportunities for development of leadership skills; 4) developing and sustaining strong partnerships with community organizations serving community residents; 5) understanding the needs of residents by performing a needs assessment when residents initially move to the property and by continually studying, observing, documenting and responding to resident needs; 6) providing service coordination support to individual resident households when property management staff refers them and/or when households self-refer.

The value of this position plus administration and escalated at 4% per annum totals \$644,441 for seven years beyond the grant award – an annual average of \$92,063.

MBS understands that if the Choice Neighborhoods grant is awarded, Vision Russell's Implementation Team (Louisville Metro Housing Authority, MBS, Urban Strategies, Louisville Metro Government, and Jefferson County Public Schools) and local partners will work collaboratively to implement the

MCCORMACK  
BARON  
SALAZAR

Mr. Tim Barry, Executive Director  
Louisville Metro Housing Authority  
June 24, 2016  
Page 2

Transformation Plan for Beecher Terrace and the surrounding Russell neighborhood. Please do not hesitate to contact me at 314-621-3400 if you are in need of additional information.

Sincerely,



Vincent R. Bennett  
President



June 22, 2016

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

Re: Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

On behalf of the James Graham Brown Foundation, I am writing to support the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods grant application and to note our confidence in the implementation of the Vision Russell Transformation Plan.

The James Graham Brown Foundation is strategically focused on improving the neighborhoods in west Louisville. Some of our recent investments touching the Russell community include an organizing initiative known as the Zones of Hope, a kitchen incubator, a future food port and a new YMCA. In addition, the Foundation regularly convenes local funders to discuss projects and opportunities, such as the Russell Transformation Plan, to maximize investments and impact in west Louisville.

The Foundation strongly supports the efforts of the Louisville Housing Authority. We are working closely with the implementation team to identify the areas where the Foundation can best support the long-range goals of the Transformation Plan, and look forward to helping the community achieve its vision for the Russell neighborhood.

Sincerely,

A handwritten signature in black ink that reads 'Mason B. Rummel'.

Mason Rummel  
President  
James Graham Brown Foundation



**Humana Foundation**

500 West Main Street  
Louisville, KY 40202  
T 502 580 3613  
F 502 580 1256  
humanafoundation.org

June 22, 2016

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

Re: Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As Executive Director of the Humana Foundation, I am writing to endorse the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods grant application and to note our confidence in the implementation of the *Vision Russell Transformation Plan*.

As a member of the *West Louisville Discussion Group*, we meet regularly with other local foundations that individually provide access to funding for projects that promote the well-being of West Louisville residents. We strive to take our individual efforts a step further by working collectively to look for ways to maximize our investment in West Louisville neighborhoods. Through involvement in this group, we have learned about the work of the *Vision Russell* team; we strongly support the efforts of Louisville Metro Housing Authority and believe in the efficacy and power of their model of genuine community collaboration.

We currently work with several nonprofit organizations operating within the Russell neighborhood and the surrounding West Louisville communities, and we believe in a collaborative, cross-sector approach to solving for the history of disinvestment in this part of the city.

We will continue to work with your implementation team to identify areas where we can best support the long-range goals of the *Transformation Plan*, and look forward to helping the community achieve its vision for the Russell neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Virginia K. Judd".

Virginia Kelly Judd  
Executive Director





June 24, 2016

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 7th St SW  
Washington, DC 20410

RE: Beecher Terrace/Russell Neighborhood Choice Neighborhoods Implementation Grant  
Commitment to Sustain Community Services

Dear Secretary Castro:

Louisville Metro Housing Authority (LMHA) recognizes the critical importance of resident and community services to the transformation of both people and place in Beecher Terrace and the Russell neighborhood. I am pleased to provide this commitment to sustain supportive services for at least seven years beyond the federal expenditure deadline of 9/30/23 - essentially doubling the grant impact period.

LMHA commits \$750,000 from co-developer fee proceeds that LMHA will receive upon the completion of two phases funded with 4% Low Income Housing Tax Credits under the Housing Plan. The total of these funds will be placed into an endowment for the purpose of continued funding of the two part-time Neighborhood Outreach Worker positions for a minimum of seven years after the grant period; providing dedicated program supports for Beecher's families and seniors; providing barrier removal funds; and for printing costs of supportive service related materials.

The VRTP team also plans to add to the Endowment by seeking contributions from donors. Louisville Metro Government and LMHA staff have been working closely with area foundations to identify areas where they can best support the VRTP's long-range goals, including supportive service sustainability.

Please do not hesitate to contact me with any questions regarding this commitment at (502) 569-3420.

Sincerely,

Tim Barry  
Executive Director



420 South Eighth Street, Louisville, KY 40203 | 502 569.3400 | Fax 502 569.3459





**Attachment 55 – People Leverage Documentation**

**Louisville Metro Housing Authority**

**Att55PeopleLeverageDoc.pdf**

## Attachment 55: People Resources

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

List all funds or services that will be used for the People component of your Transformation Plan only. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of People Resource	Total Dollar Value of Resource	Amount that is a New Resource	Amount that is an Existing Resource	Page # of Commitment Document	HUD Use Only	
					Amount Approved-New Resource	Amount Approved-Existing Resource
<u>Louisville Urban League</u>	<u>\$ 242,000.00</u>	<u>\$ 188,000.00</u>	<u>\$ 54,000.00</u>	<u>55.a</u>	<u>\$</u>	<u>\$</u>
<u>Dress for Success</u>	<u>40,000.00</u>	<u>40,000.00</u>	<u>-</u>	<u>55.b</u>	<u></u>	<u></u>
<u>Louisville Grows</u>	<u>15,400.00</u>	<u>7,000.00</u>	<u>8,400.00</u>	<u>55.c</u>	<u></u>	<u></u>
<u>Park DuValle Health Center</u>	<u>32,000.00</u>	<u>32,000.00</u>	<u>-</u>	<u>55.d</u>	<u></u>	<u></u>
<u>Bank on Louisville</u>	<u>22,200.00</u>	<u>6,000.00</u>	<u>16,200.00</u>	<u>55.e</u>	<u></u>	<u></u>
<u>Center for Accessible Living</u>	<u>40,500.00</u>	<u>40,500.00</u>	<u>-</u>	<u>55.f</u>	<u></u>	<u></u>
<u>TARC</u>	<u>348,000.00</u>	<u>348,000.00</u>	<u>-</u>	<u>55.g</u>	<u></u>	<u></u>
<u>Louisville Water Company</u>	<u>3,000.00</u>	<u>3,000.00</u>	<u>-</u>	<u>55.h</u>	<u></u>	<u></u>
<u>New Directions Housing Corporation</u>	<u>201,900.00</u>	<u>177,900.00</u>	<u>24,000.00</u>	<u>55.i</u>	<u></u>	<u></u>
<u>Family Scholar House</u>	<u>45,853.36</u>	<u>45,853.36</u>	<u>-</u>	<u>55.j</u>	<u></u>	<u></u>
<u>Junior Achievement</u>	<u>120,510.00</u>	<u>23,310.00</u>	<u>97,200.00</u>	<u>55.k</u>	<u></u>	<u></u>
<u>YouthBuild Louisville</u>	<u>2,724,150.00</u>	<u>1,308,450.00</u>	<u>1,415,700.00</u>	<u>55.l</u>	<u></u>	<u></u>
<u>Bellarmine University</u>	<u>20,000.00</u>	<u>18,000.00</u>	<u>2,000.00</u>	<u>55.m</u>	<u></u>	<u></u>
<u>Family &amp; Children's Place</u>	<u>69,120.00</u>	<u>-</u>	<u>69,120.00</u>	<u>55.n</u>	<u></u>	<u></u>
<u>LMG Office of Vacant/Public Property</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>-</u>	<u>55.o</u>	<u></u>	<u></u>
<u>KentuckianaWorks</u>	<u>2,113,250.00</u>	<u>14,000.00</u>	<u>2,099,250.00</u>	<u>55.p</u>	<u></u>	<u></u>
<u>Blessings in a Backpack</u>	<u>361,440.00</u>	<u>-</u>	<u>361,440.00</u>	<u>55.q</u>	<u></u>	<u></u>
<u>LMG Public Health &amp; Wellness</u>	<u>1,587,942.00</u>	<u>200,880.00</u>	<u>1,387,062.00</u>	<u>55.r</u>	<u></u>	<u></u>
<u>Community Coord. Child Care</u>	<u>65,000.00</u>	<u>65,000.00</u>	<u>-</u>	<u>55.s</u>	<u></u>	<u></u>
<u>Louisville Metro Police Department</u>	<u>2,821,000.00</u>	<u>12,400.00</u>	<u>2,808,600.00</u>	<u>55.t</u>	<u></u>	<u></u>
<u>Center for Women &amp; Families</u>	<u>3,625.00</u>	<u>3,625.00</u>	<u>-</u>	<u>55.u</u>	<u></u>	<u></u>
<u>Metro United Way</u>	<u>754,944.00</u>	<u>303,143.00</u>	<u>451,801.00</u>	<u>55.v</u>	<u></u>	<u></u>
<u>University of KY Extension Service</u>	<u>7,350.00</u>	<u>-</u>	<u>7,350.00</u>	<u>55.w</u>	<u></u>	<u></u>
<u>15,000 Degrees</u>	<u>23,000.00</u>	<u>19,000.00</u>	<u>4,000.00</u>	<u>55.x</u>	<u></u>	<u></u>
<u>LMG Community Services-FESC</u>	<u>386,000.00</u>	<u>124,000.00</u>	<u>262,000.00</u>	<u>55.y</u>	<u></u>	<u></u>
<u>55,000 Degrees</u>	<u>29,250.00</u>	<u>-</u>	<u>29,250.00</u>	<u>55.z</u>	<u></u>	<u></u>
<b>Page Total</b>	<b>\$ 12,087,434.36</b>	<b>\$ 2,990,061.36</b>	<b>\$ 9,097,373.00</b>		<b>\$</b>	<b>\$</b>

## Attachment 55: People Resources

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

List all funds or services that will be used for the People component of your Transformation Plan only. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

[illegible]

**Attachment 55: People Leverage Summary Table**

Page #	Agency	Amount - Existing	Amount - New	Supportive Services Sustainability (after grant period)	Brief Service Description	Number of Public and/or Assisted Housing Residents Served	Number of Other Neighborhood Residents Served, if any
<b>EDUCATION</b>							
55.x	15K Degrees	\$ 4,000	\$ 19,000		Educational Outreach / Awareness Campaigns / College Prep	550	50
55.z	55K Degrees	\$ 29,250			College Transition Action Network	30	159
55.m	Bellarmine University	\$ 2,000	\$ 18,000		Literacy Training for Caregivers & Focus School Teachers	31	134
55.cc	C.E. And S. Foundation	\$ 108,000			Kindergarten Readiness Camps / YMCA Summer Boost Program / Summer Learning Program	80	220
55.cc	C.E. And S. Foundation		\$ 18,000		Pilot Program to Combat Chronic Absenteeism	51	302
55.s	Community Coordinated Child Care	\$ -	\$ 65,000		Staff Training and Program Quality Improvement		
55.j	Family Scholar House	\$ -	\$ 45,853		Educational Counseling / Workshops	84	0
55.gg	Jefferson County Public Schools	\$ 1,227,280	\$ 198,900		Educational Enhancement and Improvements at Roosevelt Perry Elementary School	Schoolwide	Schoolwide
55.qq	Louisville Central Community Centers	\$ 1,473,705			Early Childhood Education / Progressive Educational Performance Club / Kids Art Academy / Teen Leadership Council	82	161
55.a	Louisville Urban League	\$ -	\$ 100,000		College Readiness	40	40
55.a	Louisville Urban League	\$ -	\$ 88,000		Youth Literacy / Behavioral Intervention Program	40	40
55.v	Metro United Way	\$ 451,801	\$ 303,143		Various Agency Funding / Early Detection Developmental Screener / 2-1-1 Help Line / OST Summer Programming Scholarships	150	626
55.ll	Neighborhood House	\$ 220,087			OST Youth Programming	1	22
55.kk	Simmons College of Kentucky		\$ 1,500		College Scholarships	1	1
55.dd	YMCA of Greater Louisville	\$ 41,100			Early Learning Readiness Program for Children and Parent/Caregiver	4	6
<b>Education Subtotals</b>		<b>\$ 3,557,223</b>	<b>\$ 857,396</b>				
<b>ECONOMIC DEVELOPMENT</b>							
55.e	Bank on Louisville	\$ 16,200	\$ 6,000		Banking / Credit Workshops	64	260
55.f	Center for Accessible Living	\$ -	\$ 40,500		First Impression Suit Program	162	162
55.b	Dress for Success	\$ -	\$ 40,000		Workforce Support	20	20
55.oo	Fifth Third Bank		\$ 26,200		IDA Accounts / Financial Training / Financial Empowerment eBus	365	
55.mm	Goodwill Industries of KY		\$ 94,017		Job Connection Program / Cars to Work Program	10	6
55.k	Junior Achievement	\$ 97,200	\$ 23,310		Economic / Career Programming for Youth	271	486
55.p	KentuckianaWorks	\$ 2,099,250	\$ 14,000		Workforce Development	110	1100
55.qq	Louisville Central Community Centers		\$ 315,805		Working Solutions Program / Free Tax Filing / Financial Literacy Training	38	126
55.nn	Louisville Free Public Library	\$ 276,750			Technology Based Training Programs	137	
55.y	LMG Department of Community Services	\$ 262,000	\$ 124,000	\$60,000/year	Financial Coaching / Assistance / Financial Empowerment Services Center	209	279
55.jj	LMG Department of Community Services	\$ 335,173			Child Savings Accounts	20	80
55.o	LMG Office of Vacant & Abandoned Property	\$ -	\$ 10,000		Capacity Building Regarding Vacant Lot Reuse	25	75
55.a	Louisville Urban League	\$ 54,000	\$ -		Housing Counseling	18	54
55.pp	Samuel Plato Academy		\$ 46,000		Artisan Builder Training Program	1	1
55.hh	Seed Capital	\$ 1,300,000			West Louisville FoodPort Community Council	1382	9651
55.l	YouthBuild Louisville	\$ 1,415,700	\$ 1,308,450	\$214500/y	Workforce Development for Transition Age Youth	24	103
<b>Economic Development Subtotals</b>		<b>\$ 5,856,273</b>	<b>\$ 2,048,282</b>				

**Attachment 55: People Leverage Summary Table**

Page #	Agency	Amount - Existing	Amount - New	Supportive Services Sustainability (after grant period)	Brief Service Description	Number of Public and/or Assisted Housing Residents Served	Number of Other Neighborhood Residents Served, if any
<b>HEALTH</b>							
55.q	Blessings in a Backpack	\$ 361,440	\$ -		Food Security for School-Age Youth	738	3780
55.u	Center for Women and Families		\$ 3,625		Youth Violence Prevention Program Support	10	30
55.n	Family & Children's Place	\$ 9,600	\$ -		New Parent Home Visits	40	0
55.n	Family & Children's Place	\$ 59,520	\$ -		Counseling for Victims of Violence	60	0
55.r	LMG Public Health & Wellness	\$ 1,387,062	\$ 200,880		WIC / Healthy Start / Infant Beds / Health Impact Assessments	325	698
55.c	Louisville Grows	\$ 8,400	\$ 7,000		Food Production Education	168	168
55.ee	Louisville Metro Parks and Recreation	\$ 868,000			Summer Programming for Beecher Residents at Baxter Community Center	200	
55.ee	Louisville Metro Parks and Recreation	\$ 105,000			Dare to Care Partnership to Provide Meals to Beecher Children	175	
55.ee	Louisville Metro Parks and Recreation	\$ 13,300			Year-round Programming for Adults and Older Youth at Baxter Community Center	200	
55.t	Louisville Metro Police Department	\$ 2,808,600	\$ 12,400		Books and Breakfast Program/Beecher Terrace Patrols / Coffee with a Cop / Crime Prevention and Safety Forum	Community-Wide	Community-Wide
55.h	Louisville Water Company	\$ -	\$ 3,000		"Water 101" Classes	120	0
55.i	New Directions Housing Corp.	\$ -	\$ 153,333		Service Coordination / Wellness / Financial Skills	146	26
55.d	Park DuValle Health Center	\$ -	\$ 32,000		Medical Home Outreach / Chronic Disease Education	1382	0
55.w	University of Kentucky Extension Service	\$ 7,350			Community Garden Management/Programming / 4-H Youth Development Program		
55.rr	University of Louisville	\$ 239,250			Mental Health Counseling Slots	330	1320
<b>Health Subtotals</b>		<b>\$ 5,867,522</b>	<b>\$ 412,238</b>				
<b>CONNECTIVITY</b>							
55.ff	Center for Neighborhoods	\$ 14,000	\$ 19,000		Neighborhood Institute / Green Institute Program / Neighborhood Summit	124	203
55.oo	Kentucky Center for African American Heritage		\$ 43,200		Space for CNI Events / In-Kind Staff Time		
55.ii	Louisville Forward		\$ 500,500		Cultural Passes		1925 per year
55.i	New Directions Housing Corp.	\$ 24,000	\$ -		Neighborhood Association Support	1382	9651
55.i	New Directions Housing Corp.	\$ -	\$ 24,567		NeighborWorks Training Scholarships / Civic Engagement Activities	20	14
55.g	TARC	\$ -	\$ 348,000		Transportation Counseling / Bus Passes	400 (unduplicated)	0
<b>Connectivity Subtotals</b>		<b>\$ 38,000</b>	<b>\$ 935,267</b>				
<b>INTEGRATED SERVICES HUB (The Village at West Jefferson)</b>							
55.aa	St. Peter's United Church of Christ	\$ 4,543,115	\$ 551,000		MOLO Village Festival / Re-Entry Program for Recently Released Men and Women / Recovery Meetings / Dare to Care Food Pantry / Senior Nutrition Program / Silver Sneakers, Senior Health Initiative / Credit as an Asset Program / Small Credit Building Loans / Credit and Wealth Building Program	690	3300
<b>Integrated Services Hub</b>		<b>\$ 4,543,115</b>	<b>\$ 551,000</b>				
<b>Total</b>		<b>\$ 19,862,133</b>	<b>\$ 4,804,183</b>				

**Grand Total (Existing + New):**

**\$24,666,316**



**Louisville  
Urban League**

*Empowering People.  
Changing Lives.*

1535 West Broadway  
Louisville, Kentucky 40203

(502) 585-4622  
Fax (502) 585-2335

[www.lul.org](http://www.lul.org)

June 15, 2016

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Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2017  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

The Louisville Urban League (LUL) is pleased to offer support of the Louisville Metro Housing Authority's application for the FY 2017 Choice Neighborhoods Implementation Grant Program.

The Louisville Urban League, Center for Housing and Financial Empowerment (CHFE), is a locally HUD approved housing counseling agency established in 1972. The Louisville Urban League and LMHA have worked together for several years on meeting the needs of low to moderate income persons in the local community. Over the years, the League has assisted hundreds of LMHA clients to clean up their credit, increase savings and better understand the financial arena. The League also was the first provider of housing counseling and education to help Section 8 Voucher clients become mortgage ready.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the Choice Neighborhood Taskforce and providing data and personnel to bolster the planning process.

#### **Existing Leverage**

The Center for Housing and Financial Empowerment will enroll 3(three) original or new Beecher Terrace residents, and 9(nine) additional Russell residents in our existing Housing Counseling Program. LUL will offer at least 9(nine) class opportunities during the grant period between January 1, 2017 and September 30, 2023. The value of this service is approximately \$54,000 (\$500 per resident x 12 x 9 program courses). Program recruitment efforts will be closely coordinated with Vision Russell Case Managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our Financial Education and that those who express interest receive a direct referral to the program.

#### **New Leverage**

LUL will assist Louisville Metro Housing Authority in their strategy to increase access to programs that combine community services to improve the academic and developmental outcomes for resident youth. LUL will do this through educational activities directed toward Beecher Terrace and Russell Neighborhood youth.

The Project Ready Program is available to students in 8<sup>th</sup> – 12<sup>th</sup> grades. The goal of the program is to prepare students for a successful middle school to high school to college transition through academic enrichment, social development and cultural/global awareness. The curriculum is guided by the Individual College Development Plan (ICDP) established for each participant. The Youth & Education Department will enroll 5 (five) new Beecher Terrace resident youth, and 5(five) additional Russell Neighborhood youth and provide at least 8 program opportunities in the Project Ready Program. The value of this service is approximately \$100,000 (\$1,250 per student x 10 x 8).

The Street Academy is available to students in 4<sup>th</sup> and 5<sup>th</sup> grades. This literacy based program hires African American Teachers to work with male students in the reduction of behavioral referrals. Confidence building/coping skills are emphasized using the Martial Arts Principles of Karate; *Respect, Confidence, Inner Peace, Concentration, Self-Discipline, Control of the Mind and Body*, staying in *Harmony with Others*, and being an *Asset to the Community* are all values taught within the program curriculum. The Youth & Education Department will enroll 5(five) new Beecher Terrace resident youth, and 5 (five) additional Russell Neighborhood youth and provide at least 8 (eight) program opportunities in the Street Academy. The value of this service is approximately \$88,000 (\$1,100 per student x 10 x 8 program opportunities).

The LUL Youth Education Department will work with Vision Russell, KentuckianaWorks, the Louisville Metro Department of Economic Development, and the Louisville Metro Housing Authority to coordinate recruitment efforts.

**In all, we commit \$242,000 in People Leverage, with \$54,000 provided as existing leverage and \$188,000 as new leverage.**

Louisville Urban League has been serving Beecher Terrace and Russell residents for over 30 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, reading "Sadiqa N. Reynolds". The signature is fluid and cursive, with the first name "Sadiqa" being the most prominent part.

Sadiqa N. Reynolds, ESQ.  
President & CEO



*Going Places. Going Strong.*

317A Guthrie Street  
Louisville, KY 40202  
[www.louisville.dressforsuccess.org](http://www.louisville.dressforsuccess.org)

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June 15, 2016

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

Dear Mr. Barry,

Dress for Success Louisville (DFSL) is pleased to offer full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

DFSL is life-changing. Our mission is to empower women to achieve economic independence by providing a network of support, professional attire and the development tools to help them thrive in work and in life. DFSL's programming is provided under umbrella of Career Transformation Center and includes a wide range of programming. We educate women about how to take control of their lives so they can be productive members of society. Whether it's technical skills like computer literacy, life skills like financial literacy, work / life balance guidelines, health and wellness discussions, career counseling or tips on how to navigate workplace culture, DFSL staff and volunteers coach women for success. In 2015, DFSL served 1,022 clients.

While DFSL has not been involved in Choice planning process to date, we look forward to being a part of the transformation plans. DFSL is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

DFSL will enroll 20 original or new Beecher Terrace residents and an additional 20 Russell residents in our Career Transformation Center programming which includes:

- **Suits to Success:** Each client works one-on-one with a highly trained personal shopper who helps her select professional attire. DFSL provides each client with a career suit, cosmetics, footwear, accessories as well as positive reinforcement and a boost of confidence. Once the client is employed, she returns to DFSL for a full week's worth of professional attire.
- **Professional Women's Group (PWG):** Program promotes employment retention and career advancement for successfully employed DFSL women by providing them with a network of support, practical information and inspiration to remain employed so they can truly

thrive. Sessions are offered monthly on a variety of career development topics. In addition to an expert speaker, PWG members are provided with networking opportunities. Programming focuses on five pillars: work / life balance; written and unwritten rules of the work place; financial responsibility; health and wellness; and leadership and civic duty.

- Going Places Network (GPN): Program helps DFSL's unemployed and under-employed women gain professional skills, accelerate their job searches and build confidence through weekly training sessions, one-on-one career coaching and networking in a supportive environment. Women participating in the GPN are linked to internships, local colleges / trade centers and, more importantly, jobs!
- Financial Literacy: Program is designed with the unique needs of DFSL clients in mind. Programming ensures each participant learns how to make sound financial decisions, develops a plan for her future, and is sufficiently empowered to reclaim her financial freedom.
- Career Center: Program takes clients' job readiness "beyond the suit" to help raise their chances of success in a competitive job market. A team of professionals helps create superior resumes and cover letters, provides career counseling, conducts mock interviews and facilitates access to professional skills training courses.
- Computer Literacy: Programming is offered to clients to help them obtain necessary skills for today's work environment. Topics covered include Microsoft applications (Word, Excel and Outlook) as well as formatting clients' cover letters and resumes.

The cost for the full spectrum of DFSL programming for one year (Suits to Success, Professional Women's Group, Career Center, Financial Literacy and Computer Literacy) is \$1,000 per woman. There is no charge for clients to participate in DFSL programming. The total value of DFSL's new leverage commitment to the initiative during the grant period is \$40,000 (\$1,000 per resident x 40 residents).

Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our programming and that those who express interest receive a direct referral to programs.

DFSL has been serving the local community since 2000, including Beecher Terrace and Russell residents and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with the Choice Neighborhoods grant application and look forward to working with you for many years to come.

Sincerely,



Kerri Arnold  
Executive Director



Louisville Grows  
2509 Portland Ave.  
Louisville, KY, 40212  
502-681-5106

6/15/2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of Louisville Grows, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. The mission of Louisville Grows is to grow a just and sustainable community through urban agriculture, urban forestry, and environmental education. During the past six years Louisville Grows has supported several projects in the Russell neighborhood, including the Lamp Community Ministries Garden of Life, the Love Louisville Trees planting event in April, 2016, and the Produce Park, a community space and edible forest Louisville Grows is building in partnership with the Rsquared initiative of Develop Louisville.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the People and Neighborhood Taskforce and providing outreach efforts bolster the planning process.

Louisville Grows is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

- i. Louisville Grows will enroll 12 original or new Beecher Terrace residents and 12 additional Russell residents in our existing Citizen Forestry Program, which will be offered 14 times during the grant period.
- ii. Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our Citizen Forestry Program and that those who express interest receive a direct referral to the program.
- iii. The value of this service is approximately \$8400 (\$25 per resident x 24 x 14 program offerings).


**New Leverage**

- i. In addition, we commit to hosting an urban orchard stewardship-training program 7 times during the grant period to train residents in fruit tree production and management.
- ii. Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our Urban Orchard Stewardship Program and that those who express interest receive a direct referral to the program.
- iii. We estimate the total cost to our agency of hosting this new annual training will be \$7000 (\$1,000 per training x 7 trainings).

**In all, we commit \$15,400 in People Leverage, with \$8400 provided as existing leverage and \$7000 as new leverage.**

Louisville Grows has been serving Beecher Terrace and Russell residents for 6 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Valerie', with a stylized flourish extending to the right.

Valerie Magnuson  
Executive Director





June 20, 2016

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

Reference: Federally-Qualified Health Center and Neighborhood Investment and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As the Chief Executive Officer of the Park DuValle Community Health Center, Inc. (PDCHC), I am pleased to provide this letter of commitment in support of your application to the U.S. Department of Housing & Urban Development for FY 2016 Choice Neighborhood Implementation (CNI) funding to transform Beecher Terrace and the Russell Neighborhood.

Founded in 1968, PDCHC, a **federally-qualified health center**, is recognized as a Level 3, Patient-Centered Medical Home providing healthcare from four sites to 23,000 patients. The PDCHC Russell Neighborhood location provides healthcare to approximately 3,000 patients. Our patients, predominately African American, live at 200% or below the federal poverty level. We are deeply committed to improving health, wellness and the quality of life in the Russell Neighborhood by providing safe, high-quality, accessible and affordable preventive and primary health care.

Our 2015 needs assessment revealed significant barriers that impact access to care. To overcome these barriers, we have identified a critical need for more healthcare services and additional space for those needed services. The Vision Russell People strategies reinforce our direction.

### **Neighborhood Investment**

In response to identified needs, PDCHC will be expanding its center in Russell, located directly across from the Beecher Terrace community on 11<sup>th</sup> Street, through a recently awarded \$1 million federal grant that will allow us to add Pediatric and Women's Health examination rooms, dental operatories, and to develop a Behavioral Health Suite. Our expanded offices and services will directly address the demand for healthcare that has been demonstrated by the recent influx of new patients. We understand that this firm commitment to development within Russell will contribute \$1 million in neighborhood investment leverage to your Choice Neighborhoods Implementation grant application.

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*Primary care centers owned and operated by Park DuValle Community Health Center, Inc.*

[www.pdchc.org](http://www.pdchc.org)

· Park DuValle Community Health Center · 3015 Wilson Avenue · Louisville, KY 40211 · 502/774-4401 · Fax 502/775-6195 ·  
· Park DuValle at City View · 1015 West Chestnut Street · Louisville, KY 40203 · 502/584-2992 · Fax 502/584-3715 ·  
· Park DuValle at Spencer County · 311 Reasor Avenue, Box 567 · Taylorsville, KY 40071 · 502/477-2248 · Fax 502/477-9356 ·  
· Park DuValle at Newburg · 2237 Hikes Lane · Louisville, KY 40218 · 502/479-8930 · Fax 502/479-8934 ·

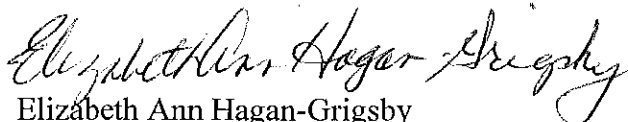
### **New People Leverage**

To better serve the healthcare needs of Beecher Terrace and Russell community members, who often do not have a medical home despite high rates of medical insurance coverage, PDCHC will increase its presence at neighborhood events including the Choice Neighborhoods Initiative meetings that are being held at Baxter Community Center in Beecher Terrace. Our outreach will include promoting the importance of preventive and primary healthcare, oral health, and behavioral health to current and future Beecher Terrace households. Our staff plans to work closely with Vision Russell case managers to reach out to Beecher residents and to provide flyers and other informational materials for distribution that promote our expanded pediatric, women's health and behavioral health services. Vision Russell neighborhood outreach workers can also distribute these materials throughout the neighborhood. PDCHC staff will also be available to provide education on chronic diseases. We estimate that this commitment will entail 10 hours of staff time per month x \$50/hour (salary and benefits) x 64 months of the grant, or \$32,000 total new leverage commitment towards Vision Russell's People Plan.

Under my leadership, PDCHC will continue to align our health strategies with the Vision Russell team to achieve our health goals over the six-year CNH grant period by providing quality health care including behavioral health services, screening patients for patterns of drug and alcohol use, connecting patients to healthcare coverage, and promoting healthy lifestyles.

As a member of the Russell Neighborhood for many years, PDCHC strongly supports the efforts of the Louisville Metro Housing Authority and partners to realize the Vision Russell Community Transformation Plan.

Sincerely,



Elizabeth Ann Hagan-Grigsby  
Chief Executive Officer



## Executive Committee

Affordable Housing Trust Fund  
Christie McCravy

BB&T Bank  
Marlo Long

Bellarmine University  
Dr. Kathy Cooter

Catholic Charities of Louisville, Inc  
David Dutschke

C.E. & S. Foundation  
Nicole Eovino

Kentucky Council on Economic  
Education  
Dr. Keith Richardson

Federal Reserve Bank, St. Louis  
Lisa Locke

Fifth Third Bank  
Adam Hall

Louisville Urban League  
Artie Robertson

National Financial Empowerment  
Consultant  
Amy Shir

Fulton 180  
Janet Fulton

Louisville Asset Building Coalition  
Ron Hatch

Louisville Metro Community  
Services and Revitalization  
Tina Lentz (Co-Chair)

Metro United Way  
John Nevitt (Co-Chair)

PNC Financial Services  
Deborah Williams

Spalding University  
Dr. Stacy Deck

June 20, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing  
Authority's FY 2016 Choice Neighborhoods Implementation Grant  
Program Application

Dear Mr. Barry,

As Executive Committee co-chair of Bank On Louisville, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

For six years, Bank On Louisville with over 90 financial and community partners has worked to welcome unbanked and underbanked residents into banking, and provide them with the tools and knowledge they need to be financially capable.

Our work with Russell and Beecher Terrace residents has made us deeply aware of both the challenges and potential for transformation and the Vision Russell planning process has provided us with an opportunity to raise awareness of our mission and expand our work to strengthen our community's economic well-being through improved access to mainstream financial education and services.

Bank On Louisville is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### Existing Leverage

Bank On Louisville will enroll 64 original or new Beecher Terrace residents and 260 additional Russell residents in our existing Start Fresh banking workshops, which we will offer 81 times in or directly across the street from the Russell Neighborhood during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$16,200 (\$200 per workshop x 81 offerings). Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of Bank On Louisville and that those who express interest receive a direct referral to the program.



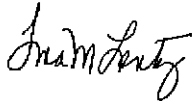
**New Leverage**

In addition, we commit to providing 12 Start Fresh workshops, 12 Credit as an Asset workshops and six Start Smart! Youth workshops (30 workshops total) at the Baxter Center or other community space at Beecher Terrace during the grant period (between January 1, 2017 and September 30, 2023) to connect former and new Beecher residents with valuable financial skills education and banking services. We estimate the total cost to our agency of offering these additional workshops will be \$6,000 (\$200 per workshop x 30 workshops). In planning these events, we will work with Vision Russell case managers serving Beecher Terrace households to ensure that all eligible candidates are made aware of the benefits of Bank On Louisville and that those who express interest receive a direct referral to the program.

**In all we commit \$22,200 in People Leverage, with \$16,200 provided as existing leverage and \$6,000 as new leverage.**

Bank On Louisville has been serving Beecher Terrace and Russell residents for six years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Tina M Lentz  
Bank On Louisville Co-Chair



**CENTER *for***  
**ACCESSIBLE LIVING**  
*Disability Rights and Resources*

June 13, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Associate Director of the Center for Accessible Living, Inc., I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. Center for Accessible Living, Inc. is a disability rights and resource agency that serves individuals with various disabilities in the Louisville area, including the Russell Neighborhood. We are submitting this letter to indicate our support and commitment to provide housing referrals to Beecher Terrace Public Housing Development and Supportive services to the Russell Neighborhood. Based on preliminary discussions, we anticipate the project will provide housing opportunities for the population we serve.

In addition to the referrals for housing, Center for Accessible Living will make available a full range of services to eligible Beecher Terrace and Russell Neighborhood residents. Our entire array of services will be available to eligible residents. Depending on the service, our services will be provided at our site and in the clients' homes. In addition to our traditional disability services, our First Impression Suit Program provides a free fitted suit to men who are job seeking and interview ready (we refer women to Dress for Success Louisville).

The Center for Accessible Living is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

The Center will provide at least six original or new Beecher Terrace residents and six additional Russell residents suits quarterly during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$40,500 (\$125 per suit x 12 residents x 27 quarterly offerings). Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our Suit Program, as well as all other programs, and that those who express interest receive a direct referral to the program.

In all, we commit \$40,500 in NEW leverage. The Center for Accessible Living has been serving Beecher Terrace and Russell residents for over 30 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'KH', followed by a large, stylized flourish or scribble.

Keith Hosey  
Associate Director

June 21, 2016

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



**J. Barry Barker, Executive Director**  
**Transit Authority of River City**  
1000 W. Broadway  
Louisville, KY 40203  
Phone: 502.561.5100  
Fax: 502.213.3244  
[www.ridetarc.org](http://www.ridetarc.org)

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Tim:

As Executive Director of the Transit Authority of River City (TARC), I am pleased to offer TARC's full support for the Louisville Metro Housing Authority, (LMHA) application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

TARC's mission is to explore and implement transportation opportunities that enhance the social, economic and environmental well being of the Greater Louisville community. Much of our focus is on ensuring that transportation is not a barrier to employment, educational attainment, medical needs, other necessities, and accessing what life has to offer.

TARC for years has provided a high level of public transportation service to the Beecher Terrace and Russell neighborhoods. TARC service to the areas is through 10 local bus routes providing access to the region's Central Business District (CBD), cultural attractions, health care facilities, higher educational institutions as well as five industrial parks. These routes travel in Jefferson, Oldham and Bullitt counties in Kentucky and in Floyd and Clark counties in Southern Indiana. TARC also offers door-to-door paratransit service to qualifying residents with disabilities.

TARC continuously works to improve passenger amenities in the Russell and Beecher Terrace communities including new sidewalks and curb cuts, new bus stop signage and bus shelters.

Underscoring TARC's commitment are initiatives not covered on typical routing such as:

- Special route for a commemorative Louisville Orchestra concert at Central High School to celebrate the Martin Luther King Jr. holiday
- Free rides on routing developed to provide access to opportunities at local job fairs
- Transportation for youth to attend educational and culturally enriching activities on a "Adventure Bus" through a partnership with Louisville Central Community Center.
- Communications outreach to Louisville Metropolitan Housing Authority to educate residents about TARC service and to respond to comments and requests.

For \$30, youths aged 6-19 qualify for a Summer Youth Pass, allowing them to ride on any route at any time from June-August, enhancing community efforts to connect young people, many from low-income backgrounds, to educational opportunities, jobs and cultural attractions.

TARC also works with immigrant communities to enhance their transition and provide access to opportunities for employment and educational attainment. TARC has partnerships that allow passengers to ride fare-free by showing their company, school or government agency ID. A partnership with KIPDA for a vanpooling program is a cost saving way for many citizens to connect to jobs.

TARC will support the Russell and Beecher Terrace areas with continuation of the above services and programs.

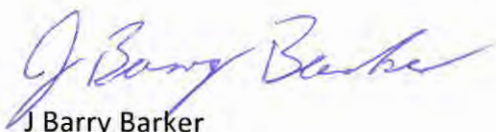
If Beecher Terrace is revitalized under the Choice Neighborhoods Implementation Grant Program Application, TARC is firmly committed to the following:

- First, TARC will help with transportation counseling, both for relocated Beecher Terrace residents and incoming residents of the new development. This would take the form of travel training, individual counseling and "transit fairs" in the development, or at nearby accessible locations on TARC routes. This commitment represents staff time at a value of \$8,000 per year or \$48,000 over six years. TARC estimates reaching a number equivalent to a third of the 758 current Beecher Terrace Households.
- Second, TARC will commit to providing monthly passes to those public housing residents moving into or out of the Beecher Terrace location who are continuing their education or seeking employment. We firmly commit up to 1,000 monthly passes a year at a value of \$50,000 per year or \$300,000 over six years. The passes will provide unlimited transportation on TARC routes for up to 85 people each month for six years.

These two activities over the six year term of the grant result in TARC's commitment of \$348,000.

TARC has a proven track record of 42 years serving the Beecher Terrace and Russell residents. TARC is committed to serving this community for years to come. If LMHA is awarded the Choice Neighborhoods Implementation Grant, I am confident that these initiatives will, collectively, be a tremendous success. I strongly support this grant application.

Sincerely,



J Barry Barker  
Executive Director





## RUSSELL CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

June 17, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of Communications and Government Relations for Louisville Water Company, I am pleased to offer Louisville Water's support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. Louisville Water Company is the public water provider for the city and has operated in Louisville for nearly 156 years.

Louisville Water recognizes that quality water equals quality of life and that we are a lifeline to this community. We are aware that the price of water is critical, especially for lower income residents. Louisville Water has a tiered pricing structure meaning that the first three gallons of water is priced at the lowest rate to cover the basic necessities for residents.

Louisville Water is pleased to provide the following firm commitment to support the People component of the Russell Transformation Plan:

- Offering "Louisville Water 101" to residents of the Beecher Terrace public housing development once per year for six years during the grant period. This 30-45 minute session is an introduction to Louisville Water and includes an overview of how to sign-up for water service, options to pay your bill and how to locate and tag the water shut-off valve in a home. Louisville Water staff will deliver the programming and provide residents with the opportunity to use the customer portal and phone system to simulate bill inquiries and payments. The value of this service brings **\$3,000 in new People leverage** to support the Vision Russell Transformation Plan (\$500/session x 1 session/year x 6 years), and will serve 120 Beecher Terrace residents (20 residents/session x 6 sessions)

Although we are not able to offer a firm commitment at this time, there is also an opportunity for funding with the Louisville Water Foundation to cover water service deposits for new customers who are relocating from the existing Beecher Terrace site or returning to the redeveloped community. The Louisville Water Foundation is a 501c3 organization whose mission is customer assistance and water-related education. Since 2012, the Foundation has provided nearly \$500,000 to assist customers in paying their water and sewer bills. Working with the Louisville Metro Housing Authority, representatives of the Foundation will assist in a grant application to cover the costs of

water service deposits for new customers. Depending on the number of new customers, grant funding could total up to \$30,000. (The deposit fee for new customers is \$50.)

Louisville Water applauds the efforts of the Housing Authority and wishes the organization the best with its Choice Neighborhoods grant application. We look forward to continuing and growing our partnership with you for many years to come.

Sincerely,

A handwritten signature in dark ink, reading "Kelley Dearing Smith". The signature is written in a cursive, flowing style.

Kelley Dearing Smith  
Communications and Government Relations Director  
Louisville Water Company





June 14, 2016

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

**RE: People Leverage Documentation for the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program Application**

On behalf of New Directions, I am empowered to offer my organization's full support of LMHA's FY 2016 Choice Neighborhoods Implementation Grant application which includes robust and innovative strategies that will usher in market restoration, educational options and asset building with the people of Louisville's historic Russell Neighborhood.

New Directions is a not-for-profit community development corporation, founded in 1969 by a Louisville Catholic congregation located just three miles from the Russell. For most of our history, New Directions has been a direct service provider in Russell, with 83 HUD subsidized units and 8 market rate units, a site-based Learning Center, a HUD-designated Neighborhood Network Center, on-site service coordination and, in the area at large, home ownership preservation and repair services. In 2016, we further invested in Russell by developing an office building and relocating 11 property management jobs.

Two years ago, we were honored to be invited to the Choice planning table as this culturally rich neighborhood convened its leadership to envision new approaches to revitalization. New Directions is a member agency of both our local United Way and NeighborWorks® America, the national intermediary. We have engaged both agencies to bring resources to advance the planning process.

Further, given our expertise in community engagement, New Directions was selected to facilitate outreach by providing resident employment and supervising surveys in block conditions, parcel conditions and resident confidence. We have convened Kitchen Conversations, a powerful set of discussions about safety, housing, health, jobs and education so that residents could inform committees and consultants about conditions, hopes and opportunities. New Directions held memberships on the Housing, Neighborhood, People and Education committees and on the Coordinating Committee. We were pleased to provide meeting space and refreshments for over 10 important gatherings.

NeighborWorks America provided New Directions these resources to invest in the planning process:

- Eight residents attended the NWA Philadelphia NeighborWorks Training Institute on scholarship for a total in-kind leveraged value of \$18,400.
- Seven residents attended the Louisville Community Leadership Institute for a total in-kind leveraged value of \$9,000, including a \$2,000 Action Grant.
- NWA Consultant Mike Schubert conducted two resident and stakeholder forums—one including young artists and social services providers—to orient planning participants to market-focused revitalization and supportive resident engagement.

NeighborWorks VISTAs who chose New Directions were assigned to the Choice Planning effort from January 2015 to September 2015 for an in-kind value of \$22,403.

Choose Russell, a dynamic cohort of residents and stakeholders, is organizing a new values-driven neighborhood management and marketing group to increase the metro area's knowledge of why this emerging neighborhood is a good place to live, invest and enjoy. New Directions provided pro bono administration and legal support to this start-up, valued at \$5,000.





Service coordination and other social services at our rental properties offer financial, wellness and lifelong learning to residents. This service will expand in years to come, to impact Louisville Metro Housing Authority residents, especially those living at Beecher Terrace or who will be relocated to nearby new housing, as it's developed.

We have spoken of our commitment to existing homeowners by rallying support for rehabilitation services. Residents have spoken of leveling the ratio of ownership from today's 18 percent to a new, healthier closer to 50 percent in years to come. Choice planning incorporates that bold goal, and New Directions has taken immediate action to expand its home repair assistance in Russell immediately.

Looking forward, New Directions will redouble its commitments to Russell neighborhood residents and to its partners, Louisville Metro Housing Authority and City of Louisville, as this neighborhood becomes a scene of dramatic change.

For change to be sustainable, there must be changes with people so that they can prosper as the keystone of Choice transformation. Russell faces real challenges so strong solutions must be provided by partners committed to decades of service. **New Directions is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:**

#### **Existing Leverage**

***These existing services will be continued for the period of January 1, 2017 to September 30, 2023 unless a shorter term is specified.***

New Directions will provide consultancy and administrative support for Choose Russell organizational development, to include aid with annual membership and board nomination events. At least one Beecher Terrace resident will be on the board continuously and at least 80 percent of board members will be neighborhood residents. Choose Russell values and strategic alignment is supportive of Choice market and resident driven revitalization strategies. **We value this staffed administrative service at \$4,000 annually for six years for a total of \$24,000 in leverage.**

#### **New Leverage**

***These services will be newly provided for the period of January 1, 2017 to September 30, 2023 unless a shorter term is specified.***

Service Coordination referral services will be provided upon request for five Beecher Terrace residents quarterly (20 Beecher Terrace unduplicated residents annually) from 1/1/17 to 9/30/23 to aid in accessing wellness services, financial skills, educational advancement or sustainable living knowledge. This expansion of our service coordination will add to the successes already evident with the 83 units at Russell Apartments already receiving this important access to social services. This directive style of coaching encourages new attainment in education, investment, financial skill building and civic engagement and is in alignment with the principles of the Russell Choice Neighborhood Transformation Plan. **We value this staffed social service at \$24,000 annually for six years for a total of \$144,000 in leverage.**

**One scholarship will be annually provided to NeighborWorks Training for a Beecher Terrace resident for six years. Each scholarship has an in-kind value of \$2,400 for six years for a total of \$14,400.** Training will support resident leaders in growing knowledge of promising practices in community development and will encourage national and regional networking with grassroots groups.

Through outreach, Beecher Terrace residents and resident households living at the newly developed residential property at 1718 West Market Street are to be invited to engage in quarterly resident wellness or education activities at Russell Apartments from 1/1/2017 to 9/30/23. Forums will encourage education, investment, financial skill building and civic engagement is in alignment with the principles of the Russell Choice Neighborhood





New Directions Housing Corporation

Transformation Plan. We value this staffed social service at \$4,000 annually for three years and six months for a total of \$14,000 in leverage.

We are delighted to announce that Manfred Reid, longtime Russell civil rights champion, has been named a recipient of the Dorothy Richardson Resident Leadership Award for the NeighborWorks America Southern District. **In January 2017, New Directions will provide a \$5,000 stipend to honor Mr. Reid for the purpose of furthering a resident-chosen initiative.** This will advance the objectives of both the Transformation Plan as it encourages entrepreneurial organizing and will support the emerging Choose Russell group organization.

In August 2018, NeighborWorks America will convene a national community development conference in Louisville, drawing attendance of over 2,000 people. New Directions, as a member agency, will be a host organizer working with neighborhood groups to orchestrate mobile learning labs. **New Directions will spotlight Russell Neighborhood achievements as significant for learning by urban developers and other community development technicians. Russell residents will organize the learning lab for a stipend of \$500, focusing on Choice transformation achievements.**

**In all, New Directions commits \$201,900 in People Leverage, with \$24,000 provided as existing and expanded leverage and \$177,900 as new leverage.**

On behalf of New Directions Housing Corporation, please accept our heartfelt support and best wishes for the success of the Russell Choice Neighborhood Transformation Plan as it seeks funding partnership with the U.S. Department of Housing and Urban Development. Your success is of vital importance to Louisville's transformation into a more fair, equitable and progressive city.

Sincerely,

Lisa D. Thompson  
Executive Vice President /  
Chief Strategy Officer

Copied: *David Fannin, President and Chief Executive Officer*  
*Gerald Tyrrell, Chief Financial Officer*  
*Bridgette Johnson, EVP, Property Management Director*





June 20, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Chief Possibility Officer of Family Scholar House, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

The mission of Family Scholar House is to end the cycle of poverty and transform our community by empowering families and youth to succeed in education and achieve life-long self-sufficiency. We provide participants with academic advising, case management, life-skills and financial empowerment workshops, tutors, mentors, housing and childcare.

Our work conducting outreach to Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. We look forward to a greater involvement with the Vision Russell process as the Choice Neighborhood Initiative continues.

Family Scholar House is pleased to provide the following firm new commitments to support the People component of the Russell Transformation Plan:

**New Leverage**

Family Scholar House commits to providing 84 original and new Beecher residents with at least one year of counseling services during the grant period (between January 1, 2017 and September 30, 2023) to support their efforts moving toward self-sufficiency through post-secondary education. We estimate the total cost to our agency of providing these services to be \$43,893.36 (\$522.54 per counseling slot x 84 slots). Family Scholar House further commits to provide additional workshops and sessions valued at \$1,960 during the grant period (between January 1, 2017 and September 30, 2023) for Beecher residents at Beecher. The individual workshops and sessions along with values are outlined below:

- Seven FAFSA (Free Application for Federal Financial Aid) preparation sessions valued at \$490 (\$70 per session x 7 sessions)
- 14 college accreditation workshops values at \$630 (\$45 per workshop x 14 workshops)
- Seven Kids Going to College workshops values at \$315 (\$45 per workshop x 7 workshops)
- Seven Youth Careers workshops valued at \$315 (\$45 per workshop x 7 workshops)
- 14 Children for Change sessions, an innovative financial education program that helps start the conversation about money with children from 2 to 5 years old valued at \$210 (\$15 per session x 14 sessions)

Program recruitment efforts will be closely coordinated with Vision Russell case managers serving Beecher Terrace households to ensure that all eligible candidates are made aware of the benefits of our education programs and that those who express interest receive direct referrals.

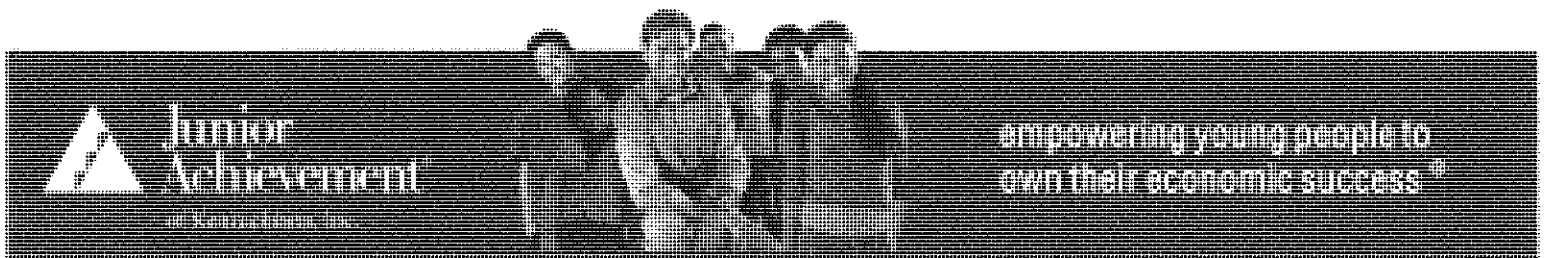
**In all, we commit \$45,853.36 in new People Leverage.**

Family Scholar House has been working with the Louisville Metro Housing Authority and doing outreach to Russell residents for years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Cathe Dykstra  
Chief Possibility Officer  
President & CEO



June 21, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice  
Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As President of Junior Achievement of Kentuckiana, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Junior Achievement's (JA) mission is to inspire and prepare young people to succeed in a global economy. With interactive programs tailored to elementary, middle and high school students, JA introduces young people throughout our community to the realities and possibilities of the working world and personal finance. We provide financial literacy, work readiness and entrepreneurial experiences in all Jefferson County Public Schools' elementary classrooms (including three Russell neighborhood schools – Byck, Coleridge Taylor and Roosevelt Perry, the Choice Neighborhoods target school), as well as middle and high school classrooms (including Russell's Central High School). Fifth grade students also spend time in the Sam Swope JA BizTown, an interactive one-day role-playing workshop, while seventh graders come to the Chase JA Finance Park, a hands-on learning lab. Both facilities are part of the JA campus, which is located in the heart of the Russell neighborhood. We also serve Central High School students with classroom and workplace job shadow programs.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to support the process.

Junior Achievement is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

Junior Achievement will provide economics education programs for 110 Beecher Terrace residents and an additional 370 Russell residents (480 in all) each year during the grant period (between January 1, 2017 and September 30, 2023). These programs will consist of a total of 38,000 Instructional Hours for the young people over the course of the grant. The value of this service is approximately \$97,200 (an average of \$30 per student for 480 students x 6.75 years). The services will be delivered in coordination with Russell neighborhood public schools at no cost to the students.

James W. Robinson Junior Achievement Center for Freedom of Enterprise  
1401 W. Muhammad Ali Blvd. | Louisville, KY 40203 | 502.561.KIDS (5437) | [www.jaky.org](http://www.jaky.org)

55.k

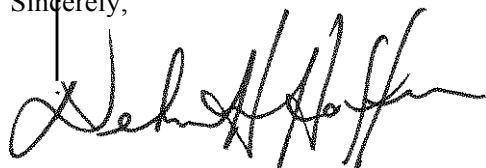
Page Two  
Mr. Tim Barry  
June 21, 2016

In addition, we commit to providing the new JA Inspire program seven times over the grant period (between January 1, 2017 and September 30, 2023). Inspire is a mega-career fair for 8th grade students to help them learn about careers when they are considering their high school paths of study during. We estimate serving 23 **Beecher** students per year ( $23 \times 7$  events = 161 Beecher students) and 88 other **Russell** students per year ( $88 \times 7$  events = 616 Russell students). We estimate the total cost to our agency of hosting this new annual event will be \$23,310 (\$30 per student for 7 events for a total of 111 students). In planning these events, we will work with the public schools, the business community and Vision Russell partner KentuckianaWorks and there will be no cost to the students.

**In all, we commit \$120,510 in People Leverage, with \$97,200 provided as existing leverage and \$23,310 as new leverage.**

Junior Achievement has been serving Beecher Terrace and Russell residents for over 60 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Debra H. Hoffer', with a vertical line extending upwards from the start of the signature.

Debra H. Hoffer  
President  
Junior Achievement of Kentuckiana, Inc.



June 22, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Executive Director of YouthBuild Louisville, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

YouthBuild Louisville is an educational, job training and youth development program primarily serving young people ages 16-24. Participants work on earning GEDs, completing high school, or preparing for college or technical school. Career tracks include construction trades, nursing (CNA), environmental education and culinary. YouthBuild Louisville utilizes personal and group leadership development strategies to build character and a sense of community among our members. We also include a strong social service component to assure the breakdown of all barriers our young people may bring to the program.

YouthBuild Louisville has close ties to the Russell neighborhood. Our students have completed two single family homes in Russell and have assisted with one of Russell's community gardens for years. We also have a unique partnership with the Housing Authority that allows us to house up to two of our participants in public housing units that we sublease at Beecher Terrace. This has been a critical resource in cases where one our young people has found themselves homeless. Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation.

YouthBuild Louisville is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

YouthBuild Louisville will enroll 12 original or new Beecher Terrace youth and 54 additional Russell youth in our existing youth development program during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$1,415,700 (\$21,450 per youth x 66 youth). Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our program and that those who express interest receive a direct referral.

**New Leverage**

In addition, with YouthBuild Louisville's planned campus expansion scheduled for completion one-year into the grant period we commit to enrolling 12 additional original or new Beecher Terrace youth and 49 additional Russell youth in our expanded youth development program during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$1,308,450 (\$21,450 per youth x 61 youth). Again, program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our program and that those who express interest receive a direct referral.

**In all, we commit \$2,724,150 in People Leverage, with \$1,415,700 provided as existing leverage and \$1,308,450 as new leverage.**

YouthBuild Louisville has been serving Beecher Terrace and Russell residents for years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We commit to continue providing at least ten program slots per year with an estimated annual value of \$214,500. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Lynn Rippy, Executive Director  
Youth Build Louisville

### **Types of Supportive Services Resources**

Types of Supportive Services resources may include, but are not limited to the following. All must be related to the Supportive Services activities of the proposed Choice Neighborhoods grant.

- (i) The value of a building or space in a building donated for Supportive Services purposes;
- (ii) The value of a lease on a building or space in a building donated for Supportive Services purposes;
- (iii) Other infrastructure for Supportive Services purposes;
- (iv) Time and services contributed by volunteers;
- (v) Staff salaries and benefits of service providers;
- (vi) The value of supportive services provided by a partner agency; and
- (vii) TANF. Existing and newly generated non-cash services provided by TANF agencies may be accepted as a resource for leverage. Cash benefits (for individuals) will not be accepted as a resource for leverage.



BELLARMINE UNIVERSITY  
IN VERITATIS AMORE

ANNSLEY FRAZIER THORNTON SCHOOL OF EDUCATION

June 21, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

Bellarmino University's Annsley Frazier Thornton School of Education is pleased to offer our organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. The School of Education at Bellarmine University is an active partner with the Jefferson County Public Schools (JCPS) in the JCPS/Bellarmino Literacy Project which is an intense teacher capacity building professional development in the lowest performing JCPS schools. Roosevelt Perry teachers and administrators are involved in this ongoing large and comprehensive training effort.

The literacy project is led by Dr. Robert Cooter with assistance from Dr. Kathleen Cooter, Dr. Theresa Magpuri-Lavell and Dr. David Paige. Dr. Robert Cooter has written 21 books in the field of literacy and has centered his professional life on improving education for children from poverty circumstances. The Drs. Cooter are currently writing a book labeled *Urban Literacy Education: Helping City Kids in Regular and Special Education Classrooms*. Kathleen and Robert Cooter won the prestigious *Urban Impact Award* in 2007 from the Council of Great City Schools for their literacy projects in both the Dallas and Memphis Public Schools. The work being done in Louisville with the Jefferson County Public Schools is a localized replication of that work.

Bellarmino University is a private Catholic tradition university with a mission aligned to the values of Thomas Merton. The Merton tradition involves a keen sensitivity to the interconnectedness of all life and to human solidarity across ethnic and social divisions. The university has, in fact, held from its beginning that truth has not only a strong intellectual and professional appeal; it has a profound human impact as well. The foundational Bellarmine mission statement of 1950 insisted that "students must be taught to evaluate this society and to exercise their trained human powers to change it whenever necessary."

Since September 2014, we have worked with Jefferson County Public Schools (JCPS) teachers on reading strategies with faculty and staff from Roosevelt Perry Elementary (RPE), the focus

school under the Vision Russell Transformation Plan. In 2012, under Kentucky's *Unbridled Learning* initiative, the state designated the school – the reading and math scores of which are in the lowest 2% statewide – as “Needs Improvement” and in the “Focus School” assistance category. Nearly half (165) of the school's 355 students reside in Russell neighborhood, and 96.3% qualify for the Free and Reduced Price Meal Program (a poverty level criterion).

JCPS and school leadership have adopted the “transformation model,” one of four rigorous interventions identified by the Department of Education's Title 1 School Improvement program. Though JCPS will not replace the principal (per the audit), in accordance with the transformation model the district will implement a rigorous staff evaluation and development system, institute comprehensive instructional reform, increase learning time and apply community-oriented school strategies. Recommended next steps include continuing to align instruction with curriculum and increase teacher training, student collaboration and differentiated instruction. The JCPS/Bellarmino Literacy Project (BLP) involves RPE teachers who are part of an intensive cohort to improve reading instruction. The approach builds teacher capacity through a 90-hour Summer Reading Academy and high-quality, ongoing, cutting-edge professional development.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So, when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process serving on the Education Taskforce and providing outreach efforts to bolster the planning process. Our Bellarmine Ph.D. doctoral students in the Education and Social Justice program have actively participated in community forums and meetings.

Bellarmino University is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

#### **Existing Leverage**

1. Bellarmine University has offered the JCPS/Bellarmino Literacy Project (BLP) at no cost to Roosevelt Perry teachers for two years. Tuition costs are handled through a contract with JCPS and worth about \$4,000 per Bellarmine student (teacher) per year— 4 teachers/students enrolled impacting over one hundred school aged children each year who attend Roosevelt Perry Elementary, the target school. - \$16,000 (Contract funds). These 100 children are in the primary grades K-3 and served by Bellarmine trained teachers and an on-site literacy coach in the project. At this time about 28% of the children enrolled in Roosevelt Perry are being taught in BLP classes.
2. Principal Marshall has been trained in research-based literacy practices for two years and has received individual mentoring/coaching regarding school literacy needs and programming. Tuition costs are handled through a contract with JCPS - \$6,000 (Contract funds)
3. Parent meetings held in the evenings and sponsored by Bellarmine to-date have approximately 30 parents and guardians in attendance. This has been provided at no cost by consultants - \$2,000 Bellarmine in kind (Consultant costs, materials)
4. Program recruitment efforts are closely coordinated with Jefferson County Public Schools administration, Vision Russell case managers serving Beecher Terrace and other Russell households as well as Roosevelt Perry faculty and staff to ensure that teachers,



parents and guardians are made aware of the educational benefits of attending classes and trainings.

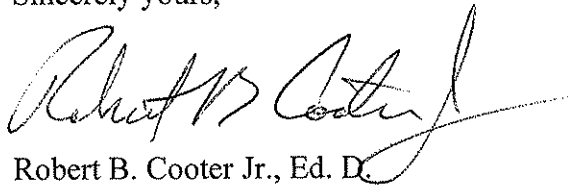
### **New Leverage**

In addition, we commit to continuing teacher training through JCPS contractual agreements with Bellarmine. University faculty and staff will continue to provide training and materials for parent and stakeholder literacy and learning enrichment activities in the evenings and weekends. The program will be expanded to provide trainings for community caregivers of children under school age. We estimate the cost to our agency to be about \$3000 per year for consultant cost and provided materials. In planning and coordinating these events, we will work with Roosevelt Perry staff, Coordinated Child Care Council and Metro United Way. We anticipate serving families of approximately 90 Beecher Terrace children and another 60 Russell children each year. At a cost of \$20 per student annually, the cost of serving Beecher is \$1800 per year and Russell is \$1200 per year. Total existing leverage over the grant period (January 2017 through September 2023) is \$18,000.

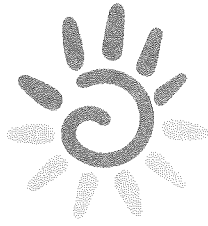
Overall, these programs and improvements serve 31 Beecher and 134 Russell children, as well as their parents and caregivers. Thus, we commit approximately \$20,000 in People Leverage, with \$2,000 provided as existing leverage and \$18,000 as new leverage.

If I may be of further assistance, please do not hesitate to let me know.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert B. Cooter Jr.", with a long, sweeping horizontal line extending to the right.

Robert B. Cooter Jr., Ed. D.  
Dean, Annsley Frazier Thornton School of Education  
Bellarmine University



## Family & Children's Place

6/23/2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

Family & Children's Place is pleased to offer support for the FY 2016 Choice Neighborhoods Implementation Grant Program. Family & Children's Place has supported Louisville-area families for more than 130 years. Initially, we were the first agency to organize widespread efforts to provide coal to keep homes warm, food to keep children fed, and a facility to shelter families who had none. As time passed, we evolved to respond to children and families in crisis. We support families affected by child sexual abuse through our Child Advocacy Center, families affected by violence through counseling, new parents and families who are homeless or at-risk of homelessness.

The Vision Russell planning effort has been an inspiring catalyst for change. We are excited to see the vision brought to life. Family & Children's Place currently serves Beecher Terrace residents and will continue to provide services and supports for those families. Specifically, our HANDS program for new parents and our VOCA funded counseling program will be of direct benefit to these families. Family & Children's Place is pleased to provide the following commitments to support the People component of the Russell Transformation Plan:

- Family & Children's Place will provide counseling to 20 families or approximately 40 people affected by violence. The value of this service is approximately \$9,600, as we project that we will see each family 8 times at a value of \$60 per session.
- Family & Children's Place will provide HANDS services as available to new parents. Based on the current number of children under one year old currently at Beecher Terrace, we will serve 20 families at a value of \$59,520. Each family would receive 24 home visits valued at \$124 each visit.

**In all, we commit \$69,120 in People Leverage, all of this existing leverage for services we currently provide.**

Sincerely,

Pamela Darnall  
President and CEO

55.n

525 Zane Street / Louisville, KY 40203 / office: (502) 893-3900 / fax: (502) 893-9646







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

GREG FISCHER  
MAYOR

JEANA DUNLAP  
DIRECTOR

June 23, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of Louisville Metro Government's Office of Vacant & Public Property Administration (VPPA), I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

The VPPA recognizes that a healthy city is dependent upon healthy neighborhoods. By reducing the number of vacant and abandoned properties (VAP's), we can improve the vibrancy, safety, and value of our existing neighborhoods, making Louisville a better place to live, work, and play. Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the Neighborhood Taskforce.

The VPPA is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**New Leverage**

Our agency will expand the VAP Academy specifically to Beecher and Russell residents. The VAP Academy will raise overall capacity, build knowledge and empower people to effect change by educating participants about Commissioner's sales, skip tracing, basic property research, Metro mapping tools, redevelopment, REO & abandoned property acquisition, and creating live/work spaces,

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as well as urban, market and community gardens. All training will be hands on and computer lab-based.

We commit to training 25 former or new Beecher residents and 75 Russell residents during the grant period (between January 1, 2017 and September 30, 2023). We estimate the total cost to our agency for providing the training will be \$10,000 (\$100 per training slot x 100 residents). Program recruitment efforts and participant tracking will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of the VAP Academy and that those who express interest receive a direct referral to the program.

**In all, we commit \$10,000 in new People Leverage.**

The Vacant & Public Property Administration is committed to Vision Russell efforts and has no plans to stop supporting the VAP Academy at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Jeana E. Dunlap  
Director



June 23, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

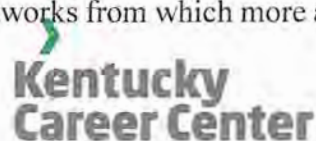
Dear Mr. Barry,

As Executive Director of KentuckianaWorks, the Workforce Development Board for Louisville Metro and the six surrounding counties (Henry, Oldham, Bullitt, Spencer, Shelby and Trimble), I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. KentuckianaWorks oversees (with our partners at the Office of Employment and Training) the region's system of Kentucky Career Centers where job seekers can find jobs, education and training opportunities and apply for unemployment insurance. Career centers also help employers meet their workforce needs by linking them with qualified employees.

KentuckianaWorks has a longstanding commitment to the residents of West Louisville and the Russell neighborhood. The Kentucky Career Center at the NIA Center at 29<sup>th</sup> and Broadway is the "anchor tenant" of that facility and has been so for many years, serving an average of 300 customers each week who are searching for a job, preparing a resume, or pursuing a job training scholarship or other career center assistance. Last year 87 adults from the 40203 zip code worked one-on-one with a career counselor at a Kentucky Career Center, with 9 earning entry-level manufacturing credentials (the National Career Readiness Certificate and the Certified Production Technician) and 7 others utilizing job training scholarships in targeted occupations that are in-demand in our region.

On January 15, 2016, KentuckianaWorks opened a new one-stop career 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 a few blocks from the Beecher Terrace housing development. The center provides training, career advice and other services for job seekers as well as connecting 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.

KentuckianaWorks also oversees Mayor Greg Fischer's award-winning SummerWorks program, a summer jobs effort focused on connecting 16-21 year old youth -- especially those from challenging backgrounds or lacking the personal family networks from which more affluent youth





benefit -- to jobs and career exposure with some of Louisville's finest companies. Last year, 43 youth from the 40203 zip code gained employment in the program.

KentuckianaWorks utilizes both federal WIOA funding and local government dollars from Louisville Metro Government to oversee the Kentucky Youth Career Center, which targets 16-24 year olds who are not in school and not working ("opportunity youth"). Last year 19 youth and young adults from the 40203 zip code were served by this program, with 5 young people earning their GEDs, 5 gaining employment, and 2 entering post-secondary education or training.

Since 2013, KentuckianaWorks has also overseen work that is serving 16-24 year old court-involved youth and young adults. Originally funded by two federal grants, Louisville Metro Government is now stepping up to fund the continuation of this work as those two federal grants expire. In particular, the ReImage program focuses on 18-24 year olds from the Russell and Shawnee neighborhoods who have been charged as adults with misdemeanors. One full-time career counselor is working to recruit, serve and successfully transition Russell young adults – away from the court system and a life of bad choices, and into more productive pathways like education, job training and decent-paying work. These programs have combined to serve 25 youth and young adults in the last year in the 40203 zip code.

KentuckianaWorks also runs the KentuckianaWorks College Access Center (KCAC), which is funded by two federal Department of Education TRIO grants. Last year those two grants combined to serve 318 residents of the 40203 zip code. Over 300 of these customers received help completing the FAFSA (federal financial aid), over 200 received academic/educational information, and over 100 received assistance in completing a college application.

Lastly, it is important to note that KentuckianaWorks has participated in Choice events and assisted neighborhood residents with employment and training. I personally led an Education Community Conversation breakout session in December 2015 and brought a young adult (Troy McLemore) I am mentoring from Beecher Terrace with me.

### Firm Commitments

KentuckianaWorks is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

KentuckianaWorks will assist Beecher and Russell residents in the following ways. In all cases, program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our events and programs and that those who express interest receive a direct referral to the program.

### Existing Leverage

- Kentucky Career Center at the NIA Center: KentuckianaWorks is adding staff to the contract of our service provider, ResCare, effective July 1, 2016 – all together, we will be funding 6 staff people at the NIA Center to provide services to Beecher Terrace, Russell,

**KENTUCKIANAWORKS**

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West Louisville and other residents. We estimate the yearly investment in this anchor tenant and service to Beecher Terrace, Russell and West Louisville residents to be at least \$300,000 (6 staff people x \$50,000 cost of salary and benefits = \$300,000). We expect to have a West Louisville presence of this scale for each year of the grant period. We commit to serving Beecher Terrace residents and Russell residents through this investment. Because this Kentucky Career Center serves residents from across West Louisville and elsewhere, we estimate that 25% of this yearly investment will serve Russell residents, and 2% will serve Beecher Terrace residents. Thus, our commitment here is \$6,000 yearly on Beecher Terrace residents and \$75,000 yearly on Russell residents. Through the “grant period,” this will total a commitment of \$546,750 -- \$40,500 for Beecher Terrace residents ( $\$300,000 \times .02 = \$6,000 \times 6.75 \text{ year grant period} = \$40,500$ ) and \$506,250 on Russell residents ( $\$300,000 \times .25 = \$75,000 \times 6.75 \text{ year grant period} = \$506,250$ ).

- Job Training Scholarships: KentuckianaWorks spends a substantial amount each year in job training scholarships for people interested in gaining employment in growing fields like health care, manufacturing, information technology and trucking. In fiscal year 2017, we have budgeted \$1.6 million for these job training scholarships. Based on historical data, we expect Beecher Terrace and Russell residents to access at least 1% of this yearly amount. This translates into a yearly commitment of \$15,000 in job training scholarships each year ( $\$1.5 \text{ million} \times .01 = \$15,000$ ). Since we expect a 90/10 split between Russell residents and Beecher Terrace residents, this means we expect to spend \$1,500 yearly on Beecher Terrace residents and \$13,500 on Russell residents. Over the grant period, this translates into \$91,125 on Russell residents and \$10,125 on Beecher Terrace residents, for a total of \$101,250 ( $\$15,000 \times 6.75 \text{ year grant period} = \$101,250$ ).
- Summer Jobs: KentuckianaWorks works with community partners like the Louisville Urban League, the Louisville Central Community Center, and the Louisville Education and Employment Partnership to prepare hundreds of low-income youth for summer jobs. Some of these jobs are subsidized by government and private dollars. Many more of these jobs are at private sector companies where the wages are paid directly by the employer. In 2015, 43 youth from 40203 participated in the program. We expect at least 4 Beecher Terrace residents and 16 Russell residents to gain jobs through this program each year of the grant period. Each youth job is valued at \$2,000 ( $\$8.50 \text{ an hour} \times 30 \text{ hours} \times 7 \text{ weeks} = \$1,785 + \$215 \text{ per participant in preparation, job placement and coaching services}$ ). This translates into a yearly commitment of \$40,000 (20 youth x \$2,000 per youth = \$40,000). Over the grant period, our commitment will be \$54,000 on Beecher Terrace residents ( $\$2,000 \text{ per youth} \times 4 \text{ youth each year} = \$8,000 \text{ yearly} \times 6.75 \text{ (grant period)} = \$54,000$ ) and \$216,000 on Russell residents ( $\$2,000 \text{ per youth} \times 16 \text{ each year} = \$32,000 \times 6.75 \text{ (grant period)} = \$216,000$ ). The total commitment through the grant period is \$270,000.
- Court-Involved Youth: KentuckianaWorks currently serves 200 16-24 year olds a year in programs that target court-involved youth. One of these programs, Relmage, specifically targets Beecher Terrace and Russell residents (along with those from the Shawnee neighborhood). The others target youth from across the city, but with a special focus on West Louisville residents. In FY17, these programs will spend a combined \$600,000 -- meaning we are spending approximately \$3,000 per youth served. We expect to serve at least 50 court-involved youth yearly from Beecher Terrace and Russell; this creates a yearly commitment of \$150,000 ( $\$3,000 \text{ per participant} \times 50 \text{ participants each year} = \$150,000 \text{ yearly}$ ). We expect 10% of these youth to come from Beecher Terrace, making



the yearly commitment to Beecher residents \$15,000; the remaining \$135,000 yearly would go to Russell residents. This brings the total commitment to Beecher residents to \$101,250 (\$15,000 yearly x 6.75 year grant period = \$101,250); to Russell residents, it will be \$911,250 (\$135,000 x 6.75 year grant period = \$911,250). The total commitment to Beecher and Russell residents over the grant period is \$1,012,500.

- College Access Center Services: The KentuckianaWorks College Access Center served over 300 people last year from the zip code of 40203. If we assume that 50% of these residents come from Russell, KCAC is serving 150 Russell residents a year – approximately 5% of their total client base. We would expect to continue serving a similar number of Russell residents in future years, with 10% of those residents being Beecher Terrace residents. Since the yearly KCAC budget for services to adults is approximately \$500,000, this translates into a yearly commitment of \$22,500 to Russell residents and \$2,500 yearly to Beecher residents. Over the grant period, this brings our full commitment to \$168,750 (\$25,000 yearly x 6.75 year grant period = \$168,750). This breaks down into \$151,875 for Russell residents (\$22,500 yearly x 6.75 grant period = \$151,875) and \$16,875 for Beecher Terrace residents (\$2,500 yearly x 6.75 grant period = \$16,875).

In total, existing leverage over the course of the grant would be \$222,750 for Beecher residents, \$1,876,500 for other Russell residents – a total of \$2,099,250.

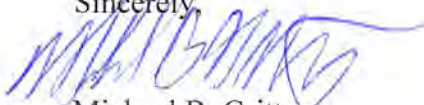
#### New Leverage

- Job and Career Center Outreach Events: KentuckianaWorks will host 7 on-site events at Beecher Terrace and/or in other convenient Russell neighborhood sites during the grant period (between January 1, 2017 and September 30, 2023) to connect residents with employment and job training scholarship opportunities available through the Kentucky Career Center network we oversee. We estimate the total cost to our agency of hosting this new annual event will be \$14,000 (\$2,000 per outreach event x 7 events). We would expect roughly 50% of customers to be served by these outreach events to be Beecher Terrace residents, and 50% other residents of Russell. Therefore, we commit to new leveraged funds in the total of \$14,000 -- \$7,000 on Beecher Terrace residents, and \$7,000 on other Russell residents.

**In all, we commit \$2,113,250 in People Leverage, with \$2,099,250 provided as existing leverage and \$14,000 as new leverage.**

Given our common interest in the revitalization of the Russell neighborhood and employment of its residents, KentuckianaWorks is pleased to work with LMHA on the transformation phase of the Choice Neighborhoods Initiative in Russell. This organization has been serving Beecher Terrace and Russell residents for over 20 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Michael B. Gritton  
Executive Director

**KENTUCKIANAWORKS**

GREATER LOUISVILLE'S WORKFORCE INVESTMENT BOARD

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June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As CFO of Blessings in a Backpack, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Blessings in a Backpack mobilizes communities, individuals, and resources to provide food on the weekends for elementary school children across America who might otherwise go hungry. There are more than 15-million children in this country who are at risk of hunger. Nationally Blessings serves many of these children in more than 960 schools in 46 states. The consequences of hunger are much more than a growling stomach. Poor nutrition can result in a weaker immune system, increased hospitalization, lower IQ, shorter attention spans, and lower academic achievement. Children are fed during the school week by federal government programs, but we want to make sure they're getting nutritional meals over the weekend, too.

Blessings in a Backpack is pleased to provide the following firm commitment to support the People component of the Russell Transformation Plan:

In partnership with JCPS, we provide backpacks full of food for weekend meals for 4,450 children in 38 mostly elementary schools (grades K through 5). JCPS helps identify students who benefit from the program and distribute the backpacks to these students on Friday afternoons. Sysco Louisville provides all food for the Blessings program in JCPS and volunteers are on hand to help pack up food. Pricing is based on \$2.10 per child, per weekend. The program provides these supplies for 38 weeks during the school year. Thus, the cost per child is approximately \$80 per year (\$2.10 x 38 weeks). The program serves 123 Beecher students at a cost of \$9,840 (123 children x \$80/student) and 630 other Russell students at a cost of \$50,400 (630 x \$80/student). At a total cost of \$60,240 per year, the cost over the grant period is \$361,440 over a 6 year period.





**In all, we commit \$361,440 in People Leverage, with the total amount provided as existing leverage.**

Blessings in a Backpack has been serving JCPS students, including many living in Beecher Terrace and the Russell neighborhood, for over 10 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in blue ink that reads 'Kevin W. Beam'.

Kevin W. Beam  
Chief Financial Officer



DEPARTMENT OF COMMUNITY SERVICES  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

ERIC FRIEDLANDER  
DIRECTOR

June 17, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of the Louisville Metro Community Services Department, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Our mission is to improve the quality of life for all residents and reduce poverty. We are particularly pleased to be a part of the planning that has gone into improving and expanding services to the residents of Russell and have dedicated staff who work to ensure that these residents have access to holistic, wrap-around and supportive services. Over the two years of planning for the Vision Russell transformation, Katina Whitlock, former Director of Community Services, served on the Coordinating Committee and the People Taskforce and provided a wealth of information, data and expertise to the planning process.

Most recently, we have committed to expanding and concentrating efforts of our Microbusiness program in Russell to encourage budding entrepreneurs and those wishing to expand existing businesses in the neighborhood. To encourage grassroots economic development, we specifically designated \$100,000 in our FY 17 revolving loan fund to help Russell residents take advantage of training and low-interest loans. We will be developing and facilitating additional and expanded business training and educational workshops for Russell residents and businesses.

Louisville Metro Community Services is the local Community Action Agency administering CSBG funds for the Louisville community. Services are provided through a network of neighborhood based

centers across the community which includes public schools, behavioral and physical health as primary partners.

The Louisville Metro Community Services Department is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### **Existing Leverage**

The Louisville Metro Community Services Department commits to providing up to four financial coaching/case management sessions to 119 Beecher Terrace residents and up to four sessions to 119 Russell residents through the two Neighborhood Places whose services areas include Beecher and Russell during the grant period (between January 1, 2017 and September 30, 2013). The value of this service is approximately \$23,000 (\$24.78 per session x 952 sessions).

In addition, clients who participate and follow through with all requirements in their case management plan can receive up to \$1,000 in supportive services (financial assistance, job training, childcare, etc.).

This translates to an additional commitment of \$238,000 (238 clients x \$1,000 in supportive services). Neighborhood Place staff will work closely with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure all eligible residents are aware of these valuable services to improve financial skills and wellbeing. The total of existing leverage committed by the Community Services Department is \$26,000, \$23,000 for financial coaching/case management sessions and \$238,000 for supportive services.

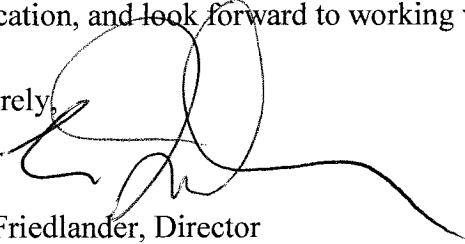
### **New Leverage**

The Community Services Department is in the process of relocating its Financial Empowerment Services Center (FESC) to the Nia Center, which is across the street from the southern boundary of the Russell Neighborhood. Recruitment for the services center will focus on a 5-mile radius that will include Beecher Terrace and the entire Russell neighborhood. The relocation of our services center will allow us to serve a larger number of Beecher and Russell residents than are served today. We commit to providing FESC appointment slots to 90 additional Beecher Terrace residents and 160 additional Russell residents in addition to the existing leverage reported above at the new FESC during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is in addition to the CDBG commitment and valued at approximately \$62,000 (595 per slot x 104 slots). The FESC will work closely with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure all eligible and interested residents are aware of these opportunities. The total new leverage committed by the Community Services Department is \$124,000; \$62,000 for FESC services and \$62,000 for business development classes.

**In all, we commit \$386,000 in People Leverage, with \$262,000 provided as existing leverage and \$124,000 as new leverage.**

The Louisville Metro Community Services Department along with its Financial Empowerment Services Center plans on continuing to serve Beecher Terrace and Russell residents with financial coaching/case management sessions, supportive services and business development classes beyond the end of the Choice Neighborhoods grant period. We estimate the ongoing commitment from our department at \$60,000 per year. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Friedlander', with a long horizontal flourish extending to the right.

Eric Friedlander, Director  
Louisville Metro Community Services  
701 W. Ormsby Avenue, Suite 201  
Louisville, KY 40203  
502-574-3926  
[Eric.friedlander@louisvilleky.gov](mailto:Eric.friedlander@louisvilleky.gov)



## Community Coordinated Child Care (4-C)



1215 South Third Street ■ Louisville, Kentucky 40203 ■ (502) 636-1358 ■ FAX (502) 636-1488

June 22, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Executive Director of Community Coordinated Child Care, 4-C, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

4-C serves as the central point of contact for community child care needs and serves as voice for children and families on the local, state and national level. 4-C has been the premier training organization in area for more than 45 years and provides professional development for over 4000 child care providers each year. Over the last several years we have worked extensively in the Russell neighborhood to enhance the quality of care for our youngest children. In addition, we assist Beecher residents with finding child care that meets their family's needs and direct them to resources to assist with the cost of paying for child care.

Our work with the child care providers caring for Russell residents has made us keenly aware of both the neighborhood's challenges and potential for transformation. When the Vision Russell planning effort began nearly two years ago, we gladly served as a resource. We currently serve on the Education Taskforce and have provided extensive data for the members and consultants to bolster the planning process.

4-C is pleased to provide the following commitments to support the People component of the Russell Transformation Plan:

4-C will provide child care resource and referral services for Beecher residents. Consumer information and tips for choosing quality care will be provided as well. Information and data will be coordinated with the larger Choice Neighborhood effort as well. Over a period of 6 years, this will be new leverage of \$30,000 for consumer assistance (\$5,000 per year for .15 FTE of Child Care Industry Data Management staff time), \$15,000 for data collection and

trend analysis (\$2,500 per year for .1 FTE of Training Coordinator's time), \$10,500 for accounting services (\$1,750 per year for .1 FTE of Accounts Payable Specialist's time to issue stipend checks, etc.) and \$9,500 for overhead costs (\$1,583 per year for Executive Director and Director of Finance's time for project supervision, and direct program supplies, telephone expenses, travel, etc.). In total, 4-C's contribution will be \$10,833 per year, or **\$65,000** over the course of the grant period (January 1, 2017 through September 30, 2023).

Under the grant, 4-C will provide an extensive quality enhancement training program for child care providers serving Russell residents. We will work directly with the centers to assess their needs and develop customized on-site workshops, which will meet state requirements for annual professional development, for their staff. The assessments will include ways centers can improve their quality rating. Our goal is to increase by at least one STAR the quality rating of the centers as measured by Kentucky's STARS for KIDS NOW Quality Rating Improvement System. This program will serve an average of 80 caregivers per year in Russell neighborhood centers; these staff will earn a cumulative total of 720 hours of training and professional development per year. We estimate that 18 Beecher Terrace children and 83 Russell children will be served.

4-C has been serving Beecher Terrace and Russell residents for over 45 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Janet S. Masterson  
Executive Director





## LOUISVILLE METRO POLICE DEPARTMENT

**GREG FISCHER**

MAYOR

**STEVE CONRAD**

CHIEF OF POLICE

June 20, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As the Major for the First Division of the Louisville Metro Police Department (LMPD), I am writing to offer my support for the Louisville Metro Housing Authority's (LMHA) FY 2016 Choice Neighborhoods Implementation Grant Program Application for the Russell Neighborhood. Russell falls within the LMPD's First Division and is a key focus of our current community-oriented policing initiatives. The LMPD is the lead local police agency in the City of Louisville and has placed a great deal of focus on community engagement and "Making Our Community our Primary Focus," one of our listed objectives in our Mission Statement.

In the coming fiscal year, LMPD will be committing resources, including officers and time, to the Russell Neighborhood in response to the concerns raised by residents of Beecher Terrace and the wider area. Beecher Terrace residents, in particular, prioritized the need for community-oriented policing and youth violence/crime prevention programs in a community survey. In response to this, LMPD has organized 3 community walks in Beecher Terrace and Russell in order to build relationships with residents and show a united front in preventing crime and violence. LMPD also hosted an open house at the Baxter Community Center where 40 youth came to engage with LMPD officers and see specialized equipment such as ATVs and the mounted patrol. We have also hosted one Coffee with a Cop event where residents are invited to meet with LMPD officers in the neighborhood. Our program Books and Breakfast sends officers to local elementary schools to read with students during breakfast. In 2016 alone, 4 officers have participated in this program.

Our work with Russell residents through the Vision Russell planning process has made us deeply aware of both the neighborhood's challenges and potential for transformation. LMPD has had a presence at all community forums and has participated in the Community Conversation on Crime and Safety along with Louisville Metro's Office of Safe and Healthy Neighborhoods and Vacant and Public Property Administration.

LMPD First Division is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### **Existing Leverage**

LMPD will be continuing the Books and Breakfast Program in 2017 at Coleridge-Taylor Elementary School and Roosevelt Perry Elementary. In this program, LMPD officers meet students over breakfast and read together, which addresses two community priorities: building a better relationship between LMPD and residents as well as improving learning outcomes for students. The value of this service is approximately \$1800 (\$900 per officer).

LMPD will also continue its routine patrols in the Beecher Terrace Neighborhoods. This also includes the Housing Liaison Officers. The value of this service is approximately \$2,803, 200 (8 officers, with 24 hour coverage, 365 days)

LMPD also commits to continuing the Coffee with a Cop community meetup. LMPD will host 3 of these meetup opportunities in the Russell Neighborhood which includes the Beecher Terrace Housing Complex. The value of this service is approximately \$2400 (\$480/officer).

LMPD commits to hosting a Youth forum for Beecher Terrace in partnership with the Louisville Central Community Center Old Walnut Street Development. The value of this service is approximately \$3000 (\$480 per officer, 5officers). The remainder will be spent on material for the Forum.

### **New Leverage**

In addition, we commit to hosting 3 Coffee with a Cop Events on-site at Beecher Terrace during the grant period (between January 1, 2017 and September 30, 2023) to connect residents with the police officers who are entrusted with the task of helping to keep the community safe. We estimate the total cost to our agency of hosting this event in this area will be approximately \$2400 (\$480/officer).

We also plan to host a Crime Prevention and Safety Forum in the Beecher Terrace Neighborhoods. This event will focus on crime related issues and prevention techniques that are specific to the Beecher Terrace Neighborhood. Residents from Beecher Terrace and Russell will be invited to attend. This will take place in Beecher Terrace. The estimated cost to our Agency is approximately \$10,000. This includes personnel's time for planning and executing the event, as well as materials.

**In all, we commit \$2,821,000 in People Leverage, with \$2,808,600 provided as existing leverage and \$12,400 as new leverage.**

LMPD has been part of the Vision Russell planning process from the beginning and are committed to being part of the revitalization of Beecher Terrace and the rest of Russell. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

  
Major Andrea Brown  
LMPD, First Division



THE  
CENTER  
FOR  
WOMEN  
AND  
FAMILIES

P.O. Box 2048 Louisville, KY 40201-2048 / [www.thecenteronline.org](http://www.thecenteronline.org)  
BUSINESS LINE 502.581.7200 / FAX 502.581.7204 / 24 HOUR TOLL-FREE CRISIS LINE 1.844.BE.SAFE.1

June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY  
2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of Violence Prevention & Training of The Center for Women and Families, I am pleased and excited to offer The Center's full support of the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program application.

As you may know, The Center for Women helps victims of intimate partner abuse or sexual violence to become survivors through supportive services, community education and cooperative partnerships that foster hope, promote self-sufficiency and rebuild lives. While we are not always able to capture next addresses for clients exiting our residential shelter and non-residential services, we know anecdotally that we have served a number of clients who come from or move to the Russell neighborhood. Additionally, the Russell neighborhood is closely located to the geographic area of focus for one of our intensive prevention initiatives, PACT in Action. PACT in Action is a teen dating violence prevention initiative focused in the 40210 zip code.

The Center is interested in engaging in strategic partnerships that offer supportive prevention and intervention services to individuals and communities in targeted areas. The Center's expertise in violence prevention can be leveraged for the highest impact when high "doses" of prevention and intervention are offered to a specific community where wraparound supports exist and impact can be measured. For this reason, The Center is excited to partner with Louisville Metro Housing Authority on this project. Additionally, The Center is looking to expand PACT in Action's impact to nearby neighborhoods by piloting "Chapter" sites and will pilot a "Chapter" in the Russell neighborhood.

The Center for Women and Families is pleased to commit to partnering with existing youth groups to establish at least two PACT in Action "Chapter" sites in the Russell neighborhood. Each of the groups will have an average of 20 youth, with ¼ of youth being Beecher Terrace residents and ¾ of the youth being residents of the Russell neighborhood. The Center will provide each group with PACT in Action Toolkits, which





THE  
CENTER  
FOR  
WOMEN  
AND  
FAMILIES

P.O. Box 2048 Louisville, KY 40201-2048 / [www.thecenteronline.org](http://www.thecenteronline.org)  
BUSINESS LINE 502.581.7200 / FAX 502.581.7204 / 24 HOUR TOLL-FREE CRISIS LINE 1.844.BE.SAFE.1

identify strategies and activities for incorporating teen dating violence prevention into existing youth work.

The Center commits to providing one initial training to youth groups leaders. PACT in Action Youth Advisory Board members are also committed to facilitating the first 2-3 sessions of each group to help build skill and capacity within the groups to take on PACT in Action's Toolkit. We estimate the value of the PACT in Action toolkit being \$25.00 per youth for a total of \$1000. The value of the training is \$125 an hour for three hours, a total of \$375. The estimated cost of youth facilitation for three sessions is \$2250. In all, we commit \$3,625 in People Leverage as new leverage to the project.

Sincerely,

Melissa Paris  
Director of Violence Prevention & Training  
The Center for Women and Families





**Our mission is to improve lives and our community by engaging people to give, advocate and volunteer.**

## ADVANCING EDUCATION INCOME AND HEALTH

Metro United Way  
334 East Broadway  
PO Box 4488  
Louisville KY 40204-0488  
ph: 502 583-2821  
fx: 502 583-0330

Oldham County  
PO Box 431  
LaGrange KY 40031  
ph: 502 222-7172  
fx: 502 633-1406

Shelby County  
179 Alpine Drive  
Shelbyville KY 40065  
ph: 502 633-4484  
fx: 502 633-1406

Clark, Floyd and  
Harrison Counties  
405 E. Court Avenue  
Suite 3, PO Box 476  
Jeffersonville IN  
47131-0476  
ph: 812 282-7587  
fx: 812 206-7415

June 20, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's  
FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As President and CEO of Metro United Way, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Metro United Way's mission is to improve lives and our community by engaging people to give, advocate, and volunteer. Our vision is a community whose people achieve their fullest potential through education, family stability, and healthy lives. Since 1917, we have been bringing the community together to change the odds for our kids and families, and the Beecher Terrace neighborhood has long been a priority for us.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, with three employees serving on the People and Education taskforces.

Metro United Way is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### Existing Leverage

Metro United Way provides these existing services, and we foresee continuing our commitment to the Beecher Terrace community during the grant period (January 1, 2017 – September 30, 2023).

From May 1, 2015 to April 30, 2016, Metro United Way provided funding to 34 agencies operating 57 programs that provide their services to 4,249 (possibly duplicated) Beecher Terrace residents. Eleven of these agencies' main offices are located in the 40203 zip code, where Beecher Terrace is located, while others are located elsewhere but serve Beecher Terrace residents. **Metro United Way's total**

**monetary investment in Beecher Terrace through these programs was \$411,397 (details provided on pages 4 and 5).**

The services these programs provide cross the full spectrum of need from childcare and youth services to senior services, health and safety needs, legal services, and food and shelter, including two large 3-STAR child care centers (as designated by STARS for KIDS NOW, Kentucky's Quality Rating Improvement System) and 13 programs that provide high-quality out-of-school-time (OST) programming to youth.

This neighborhood is representative of the population we see regularly. Clients in the programs serving this community are predominately young and middle-aged adults, non-Hispanic, both African American and Caucasian, both male and female, and living below the federal poverty level. They are a resilient group but are facing a difficult future with many hurdles to overcome.

In addition to funding other agencies' programs, we also conduct our own programs in Beecher Terrace:

We have been using an early detection developmental screener called Ages and Stages Questionnaire (ASQ) for seven years. Children can be enrolled at birth, and every six months caregivers complete an evaluation form about their child, which is then scored by Metro United Way. Caregivers receive a personal contact to discuss the findings and the child receives a free book through the mail each time the form is filled out. If any developmental issues are detected, families are referred to remedial services (free or low-cost whenever possible). In order to promote use of the ASQ, we use neighborhood networks to engage residents and caregivers in peer learning groups and play and learn sessions. We currently serve 100 unduplicated children in the Beecher Terrace neighborhood at a cost of \$250 each for a total of \$25,000.

Through our 2-1-1 Help Line, we fielded requests for assistance from 3,851 (possibly duplicated) people in Beecher Terrace during 2015. 2-1-1 costs about \$4 per phone call for a total of \$15,404 in Beecher Terrace alone.

Our current total annual monetary investment in Beecher Terrace is \$451,801 and we are serving 8,200 residents (of which we know 100 are unduplicated). Continuing program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our varied programming.

### **New Leverage**

In addition to our already existing work in Beecher Terrace/Russell Neighborhood, we will provide the following services related to Early Care and Education and OST activities during the grant period (January 1, 2017 – September 30, 2023):

1. With Choice Neighborhood grant funds, we will hire three additional Parent Outreach staff who will conduct direct outreach to enroll and track 50 new, unduplicated Beecher Terrace and Russell children each year in the Ages and Stages Network. They will enroll (but not track) 25 Russell neighborhood children each year in the Ages and Stages Questionnaire. Parent Outreach staff will also help maximize enrollment in quality early learning programs, using outreach mechanisms within the neighborhood such as HANDs and Healthy Start nurses and paraprofessionals, JCPS's mobile APP bus (to frequent childcare centers, church festivals, neighborhoods, Parent Cafes, etc) and other neighborhood networks. (Staff: 20 hours outreach/week X \$14/hour X 52 weeks = \$14,560/year X 6.75 years = \$98,280 over the course of the grant ) (Incentives, events, books and supplies: \$138 per



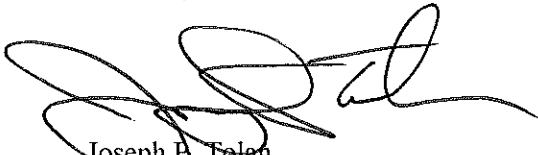
child X 75 children = \$10,350/year X 6.75 years = \$69,863 over the course of the grant) (Total \$168,143 over the course of the grant)

2. With Choice Neighborhood grant funds, we will provide annual “scholarships” for up to 40 Beecher Terrace and Russell youth to participate in select high-quality summer learning programs that meet the city’s standards for OST programming. That amounts to roughly 12 percent of the school-age population in Beecher Terrace. Metro United Way will help educate case workers about quality OST programming, request that JCPS promotes the opportunity to families in Beecher Terrace, request that JCPS verifies the presence of Beecher Terrace youth in the programs, and ensure that the programs receive scholarship funds. (40 youth X \$500/each for summer learning participation = \$20,000/year X 6.75 years = \$135,000 over the course of the grant)

In all, Metro United Way is **currently providing \$451,801 in support of Beecher Terrace residents**, and we are dedicated to continuing to serve the area over the long-term. If grant funding is awarded, we commit to **increase our efforts around Early Care and Education and Out-of-School Time activities**, as described above, for a total of **\$303,143, serving 776 children and youth (approximately 150 from Beecher and 626 from Russell) over the course of the grant.**

Metro United Way has been serving Beecher Terrace and Russell residents since before the current public housing was built in 1941, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Joseph P. Folan  
President and CEO

**Metro United Way 2015/16 Funding for Agencies/Programs Serving Beecher Terrace Residents**

<b>Agency Name</b>	<b>Program Name</b>	<b>Beecher Terrace Residents Served</b>	<b>Dollars invested in Beecher Terrace residents</b>
Americana Community Center	Youth Services	2	\$307.26
Big Brothers Big Sisters of Kentuckiana, Inc.	Mentoring Youth BBBS	23	\$8,996.22
Bingham Clinic	Outpatient Psychiatric Srvcs for Youth	45	\$997.40
Boys & Girls Clubs of Kentuckiana	Boys and Girls Club - Kyana Jefferson	16	\$5,312.80
Bridgehaven, Inc.	Mental Health Rehabilitation & Recovery	85	\$34,057.80
Clark County Youth Shelter and Family Services	Emergency Shelter (Safe Place) CCYS	1	\$131.27
Coalition For the Homeless	Housing Collective Impact	546	\$1,577.94
Community Coordinated Child Care	Child Care Industry Data Management	8	\$3,705.92
Community Coordinated Child Care	Child Care Training/Quality Initiatives	33	\$775.83
Council on Developmental Disabilities	Dev. Disabled Advocacy and Support	42	\$7,902.72
ElderServe, Inc.	Client Social Services	33	\$12,149.61
ElderServe, Inc.	Crime Victim Services	19	\$244.34
ElderServe, Inc.	Senior Companion	18	\$5,039.10
Family and Children's Place	Families & Schools Together (FAST)	8	\$1,116.64
Family and Children's Place	Family Counseling - Fam Child	14	\$7,233.52
Family and Children's Place	Healthy Families Early Intervention	18	\$505.98
Family and Children's Place	Homelessness Prevention - Case Mgmt.	31	\$19,048.88
Family Scholar House	Family Stability	69	\$11,587.86
GuardiaCare Services, Inc.	Representative Payee	25	\$4,508.50
Home of the Innocents, Inc.	Childkind Center	117	\$15,718.95
House of Ruth, Inc.	Housing and Basic Needs Assistance	81	\$7,644.78
Jewish Family & Career Services	Family Counseling - JFCS	13	\$1,895.66
Jewish Family & Career Services	Social Services/Counseling for Seniors	7	\$439.25
Kentucky Youth Advocates, Inc.	Youth Case Advocacy	42	\$2,258.76
Kids Center for Pediatric Therapies	Outpatient Rehabilitation Children	7	\$2,269.95
Learning for Life	Character Education	6	\$118.02
Legal Aid Society, Inc.	Family Advocacy	56	\$5,699.68
Legal Aid Society, Inc.	HIV/AIDS Legal Project	10	\$2,648.80
Legal Aid Society, Inc.	Homeless Outreach	4	\$1,731.64
Louisville Asset Building Coalition	Financial Education and Free Tax Services	684	\$1,326.96
Louisville Central Community Centers, Inc.	Child Care - LCCC	60	\$27,989.40
Louisville Central Community Centers, Inc.	Workforce Solutions	30	\$19,859.70

Agency Name	Program Name	Beecher Terrace Residents Served	Dollars invested in Beecher Terrace residents
Louisville Central Community Centers, Inc.	Youth Development LCCC	110	\$27,942.20
Louisville Education & Employment Partnership	Youth Mentoring LEEP	11	\$1,044.67
Louisville Urban League, Inc.	Center for Housing and Financial Empowerment	106	\$2,827.02
Louisville Urban League, Inc.	Center for Workforce Development	237	\$18,291.66
Louisville Urban League, Inc.	Youth Development - LUL	27	\$609.39
Maryhurst, Inc.	Residential Youth Maryhurst	5	\$2,454.70
Neighborhood House, Inc.	Child Care - Neigh House	6	\$3,496.02
Neighborhood House, Inc.	Four Seasons Senior Program	4	\$909.24
Neighborhood House, Inc.	Youth Development - Neigh House	27	\$10,548.09
New Directions Housing Corporation	Lifelong Learning Centers	19	\$8,190.14
New Directions Housing Corporation	Transitional Services for Homeless Families	32	\$8,994.24
Seven Counties Services, Inc.	Crisis and Information Center	510	\$2,004.30
The Arthur S. Kling Center	Senior Services - Kling	170	\$31,203.50
The Center for Women and Families	Comprehensive CWF Services	57	\$ 4,659.75
The Salvation Army Louisville Area Command	Emergency Assistance - SA	361	\$7,303.03
The Salvation Army Louisville Area Command	Emergency Shelter	191	\$10,636.79
The Salvation Army Louisville Area Command	Transitional Housing-Salvation Army Lou	44	\$29,362.08
Uspiritus	Residential Youth Uspiritus	9	\$2,411.19
Wellspring	Co-Occurring Permanent Supportive Housing	6	\$3,482.17
Wellspring	Mental Health Crisis Stabilization	52	\$3,279.64
YMCA of Greater Louisville, Inc.	Black Achievers Youth Development	8	\$181.60
YMCA of Greater Louisville, Inc.	Child Care Preschool - YMCA	27	\$6,874.74
YMCA of Greater Louisville, Inc.	Emergency Shelter (Safe Place) YMCA	13	\$5,012.41
YMCA of Greater Louisville, Inc.	Out of School Time YMCA	58	\$2,099.02
YMCA of Greater Louisville, Inc.	Y-NOW Intensive Mentoring	6	\$2,778.06
<b>Total</b>		<b>4,249</b>	<b>\$411,396.79</b>



**University of Kentucky**  
**College of Agriculture,**  
**Food and Environment**

**Cooperative  
Extension Service**

Jefferson County  
810 Barret Avenue  
Louisville, KY 40204  
P: 502-569-2344  
F: 502-569-3958  
jefferson.ca.uky.edu

June 24, 2016

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

RE: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As County Coordinator of the Jefferson County Cooperative Extension Office, I am pleased to offer Extension's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Jefferson County Extension has provided educational programming in Agriculture, Natural Resources, and Horticulture; Family and Consumer Sciences; Community and Economic Development; and Youth Development/4-H for over 100 years. In the Russell neighborhood, we provide nutrition classes at several locations, have a community garden where gardening classes are provided and 4-H clubs and youth programming at Central High School and Mount Pilgrim Baptist Church.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we began exploring opportunities to expand the community garden to accommodate more residents and have continued to explore new locations for nutrition classes.

Jefferson County Extension is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

Existing Leverage

We will continue to provide the opportunity to grow fresh produce at the Russell Community Garden as well as gardening classes open to all. The Russell Community Garden has a total of 17 plots open to Russell neighborhood residents. Each plot is rented on a yearly basis for \$10 per year. Water is provided for free, so gardeners only have to provide plants or seeds plus any soil amendments. We will reach out to Beecher residents with this opportunity by working with the Louisville Metro Housing Authority to advertise the plots that are available for rent. Jefferson County Extension's services are low to no cost. Gardening classes, 1 per year on site is committed and others will be added as needed, will be offered at no charge to attendees. The average cost per hour of an agents/educators time (with a Master of Science degree) is \$25.00. The class preparation time (3 hours at \$25.00 hour = \$75.00), class time (1 hour at \$25.00/hour = \$25.00), and travel at \$0.54/mile (16 miles at \$.54=\$8.00) is a total of approximately \$108.00 per class for educators in Louisville. In addition, the value of the garden per year based on the lot

**see blue.**

55.w

An Equal Opportunity University

(\$2,000) and value to gardeners (garden produce valued at \$1/sq.ft.) is approximately \$5,000.

The Jefferson County Extension Office through our 4-H youth development program will continue our Jr. Minorities in Agriculture, Natural Resources, and Related Sciences (Jr. MANNRS) program at Central High School, which is in the Russell neighborhood. This program with planning (4 hours), classes (2 hours) and travel (16 miles at \$.54/mile twice a month) is approximately \$166/per month for 9 months of programming for a total of \$1494 per year.

Also through our 4-H youth development program we will continue the American Private Enterprise Systems (APES) program at Central High School. Like the program above, this is once per month for nine months. With planning (2 hours), classes (1 hour) and travel (16 miles at \$.54/mile), this class is approximately \$83 per class for 9 months of programming for a total of \$747 per year.

Program recruitment efforts for the above three programs will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of these opportunities and the benefits.

In all, we commit \$7,350 in People Leverage as existing leverage. New projects will be developed as the Jefferson County Extension Office prepares to move into the West Louisville Food Port, but those programs are still in development.

The Jefferson County Extension Office has been serving Beecher Terrace and Russell residents for over 100 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Wayne Long  
County Coordinator /  
Agriculture & Natural Resources Agent



## 15K DEGREES INITIATIVE

*Our Education,  
Our Community,  
Our Goal.*

15,000 Degrees  
c/o Community Foundation of Louisville  
325 W Main Street Ste 1100  
Louisville KY 40202

June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

As Co-Chair of the 15,000 Degrees Initiative (15K), I am pleased to offer our full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. 15K is working to increase post-secondary educational attainment among Louisville's African-American population and has joined with the 55,000 Degrees community challenge to increase Louisville's post secondary degrees by 55,000 by 2020. We are working to actively engage and mobilize our community, and are focused for now in several Louisville neighborhoods including the Russell neighborhood.

15K is creating an education *movement* within the African American community to increase education attainment, prosperity, lifelong learning and an improved quality of life. The aim is to create a college-going and degree completion culture in our neighborhoods, churches, schools and organizations. Our focus in some of Louisville's disinvested neighborhoods allows us to work deeply with students and families. Within those neighborhoods, we have taken a two-phase approach, focused first on grades 9-12 and transition to and through college, and then grades 6-8.

### Existing Leverage:

15Ks four VISTAs will be working to implement a comprehensive community engagement and awareness strategy as well as designing pilot programs for college transition and retention in five Louisville neighborhoods, including Russell. The total cost for the VISTAs is \$20,000, with a three year commitment. Since Russell is one of five 15K neighborhoods, 20% of that time will be devoted to work in Russell, for a total contribution of \$4,000.

15K is pleased to offer the following firm commitments to support the People component of the Russell Transformation Plan:

Under the grant, 15K will add another AmeriCorps VISTA volunteer to the 15K outreach team that will focus specifically on Beecher Terrace and the Russell neighborhood. In order to support better outcomes for Beecher Terrace young adults, this VISTA will implement a "college-going and college-staying" campaign. This will include community awareness events, mentoring, and strong school-to-college and school-to-community partnerships:



- Education Nites in the community, which will bring education partners – including post-secondary institutions – into Russell and Beecher Terrace to connect with students and their families. Anticipated attendance: 50 Beecher residents per event, 2 events. Cost: \$2,000 per event for coordination, materials and promotion, total \$4,000 per year
- Door-to-door awareness campaign (3-5 canvassing events) with materials targeted to important deadlines and milestones along the path to college (application and financial aid deadlines, ACT test prep clinics in community, etc.) Anticipated contacts: 100 Beecher households per canvass. Cost: \$500 per canvass for materials and printing, total \$1,500-\$2,500 annual cost.
- church-based and community-based College Corners, which will include college coaching and connections to other education and college knowledge resources. Total cost: \$1,000 in coordination and \$500 in materials for each College Corner, 2 total College Corners @ \$1,500 each, total annual cost \$3,000.
- build a customized “pipeline to college” for Beecher students by working inside the middle and high school that serve the largest concentrations of Beecher students. Components will include mentoring, direct connections to area colleges (focus on Jefferson Community and Technical College, University of Louisville and Spalding University), and connections to other community-based organizations that support students and families. Anticipated to serve: 50 middle and 50 high school students from Beecher and Russell, with preference for Beecher residents. Cost: \$5,000 in coordinator time per school pipeline, 2 total pipelines (one high school, one middle school), total \$10,000 annual cost.

All program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our events and programs and that those who express interest receive a direct connection to the initiative.

**In all, we commit \$23,000 in People Leverage, with \$4,000 provided as existing leverage and \$19,000 as new leverage.**

15K has made a long term commitment to make a difference in Russell, and we have no plans to stop until we have succeeded in helping Louisville African-American community increase the number of post secondary degrees. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Alice Houston

15K Steering Committee Co-Chair



DEPARTMENT OF COMMUNITY SERVICES  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

ERIC FRIEDLANDER  
DIRECTOR

June 17, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of the Louisville Metro Community Services Department, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Our mission is to improve the quality of life for all residents and reduce poverty. We are particularly pleased to be a part of the planning that has gone into improving and expanding services to the residents of Russell and have dedicated staff who work to ensure that these residents have access to holistic, wrap-around and supportive services. Over the two years of planning for the Vision Russell transformation, Katina Whitlock, former Director of Community Services, served on the Coordinating Committee and the People Taskforce and provided a wealth of information, data and expertise to the planning process.

Most recently, we have committed to expanding and concentrating efforts of our Microbusiness program in Russell to encourage budding entrepreneurs and those wishing to expand existing businesses in the neighborhood. To encourage grassroots economic development, we specifically designated \$100,000 in our FY 17 revolving loan fund to help Russell residents take advantage of training and low-interest loans. We will be developing and facilitating additional and expanded business training and educational workshops for Russell residents and businesses.

Louisville Metro Community Services is the local Community Action Agency administering CSBG funds for the Louisville community. Services are provided through a network of neighborhood based

centers across the community which includes public schools, behavioral and physical health as primary partners.

The Louisville Metro Community Services Department is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### **Existing Leverage**

The Louisville Metro Community Services Department commits to providing up to four financial coaching/case management sessions to 119 Beecher Terrace residents and up to four sessions to 119 Russell residents through the two Neighborhood Places whose services areas include Beecher and Russell during the grant period (between January 1, 2017 and September 30, 2013). The value of this service is approximately \$23,000 (\$24.78 per session x 952 sessions).

In addition, clients who participate and follow through with all requirements in their case management plan can receive up to \$1,000 in supportive services (financial assistance, job training, childcare, etc.).

This translates to an additional commitment of \$238,000 (238 clients x \$1,000 in supportive services). Neighborhood Place staff will work closely with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure all eligible residents are aware of these valuable services to improve financial skills and wellbeing. The total of existing leverage committed by the Community Services Department is \$26,000, \$23,000 for financial coaching/case management sessions and \$238,000 for supportive services.

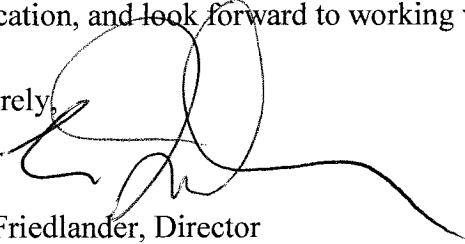
### **New Leverage**

The Community Services Department is in the process of relocating its Financial Empowerment Services Center (FESC) to the Nia Center, which is across the street from the southern boundary of the Russell Neighborhood. Recruitment for the services center will focus on a 5-mile radius that will include Beecher Terrace and the entire Russell neighborhood. The relocation of our services center will allow us to serve a larger number of Beecher and Russell residents than are served today. We commit to providing FESC appointment slots to 90 additional Beecher Terrace residents and 160 additional Russell residents in addition to the existing leverage reported above at the new FESC during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is in addition to the CDBG commitment and valued at approximately \$62,000 (595 per slot x 104 slots). The FESC will work closely with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure all eligible and interested residents are aware of these opportunities. The total new leverage committed by the Community Services Department is \$124,000; \$62,000 for FESC services and \$62,000 for business development classes.

**In all, we commit \$386,000 in People Leverage, with \$262,000 provided as existing leverage and \$124,000 as new leverage.**

The Louisville Metro Community Services Department along with its Financial Empowerment Services Center plans on continuing to serve Beecher Terrace and Russell residents with financial coaching/case management sessions, supportive services and business development classes beyond the end of the Choice Neighborhoods grant period. We estimate the ongoing commitment from our department at \$60,000 per year. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Friedlander', with a long horizontal flourish extending to the right.

Eric Friedlander, Director  
Louisville Metro Community Services  
701 W. Ormsby Avenue, Suite 201  
Louisville, KY 40203  
502-574-3926  
[Eric.friedlander@louisvilleky.gov](mailto:Eric.friedlander@louisvilleky.gov)



June 21, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Executive Director of 55,000 Degrees, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant.

55,000 is greater Louisville's commitment to adding 55,000 more postsecondary degrees to the city's working age population by the year 2020. By gathering and reporting on community education data and indicators, convening and facilitating work groups, and communicating progress and gaps, 55K supports a network of partnering organizations -- K-12 education, government, community organizations, businesses, faith-based communities, and higher education institutions -- highly invested in increasing Louisville's college-going and completion culture. This includes work with organizations like 15K Degrees which is dedicated to adding 15,000 degrees to Louisville's African American community by 2020 and with Louisville Metro's Children's Savings Accounts City Learning Collaborative which is working to bring CSA's to residents of the Russell neighborhood in order to promote a college-going culture through early savings.

Our organization has participated in Vision Russell planning in many ways. We assisted in the facilitation of a planning session focused on education which helped highlight importance of connecting the community to existing resources. Staff has also helped to provide research support to the education committee chair and been supportive of the effort through participation in several community meetings and planning sessions.

55,000 Degrees is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

- During the grant period beginning January 1, 2017 through the end of the 55,000 Degrees commitment our organization will facilitate provision of services which will benefit residents of Beecher Terrace.
  - College Transition Action Network (CTAN) and Summer Coaching will continue. Currently 189 students (30 from Beecher and 159 from Russell) transitioning between a JCPS high school which serves students from Beecher Terrace and a local college or university are being served by CTAN's summer coaching efforts. This service includes a

full time mentor coordinator who is paid \$5,000 for the summer and a coaching software platform, Bridgit, at the cost of \$4.50 per student. The value for these services at \$5,000 for the coordinator plus  $\$4.50 \times 189$  students using the Bridgit software from schools serving Beecher Terrace residents is approximately \$5,850.

In all, we commit this annual cost of \$5,850 as existing leverage, or \$29,250 over 5 years of the grant period (2017, 2018, 2019 and 2020). 55,000 Degrees will also continue partnering with leaders and organizations focused on work in the Russell neighborhood and Beecher Terrace as a part of our larger effort to build a college-going culture and to raise its education attainment by 55,000 degrees by the year 2020. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in cursive script, reading "Mary Gwen Wheeler". The signature is written in dark ink and is positioned above the typed name.

Mary Gwen Wheeler  
Executive Director  
55,000 Degrees





June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Senior Pastor of St. Peter's United Church of Christ, President of MOLO Village Community Development Corporation and a Bingham Fellow alumna focused on West Louisville revitalization, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

St. Peter's United Church of Christ is a 165 year-old church is located in the Russell community, directly across the street from the Beecher Terrace housing community. 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 provide services to over 1,000 residents per week either through the church or through MOLO CDC. Our programs include a comprehensive 7 week recovery program for recently released men and women, recovery meetings, a weekly food pantry, a clothes closet, senior programs, and most recently, a credit repair and wealth building program. Our programs also provide opportunities for volunteerism that help strengthen ties in the Russell community. Under the grant we will expand MOLO's Serving Our Seniors (SOS) programming, which through a new Silver Sneakers program provides opportunities for exercise, activities and workshops to additional Beecher and Russell community seniors each week.

As a longstanding member of this community, as well as an active member of the Vision Russell Neighborhood Task Force, I have heard residents' concerns over the lack of retail, office space, and sites for community programming. Over the past two years, in tandem with – indeed in partnership with – the Russell CNI planning efforts, St. Peter's and its partners sought to expand opportunities, services, and amenities for neighborhood residents and local business community by creating a phased-development plan for the St. Peter's campus. By re-visioning the existing church space and planning for the development of a new, mixed-use, office/retail building, St. Peters/MOLO CDC can expand current services and programs, while creating opportunities for other key partners (retail, government, business, and non-profit) to move into the neighborhood and participate, from the inside, in the transformation of Russell.

**Existing Leverage – Other Programs/Services**

Our programs and services are provided by an 8-person team. All programs, except where noted, are carried out by these staff members in our facility. Our employees staff these along with experts or counselors provided by area service providers.

**Temporary Location:** Russell Plaza 1407 W. Jefferson Street, Suite 120 Louisville, KY 40203

- Our Re-entry program, which is a seven week program that we offer three times per year to recently released men and women, serves an average of 85 residents per year.
- We also host recovery meetings twice per week that have a weekly attendance of 600 men and women.
- Our Senior Nutrition Program provides hot, nutritious meals to 20 seniors per day 4 times per week.
- Our credit and wealth building program, which we began in early 2016 has resulted in 12 interviews a month. Outreach activities for this program has attracted almost 30 residents per month who are interested in understanding and repairing their credit scores in order to prepare for opportunities they anticipate will be available through the CHOICE Initiative. week
- The MOLO Village Festival, an annual event for families and children of all ages focuses on improving resident health, preparing children for back to school by providing supplies, clothing and information, and building community relationships among neighborhood residents. The Festival attracts 500 residents per year.

The annual staffing cost for these programs is \$150,800 (part-time *volunteer* Executive Director @ \$45,000/year, in-kind, + 7 Program Staff @ \$83,373); \$22,434 for maintenance, security, volunteer stipends (excludes Dare to Care Food Pantry) and bookkeeping; and \$63,320 for non-personnel expenses including rent, utilities and program materials. The total cost for these programs is \$235,554. Meals are provided by the Louisville Metro Community Services' Congregate Meals Program.

Finally, the Dare to Care Food Pantry, which is run solely by volunteers, packages and distributes food to area residents, providing healthy food to 175 residents per week. Donated food for this program averages \$50 per family per week. The annual value is \$437,500 (175 families x \$50/food box x 50 weeks). Dare to Care is a program staffed primarily by volunteers from St. Peter's church, and recently released individuals from the Russell community who are living in local halfway houses and volunteer for Dare to Care as part of their community services requirement.

In total, the value of these programs and services is \$673,054 per year or \$4,543,115 for the 6.75 year period of the grant (January 1, 2017 through September 30, 2023).

#### **New Leverage**

St. Peter's Church/Molo CDC recently secured preliminary staff funding and formalized a partnership with the Justine Petersen Housing & Reinvestment Corporation (JPHRC), a national Small Business Administration (SBA) micro-loan intermediary lender. Justine Petersen's innovative credit building program focuses on how to best help low - to moderate income individuals build credit and have high credit scores. Many believe that if individuals pay off bad debts or collection accounts this will help with their credit score increase. The "Credit as an Asset" model has found that establishing affordable, positive lines of credit that report to the credit bureaus can increase an individual's score significantly, allowing individuals to save money each month on interest, rental housing, insurance payments, and more. Through the program, we will provide credit counseling and homeownership preparation services as part of a pro-active approach to ensure that Russell residents are prepared for homeownership and rental opportunities that will be created through CHOICE. The staffing cost for this initiative is \$52,000 per year (2 Program Staff @ \$52,000/year) or \$351,000 over the course of the grant; the JPHRC grant also includes a \$200,000 fund for small credit building loans. Over the grant period the total cost for the program is \$551,000.

**In all, we commit \$5,094,115 in People Leverage, with \$4,543,115 provided as existing leverage and \$551,000 as new leverage.** In all, we serve 780 individuals from the neighborhood, 230 who live in Beecher and 550 in Russell.

We are pleased to be a part of the revitalization of the Russell Neighborhood and fully support the efforts of LMHA in the redevelopment of Beecher Terrace. We look forward to our continued collaboration with LMHA and the residents of the Russell Neighborhood.

Sincerely,



Reverend Dr. Jamesetta Ferguson

**Temporary Location:** Russell Plaza 1407 W. Jefferson Street, Suite 120 Louisville, KY 40203



1701 West Muhammad Ali Boulevard \* Louisville, Kentucky 40203  
(502) 583-4100 \* Fax: (502) 583-4112 \* [www.kcaah.org](http://www.kcaah.org)  
Federal Tax I.D. - 611279400 – KY Revenue I.D. - B20570

June 20, 2016

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

Subject: Critical Community Improvements and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Application

Dear Mr. Barry:

As Executive Director of the Kentucky Center for African American Heritage (KCAAH), I write with enthusiastic support of the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation (CNI) grant application. KCAAH's goals are to enhance the public's knowledge about the history, heritage and cultural contributions of African-Americans in Kentucky. In addition to our commitment to preserving the traditions and accomplishments of the past, the Center is a vital, contemporary institution, providing space for events, exhibitions and performances of all types.

We see our mission as integral to the Louisville Metro Housing Authority's application for the CNI grant and are firmly committed in the following ways to the implementation of the Vision Russell Transformation Plan.

#### **Critical Community Improvements Leverage**

Over the next 2 years, KCAAH will be investing in an extensive improvement plan for our campus including flooring, acoustical engineering with a new public address system in our Great Hall, the addition of office spaces on the 2<sup>nd</sup> floor, and an expansion our conference room. The conference room will be equipped with the state-of-the-art video conferencing (VTC) technology to conduct meetings both nationally and internationally and to facilitate distance learning and KCAAH board meetings with members in different regions of the state of Kentucky.

We will also be investing in video walls and display systems that will allow us to showcase the rich history of the Russell neighborhood, once the home to the African American "movers and shakers" during the late 19th and early 20th century. These interactive video display systems will exhibit the stories about leaders such as Harvey C. Russell, a native of Bloomfield, KY, from whom the Russell takes its name. Along with his wife, who was also an educator, Mr. Russell was a strong advocate for advancement and change. He established Kentucky's first parent teacher association, the forerunner of today's P.T.A. and the Inter-High School Sports Associations, the precursor of today's intramural sports programs.

These improvements will increase our capability to host CNI related events, as well as enhance the educational and cultural experience in the Russell neighborhood. KCAAH is also working in tandem with the Black Media Collaborative (BMC) and the African American Theatre Program (AATP) at the University of Louisville. BMC will provide the human resource capacity to develop an onsite media production facility which will be dedicated to radio, film, video and theatre productions, which will provide both training and performing venue. AATP will be the resident theatre company at KCAAH, providing theatrical productions about Black life in Kentucky and throughout the African Diaspora. BMC is a network of media professionals including directors, producers, writers and specialist working in the film, television, radio, animation, theatre, literature, journalism and Internet industries. BMC is dedicated to developing media literacy and skilled people in the production of media to provide significant economic, employment and cultural benefits in our community. Founded in 1993, the African American Theatre Program is committed to staging works by new and established African American dramatists, developing a broad audience for African American theatre, and offering an in-depth curriculum that focuses on the theory and craft of acting, directing, and designing for Black Theatre.

In 2013, Time Warner Cable installed a fiber-optic network on our campus, giving us the capability to transmit video and audio data faster and with greater capacity. The proposed media production facility will be equipped with the most state-of-the-art media technology, and will have the capability to broadcast to the Russell neighborhood as well as through the state of Kentucky. The media center will ultimately attract people from all of Metro Louisville and the state of Kentucky, serving as economic engine to the revitalized Russell neighborhood.

In all, KCAAH's investment in the expansion and improvements at the Center totals \$1,200,000 in firmly committed funds that are currently in hand. We are pleased that this investment will serve to leverage the \$300,000 in Choice Neighborhoods Initiative funding that has been budgeted to help KCAAH with these expansion plans and the new Media Center. This Critical Community Improvement is also expected to create at least 25 new media related jobs in the Russell neighborhood.

### **People Leverage**

KCAAH has offered the Vision Russell coalition use of our facilities for multiple Choice Neighborhood planning events including community meetings and Coordinating Committee and Task Force meetings. We also hosted a Community Conversation and tour of the Russell neighborhood for community members on September 12, 2015 that was held in conjunction with KCAAH's *African Heritage Festival* - a celebration of unity, culture, art and history across the African Diaspora. It is a joyous two-day event for the whole family with great food, music, dance, sports, fashion, cultural demonstrations, children's activities, resources for healthy living and so much more. Vision Russell Neighborhood Outreach Workers used this event as one of many venues to conduct a survey with neighborhood residents and stakeholders. KCAAH also provided gallery space to Vision Russell for displaying an exhibit of the photos of Russell's assets and challenges, which were taken by community members during the neighborhood tour.

### **New Leverage**

KCAAH is pleased to continue to waive rental fees for the use of our space for similar events over the 6-year grant period. The value of KCAAH's contribution of space for CNI events during the 6-year grant period will total \$31,200 in new People Leverage (\$1,300 per event x 4 events per year x 6 years).

Our staff has demonstrated a strong commitment of support to make the Vision Russell Transformation Plan viable, implementable and successful, and will continue to do so as the implementation process continues. Myself and Hosea Mitchell, Chief Operating Officer, will continue to serve on the Coordinating Committee and provide KCAAH staff services to set up meetings. The value of KCAAH's in-kind contribution commitment for staff to Russell CNI related programming during the 6-grant period will total \$12,000 in new People Leverage (\$2,000 per year x 6 years).

KCAAH has every reason to believe that our roadmap for Russell's future will benefit all neighborhood residents and businesses. KCAAH's part in this process will be to ensure that a healthy educational and cultural environment is provided for Russell's citizens, leading to an active political voice for all. KCAAH is proud of our contributions, and looks forward to many more cooperative and collaborative opportunities. 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. KCAAH is pleased to be able to formally commit a total of \$43,200 in new People leverage to support the Vision Russell Transformation Plan.

Sincerely,

A handwritten signature in black ink that reads "Aukram Burton". The signature is fluid and cursive, with the first name "Aukram" being more prominent than the last name "Burton".

Aukram Burton  
Executive Director

THE C.E. AND S. FOUNDATION  
101 SOUTH FIFTH STREET  
LOUISVILLE, KENTUCKY 40202

June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

The C. E. and S. Foundation offers its full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program. We are particularly supportive of the CHOICE goal to improve access to high quality education programs and improved outcomes for low income children along the continuum of cradle-through-college-to-career solutions.

The C. E. and S. Foundation identifies, funds, and nurtures projects and organizations, primarily in Louisville, in the areas of education, global competency, and improvements to the urban environment. The Foundation, which was formed in 1984 as a private, non-operating family foundation, has assets in the range of \$76 million. In 2015, the Foundation approved more than \$4 million in grant awards and more than \$63 million in the last decade.

In the focus area of education, the 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
- Supporting at-risk students to college and career readiness and completion

One example of the projects we support is Kindergarten Readiness Camps for our most at-risk children. On January 8, 2016, we announced scaling up our Kindergarten Readiness Camps from 300 students last summer to 1,200 students this summer. This is a partnership with the Jefferson County Public 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 month before children enter kindergarten and is geared to improve school readiness as measured by the state-mandated 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.

The Foundation's education work often intersects with the Russell neighborhood and its residents. This has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process. The Foundation allowed our education program officer to volunteer time in support of the chair of the Education Taskforce, in addition to serving as a member of the taskforce to bolster the planning process.

### **Existing Leverage**

The C. E. & S. Foundation is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

- Kindergarten Readiness Camps which are located in close proximity to the Russell neighborhood serving approximately 100 children from the Russell neighborhood. (\$500,000 for all camps this summer)
- YMCA Summer Boost Program for K-5 at Byck Elementary (\$39,000)
- Summer learning programs for school age children are also being provided at the Boys & Girls Clubs of Kentuckiana (BGCK) and the Portland Neighborhood House, both of which serve children from the Russell neighborhood. (BGCK - \$150,000 and Neighborhood House \$35,000)

We estimate that of the 2,000 children served by these programs, 80 are Beecher residents and 220 are other Russell neighborhood residents. Of the total \$724,000 allocated for these programs, we estimate that \$108,000 is used to serve Beecher and Russell children.

### **New leverage**

In addition to current activities, the C. E. and S. Foundation is funding a pilot program to combat chronic absenteeism at both Roosevelt-Perry and Byck elementary schools, both of which are in the Russell neighborhood. The Foundation is providing \$63,000 to work with a total of seven schools. This new leverage is \$18,000 for work with the two neighborhood schools (\$9,000 per school x two schools).

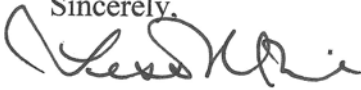
The C. E. & S. Foundation will work with 355 children (which includes 31 Beecher and 134 other Russell children) at Roosevelt Perry Elementary (RPE) and 542 children (which includes 20 Beecher and 168 Russell children) at Byck Elementary to further the plan's education strategy: *Increase the average attendance rate at each school and reduce the number of chronically absent and habitually truant students.* With funding from the foundation, RPE and Byck will be part of a new project involving a cohort of seven elementary schools consulting with Attendance Works, a national organization that provides technical assistance and tools to help schools, districts and communities monitor and work together to address chronic absence. RPE's and Byck's school attendance team will undertake a data-driven cycle of inquiry and planning to develop interventions that are responsive to needs of the students.

**In all, we are providing \$126,000 in People leverage, with \$108,000 in existing leverage and \$18,000 in new leverage.**

The C.E. and S. Foundation has been providing support to organizations serving Beecher Terrace and Russell residents for over 30 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

It is important to note that C.E. and S. Foundation grants are managed by a Director, an Investment Committee, and a Grants Committee; the Foundation can make grants only to organizations with a 501(c)3 tax status. The Foundation's staff makes it a practice to consult with representatives of organizations seeking possible partnership and support. Funding decisions are made on the particulars of the project and the ways in which it fits the Foundation guidelines.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tess McNair', written in a cursive style.

Tess McNair  
Executive Director



**FOR YOUTH DEVELOPMENT®**  
**FOR HEALTHY LIVING**  
**FOR SOCIAL RESPONSIBILITY**

6/23/2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Executive Director, School-Age Child Care Services for the YMCA of Greater Louisville, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

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

The Chestnut Street YMCA, which resides prominently in the Russell neighborhood, offers child care 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. A new home for the Chestnut Street YMCA is being constructed at 18<sup>th</sup> Street and Broadway, also in the Russell neighborhood, which will replace the current historic, but aging and outdated location. This new site is projected to open in 2020.

We also have a fledgling Early Learning Readiness program at Roosevelt-Perry Elementary (RPE) to enhance school readiness for children who are not in formal child care or early childhood education. Begun in Fall 2015 at the request of RPE's new principal, it is a free program that teaches caregivers to engage in their child's education through play and personal involvement. These parents and caregivers are taught the importance of development milestones and what each child should know as they prepare to enter school. It is offered as a program that provides a stimulating environment for children to play and learn, developing the physical, verbal and social skills they'll need to start school ready to succeed. Children are assessed utilizing the Ages and Stages Questionnaires and EMBARK (JCPS's Brigance Assessment tool), which allows caregivers to know where children are developmentally and get access to resources to help them along if need be. In an informal setting with 13 subject specific play stations, caregivers learn more about how children develop and how they can encourage learning and skill building at home.

Over the years, we have participated in several events at Sheppard's Square Park, offering active fun activities for children, and health education information for the residents. We also participated in the Mayor's Give A Day program by volunteering to beautify the park. Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the 2016 Taskforce and providing community meeting facilitation at Roosevelt Perry, childcare provider perspective and recommendations, and offering meeting space at the Chestnut Street YMCA in order to bolster the planning process.

The YMCA is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

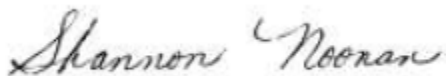
Under the grant we propose growing the Early Learning Readiness program to 30 child participants (15 children and their parents per session for 2 sessions per week). The Y will work with LMHA Case Managers and Parent Outreach Advocates to recruit Beecher and Russell parents to participate with their infants and toddlers at no cost to the families. Caregivers are asked to bring their children on Mondays and Wednesday for 2-hour sessions each day, or on Tuesdays and Thursdays for the same, although all 4 days are available. While grant funds will be used for a portion of this expansion, the YMCA will continue to fund the original 10 slots (5 children and their parents/caregivers per session x 2 sessions). We estimate that **4 Beecher** children and their parents/caregivers and **6 Russell** children and their parents/caregivers will attend the sessions at a cost of \$6,850 per year (\$685/family x 10 children). This represents a total of \$41,100 in the existing leverage during the grant period (between January 1, 2017 and September 30, 2023).

**In all, we commit \$41,100 in People Leverage, with all provided as existing leverage.**

The Greater Louisville YMCA has been serving Beecher Terrace and Russell residents since its existence, and we have no plans to stop at the end of the Choice Neighborhoods grant period!

The community has told us that education is the number one priority in relation to health, security, and safety. We have listened and pledge to continue our commitment within our available resources well beyond the grant period. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Noonan".

Shannon Noonan, Executive Director  
School-Age Child Care Services



DEPARTMENT OF METRO PARKS  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

SEVE GHOSE, CPRE  
DIRECTOR

June 27<sup>th</sup>, 2016  
Tim Barry, Executive Director  
Louisville Metro Housing  
420 South Eighth Street  
Louisville, KY 40203

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application.

Dear Mr. Barry,

As the Director of Louisville Metro Parks and Recreation, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Our mission is to connect people to places and opportunities all across the board. We offer recreational programming in the Russell community to residents of all ages. Our seasonal employment opportunities (primarily summer) in the Russell community traditionally focuses on neighborhood residents. Literally hundreds of residents of all ages come through our doors on an annual basis.

The Baxter Community Center has been a hub for the Russell community for years. Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process. Our work has us engaged in every taskforce other than housing and we have attended and hosted numerous meetings.

Metro Parks and Recreation is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

Louisville Metro Parks and Recreation will continue to offer year round programming to the entire community, with an emphasis on youth. It includes extended hours summer programming lasting for eight weeks, that is geared towards youth ages 18 and under. Full time staff(3), are dedicated 100% to providing programs and services to residents of the Beecher Community. Their combined annual salaries of \$110,000 will end up being a contribution of \$742,500 for the grant period.



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 summer program includes field trips, community service, educational opportunities and workshops conducted by staff and partners. The annual value of summer programming at Baxter Community Center is \$14,800 - \$6,400 for field trip transportation and admissions (\$200 for bus + \$200 per trip for admissions for 40 participants x 16 field trips) and \$7,680 for seasonal staff (3 staff @ \$8/hour x 40 hours for 8 weeks). The total for 7 summer programs at \$14,800 per summer \$98,000 for the grant period (January 1, 2017 through September 30 2023). Approximately 200 Beecher children and youth participate in the summer program, though not all come every day. The Baxter Center is located on the Beecher Terrace footprint and is a comfortable place for Beecher children and families.

We will also continue to partner with Dare to Care to provide hot meals during the school year and lunch and snack during the summer. Baxter serves approximately 4,000 meals a year and at a cost of \$3.75 a meal, the value of the meals is \$15,000 a year or \$101,250 for the grant period. This program serves approximately 175 Beecher children.

Baxter will continue to be a Zones of Hope site as well as a host site for Re-image. Both of these are partner initiatives designed to be holistic crime reduction and crime prevention programs. We offered Baxter as a host site for both of these initiatives to allow Baxter residents convenient access to the programs in an environment they trust. Space is offered at no cost to these community efforts.

Baxter also will continue to offer programming designed to engage adults and older youth. During the school year we offer Zumba classes and yoga classes and Baxter Buddies for seniors, with weekly sessions for each serving about 15 Beecher residents per session. Young People on the Move and Young Gems, a girls' mentoring program, hold weekly sessions for youth and average 20 participants per session. The total cost for these programs is \$1,900 (\$25 per session x 38 weeks x 2 program offerings) per year. Because of the dynamics of the neighborhood, all of these programs are offered at no cost to these 200 Baxter residents. Over the course of the grant, this represents a total cost of \$12,825.

Metro Parks is also very excited that with the Choice grant LMHA will be able to construct an expansion to the Center which will dramatically increase the programming space. Metro Parks is pleased to provide the firm commitment to add two (2) additional full time staff in order to offer additional year round programming in this new addition to the Center. The combined salaries of these two new staff of \$74,000 will end up being a contribution of \$499,500 for the grant period.

**In all, we commit \$1,454,075 in People Leverage with \$954,575 provided as existing leverage and \$499,500 as new leverage.**

Louisville Metro Parks and Recreation has been serving Beecher Terrance and Russell residents for over 30 years, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish The Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Seve Ghose, Director  
Louisville Metro Parks and Recreation





## Center For Neighborhoods

VISION. KNOWLEDGE. ACTION.

June 21, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

The Center For Neighborhoods (CFN) fully supports the Louisville Metro Housing Authority's (LMHA) FY 2016 Choice Neighborhoods Implementation Grant Program application. As a partner working in and with the Russell neighborhood we are committed to continue to support the planning and implementation of the Choice Neighborhoods Transformation Plan.

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.

Participation in the Russell Choice Neighborhoods Initiative 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. 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. Similarly, in April and May of 2016, CFN received a \$13,350 contract from the University of Louisville to conduct a seven week Institute in conjunction with the University's Office of Community Engagement and the West Louisville Signature Partnership Initiative. This Institute was held in the Russell Neighborhood and included residents and stakeholders from all nine West Louisville neighborhoods, including Russell. 26 residents participated in the WLSPI, including 2 Russell residents.



In addition to developing and facilitating the RNI and WLSPI, members of our staff have served as members on the Vision Russell people task force. We look forward to continuing our work with LMHA throughout implementation.

Center For Neighborhoods is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

- 2 dedicated slots annually for a Beecher resident and Russell resident in the Neighborhood Institute beginning in 2017 and continuing through 2023 and the Green Institute beginning in 2017 and continuing through 2022.
- Dedicated capacity building for the Russell neighborhood association to include attending association meetings, technical assistance for organizational development needs and facilitated training workshops.
- Dedicated capacity building for the Beecher Terrace Resident Council to include attending association meetings, technical assistance for organizational development needs and facilitated training workshops.
- Sponsorship benefits, including resident registration, to the annual Neighborhood Summit neighborhood leader training and networking event.

#### Existing Leverage

Center For Neighborhoods will continue to provide 2 dedicated slots annually for a Beecher resident and Russell resident in the Neighborhood Institute beginning in 2017 and continuing through 2023. We will offer the NI 7 times during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$14,000 (\$1000 per resident x 2 x 7 program offerings). Program recruitment efforts will be coordinated with Vision Russell staff serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the opportunity and benefits of our Neighborhood Institute and receive a direct referral to the program. Under the grant we will plan to serve 2 additional Russell residents through the Neighborhood Institute program.

Center For Neighborhoods currently provides outreach and technical assistance services neighborhood organizations throughout Metro Louisville, including Russell residents. Through the grant, CFN will provide additional capacity building assistance to existing and developing neighborhood associations, including the Beecher Terrace Resident Council and Russell neighborhood association. Through both programs we estimate serving 15 Beecher and 25 Russell residents annually, for a total of 105 Beecher and 175 Russell residents over the grant period.

#### New Leverage

In a new effort to bring about change in the target neighborhood, Center For Neighborhoods will provide 2 dedicated slots annually for a Beecher resident and Russell resident in our four year old Green Institute program. The Green Institute is built on the platform of the Neighborhood Institute and provides neighborhood leadership training specifically geared towards neighborhood and environmental sustainability. We will offer the GI 6 times during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$12,000 (\$1000 per resident x 2 x 6 program offerings). Again, program recruitment efforts will be coordinated with Vision Russell staff serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are



made aware of the opportunity and benefits of our Green Institute and receive a direct referral to the program.

Center For Neighborhoods will also provide Neighborhood Level Sponsorship benefits to LMHA/Vision Russell for the Neighborhood Summit, a newly created annual training and networking conference for neighborhood leaders in Louisville. Neighborhood Level Sponsorship includes dedicated marketing space in event materials, complimentary vendor space for 2 Vision Russell staff at the Vendor and Information Fair, and 3 complimentary resident registrations to the Summit (2 Beecher residents, 1 Russell resident). The Neighborhood Summit will take place 6 times during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$7,000 (\$1000 per event per year).

Through these programs we estimate serving 19 Beecher and 28 Russell residents annually, for a total of 133 Beecher and 196 Russell residents over the grant period.

**In all, we commit \$33,000 in People Leverage, with \$14,000 provided as existing leverage and \$19,000 as new leverage.**

Center For Neighborhoods has been working with the Russell and Beecher Terrace community in various ways for some four decades. We continue to expand our efforts to work with and for the Russell neighborhood and anticipate that to extend while beyond the end of the Choice Neighborhoods grant period. We are excited for the continued strengthening and revitalization of the Russell neighborhood and wish Louisville Metro Housing Authority all the best with your Choice Neighborhoods implementation grant application. We look forward to a continued partnership in the years ahead.

Best,



Tom Stephens, AICP  
Executive Director

Center For Neighborhoods

## Administrative Offices

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



June 27, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Jefferson County Public Schools (JCPS) fully supports the Louisville Metro Housing Authority's FY2016 Choice Neighborhoods Implementation Grant Program application. JCPS is pleased to help develop strategies to ensure children living in the Beecher Terrace housing development (Beecher) and the Russell neighborhood (Russell) enter kindergarten ready to learn, reach proficiency in core subjects, and graduate from high school college- and career-ready.

In our most recent strategic plan *Vision 2020 Excellence with Equity*, our vision states "All Jefferson County Public Schools' students graduate prepared, empowered, and inspired to reach their full potential and contribute as thoughtful, responsible citizens of our diverse, shared world." Our mission is "to challenge and engage each learner to grow through effective teaching and meaningful experiences within caring, supportive environments."

The district is the 27<sup>th</sup> largest public school district in the United States and is comprised of 172 schools including preschool, elementary, middle, high and special. More than 100,000 students were enrolled for 2015-16 with about 66 percent eligible for free/reduced lunch and more than half identifying as non-white. About 2,608 Russell neighborhood children, including 386 residing in Beecher, attend a total of 134 schools. Of these, 203 Russell children attend JCPS early childhood education programs.

JCPS operates three elementary schools in the Russell neighborhood: Byck, Coleridge-Taylor, and Roosevelt-Perry (RPE) with a total enrollment of just over 1,500 students, 545 of whom live in the Russell neighborhood, including 106 residing in Beecher. In addition, 39 Russell children, including seven from Beecher, attend Pre-K at Byck and Coleridge Taylor. Another 53 Russell students, of whom four reside in Beecher, attend Central High School in the Russell neighborhood.

During the Choice Neighborhoods grant planning process, work focused on RPE, a persistently low-achieving Title 1 school ranking in the second percentile of all public schools in Kentucky, also classified as a Priority School and Needs Improvement in the rewards and assistance category. In 2014-15, 83.6 percent of students identified as non-White, 94.5 percent qualified for free/reduced lunch, and only 8.9 percent read at the Proficient/ Distinguished level. Nearly half of the school's 355 students reside in Russell. In fall 2015, only 53 percent of Russell students entered school ready for kindergarten.

55.gg

[www.jcpsky.net](http://www.jcpsky.net)

Jefferson County Public Schools is an Equal Opportunity School District. All students are encouraged to participate in all school activities.



When the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the Education Taskforce, supplying information regarding data and analysis, school challenges and progress, as well as providing meeting space and assistance with outreach efforts to JCPS parents to bolster the planning process. JCPS is pleased to provide the following commitments to support the People component of the Russell Transformation Plan:

Improve educational outcomes at RPE, the Vision Russell target school: JCPS is utilizing the School Transformation Model, one of four school turnaround models supported by federal funding. Though JCPS will not replace the RPE principal (per KDE's 2016 Diagnostic Review), the district will implement the Professional Growth and Effectiveness System (PGES), institute comprehensive instructional reform, increase learning time and apply community-oriented school strategies. Next steps include continuing to align instruction with standards, teacher development, student collaboration and differentiated instruction. JCPS has committed the following resources, over and above local per capita expenditures, Title I and other federal/state funds, over the next three years to facilitate school improvement efforts:

Literacy Coach	\$71,200
Mental Health Counselor	\$45,800
SRT/Behavior Coach	\$61,900
Mentoring Program for Teachers	\$20,000

Increase participation in high-quality early learning programs: JCPS will work with Vision Russell Case Managers and Parent Outreach Advocates to increase enrollment in the district's Head Start/Early Head Start, state-funded Pre-K and other programs, which currently serve a total of 4,600 children. The program (including Head Start/Preschool at two Russell neighborhood schools – Byck and Coleridge-Taylor) is available to *any* child who qualifies based on economic or developmental need. JCPS was recently awarded a five-year Head Start/Early Head Start grant that includes Beecher and Russell children and could total more than \$7.7 million for early childhood students in Russell (based on Head Start average cost per child of \$7,600 per year).

To increase enrollment in Head Start/Early Head Start/state-funded Pre-K, JCPS will conduct outreach within Russell to maximize enrollment in its early learning programs including the Ready 4K summer program with JCPS and the Archdiocese of Louisville to improve kindergarten readiness. We have raised more than \$1.2 million from local foundations to support the Ready 4K summer programs.

To improve attendance and reduce chronic absences, RPE will utilize *Check & Connect*, an evidence-based model that improves academic engagement, attendance, and behavior. Through a new JCPS AmeriCorps grant, a REACH Corps Member will mentor 23 students at RPE, identified as having 7-15 unexcused absences during the previous school year, serving as a caring adult and role model. The total cost for this program at RPE is \$18,280 per year (\$12,530 in AmeriCorps funding and \$5,750 in JCPS funding).

Tim Barry  
June 27, 2016  
Page 3

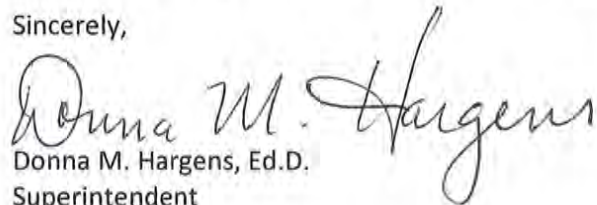
The district was also recently awarded a grant from the CE&S Foundation to address chronic absenteeism and truancy at RPE. With just over \$9,000 in funding, the school will work with an outside consultant to develop better policies and practices around school attendance including focusing on teacher, family and community involvement in increasing student attendance.

We are committing more than \$1 million, including new district funding, towards early childhood education and school improvement efforts that could ultimately impact the children in Russell and Beecher. With additional children from Russell and Beecher enrolled in JCPS early childhood education programs, additional Head Start/Early Head Start, state, and district resources could also be devoted to the Russell and Beecher children.

We are strongly committed to working with this project to enroll all eligible students from Beecher and Russell in quality early childhood education programs, as well as the Ready 4K summer programs. Jefferson County Public Schools has served Beecher Terrace and Russell residents for many years, and we have no plans to stop at the end of the Choice Neighborhoods grant period.

We wish the Housing Authority all the best with your Choice Neighborhoods grant application and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in cursive script that reads "Donna M. Hargens". The signature is written in dark ink and is positioned above the printed name and title.

Donna M. Hargens, Ed.D.  
Superintendent

DMH:scf





## SEED CAPITAL KY

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June 15, 2016

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

Re: Neighborhood Investment Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Co-Founder and Project Director of Seed Capital KY, I am pleased to support the Louisville Metro Housing Authority's (LMHA) application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Seed Capital KY is a non-profit 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 managing the development of the West Louisville FoodPort, a \$58 million transformative urban reinvestment project that will soon break ground on a 24-acre campus at 30<sup>th</sup> and West Market Streets in the Russell Neighborhood. The FoodPort will locate 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. Construction of the FoodPort will create 150 temporary construction jobs, of which at least 20 percent of the contractors will be minority and 5 percent female.

With tenants to include farmers, educators, distributors, food-processors, start-ups, and retailers, the FoodPort will bring over 200 permanent jobs in Phase I, and we have committed to filling as many of those jobs as possible with West Louisville residents. In fact, in January of this year, we announced preliminary approval of up to \$400,000 in state tax rebates to help Farmed Here, North America's largest and longest-running organic indoor vertical farm, offset a \$23.5 million investment to construct and operate a 60,000 ft<sup>2</sup> vertical farm. Of great importance to neighborhood leaders, Farmed Here's hiring policy prioritizes veterans and "second-chance" employees, including refugees and ex-offenders.

### **Critical Community Improvements Leverage**

Phase I of the FoodPort will begin in late 2016 at a cost of \$35 million. Funds for this project come from both public and private sources, as described below:

## West Louisville FoodPort Investment

Project Description	Funding Source	Public / Private Funding Source	Dollar Amount
Expansion of a Chicago-based vertical farming business to the site	FarmedHere, LLC	Private	\$23,500,000
New Markets Tax Credits	CDFI Fund	Public/Private	\$9,945,000
Grants	Foundations, Individuals, Federal, Local	Public and Private	\$9,000,000
Loans	Public and Private lenders	Public and Private	\$15,760,000
<b>TOTAL CRITICAL COMMUNITY IMPROVEMENTS INVESTMENT</b>			<b>\$58,205,000</b>

The West Louisville FoodPort initiative is about more than economic development. In alignment with the Vision Russell Transformation Plan, community ownership, engagement, health, and education are all key goals. In furtherance of these goals, Seed Capital KY will engage Russell community members and other Choice Neighborhoods partners to implement the following Critical Community Improvements:

- **Arts and Cultural Placemaking :** The West Louisville FoodPort Community Council will coordinate the development of place-specific arts and cultural programming through a partnership of community members and organizations. These artistic and cultural programs will celebrate the display the rich history of the Russell neighborhood, including ethnic and racial agriculture and food traditions, commerce, and social activism. The built environment of the FoodPort will serve as a unifying force for bringing together many of the artists and cultural groups within the neighborhoods that are fighting every day to use their art and their own voices and experiences to reinvigorate and inspire their community.
- **Teaching Farm:** 2-acre plot dedicated to Jefferson County Extension for the purposes of demonstrating farming/growing techniques in an urban environment as well as community education programs such as nutrition and cooking classes.

To date, Seed Capital KY has secured and committed a total of **\$58,205,000 in Critical Community Improvement leverage** to fund the development of the FoodPort. We are excited that the addition of \$300,000 in Choice Neighborhoods Initiative funding will allow us to complete critical enhancements to this project, boosting its economic impact, and allowing us to add components that will augment residents' access to healthy foods and increase the marketability of the neighborhood.

### **Existing People Leverage**

The West Louisville FoodPort Community Council (which will coordinate the Neighborhood Gateway Public Art Project described above) is a group of 125+ community stakeholders: residents of Russell and adjoining neighborhoods, business owners, farmers, funders, city government representatives, community organizations, and members of the faith community. Both the president of the Beecher Terrace Resident Council (Mr. Marshall Gazaway) and a Choose Russell Board member (Mr. Haven Harrington), serve on the Council. The Council plays a vital role in ensuring that the project is directly and consistently connected to the surrounding neighborhoods, defining specific community goals and holding Seed Capital KY accountable for achieving those goals.

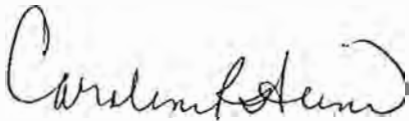
The Community Council plays an active role in helping to shape the development of the FoodPort and the benefits it will bring to the various communities it serves. This body is actively tackling the specifics of workforce development, the delineation and creation of community benefits (examples could include an agreement between the developer and residents, assisting in the creation of new businesses within and outside of the FoodPort, development of ownership/stakeholder opportunities for West Louisville residents, and many more) – and determining communications strategies for FoodPort outreach, messaging, and events.

Seed Capital KY firmly commits to continuing our efforts to support the work of the Council during the Choice Neighborhoods grant period, which will run from January 1, 2017 through September 30, 2023. This includes administrative support, capacity building efforts, and coordination between the Council and workforce development agencies, including KentuckianaWorks and the Louisville Urban League. We estimate the value of these efforts, which will ultimately benefit all 1,382 Beecher Terrace and 9,651 Russell residents, will be \$1,300,000 over the grant period (\$200,000 per year x 6.5 years).

Any community benefits agreement that emerges from the Council's work will be shared with the Vision Russell partnership for use as a model for future agreements with Russell investors and developers.

District Councilwoman Cheri Bryant Hamilton recently distilled the essence of our vision for the West Louisville FoodPort, calling the initiative “a transformational project that will have a major community and economic impact on the entire west Louisville community...By creating opportunities for hundreds of new jobs for area residents, entrepreneurs, and community ownership, the FoodPort will help build a sustainable economy that will spur further investment and opportunities for wealth creation in west Louisville, while providing space for farming, classes on cooking, nutrition and gardening, along with gathering spaces for public markets, education, arts, entertainment and cultural programming.”

Sincerely,

A handwritten signature in cursive script, appearing to read 'Caroline Heine', written in dark ink.

Caroline Heine  
Co-Founder/Project Director



**LOUISVILLE FORWARD**  
**LOUISVILLE, KENTUCKY**

**GREG FISCHER**  
MAYOR

MARY ELLEN WIEDERWOHL, CHIEF

June 27, 2015

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Chief of *Louisville Forward*, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

*Louisville Forward* is an agency of Louisville Metro with an integrated approach to economic and community development. Louisville Forward combines business attraction, expansion and retention activities, and talent and workforce attraction, with all of the city's real estate development, land use and planning and design functions to present a unified solution for job growth and quality of place.

Our longstanding work in the Russell neighborhood and with the residents of Russell has made us deeply aware of both the neighborhood's challenges and opportunities for transformation. When the Vision Russell planning effort began nearly two years ago, we were onboard immediately as co-chairs of CNI together with LMHA and many of *Louisville Forward* staff serve on the four Taskforces providing their support and experience

Louisville Forward is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

The Cultural Pass was created from Vision Louisville. The Pass is the result of a joint initiative to promote art and cultural education in Louisville and increase summer learning. Launched during the summers of 2014-2016, close to 150,000 Cultural Passes have been issued to Louisville's youth so far. The Cultural Pass provides free access for children to art and cultural

attractions throughout Louisville. Over the past two years, the pass has allowed numerous children to experience Louisville's art and cultural venues. It is a critical tool to help connect children with the educational opportunities offered at Louisville's museums and cultural organizations. The Pass provides one-time free access/general admission, as well as special cultural pass programs, for one child and one accompanying adult to each of the participating institutions. It has been instrumental in increasing exposure to and attendance at Louisville's art and cultural attractions. However, the most lasting impact may be the increase in visits to Louisville's Free Public Libraries (LFPL). As the primary distribution point, LFPL has seen enormous success in improving summer learning activities. The pass has brought parents and children not only to our cultural attractions, but to our libraries as well. In fact, some parents are making their first visit to their local library branch since their youth. The result has been a significant increase in participation and completion of LFPL's very successful summer reading programs.

Over the two years that the program has been in place, the pass has provided access for roughly 3,850 residents in the Russell neighborhood. With each pass costing \$130.00, this brings the total investment in the neighborhood to approximately \$500,500.

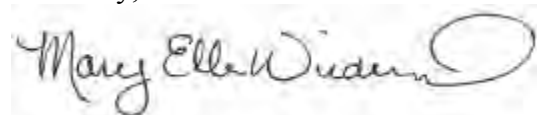
### **New Leverage**

In addition, we continue to expand and improve the scope of the Cultural Pass by adding new venues, additional programming and looking at ways to provide access to transportation to help break down the barriers that prevent youth from accessing the city's valuable resources.

### **In all, we commit \$500,500 in People Leverage**

As an agency of Louisville Metro, *Louisville Forward* will continue to support and invest in Beecher Terrace and Russell residents, with no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in dark ink, reading "Mary Ellen Wiederwohl". The signature is fluid and cursive, with a large loop at the end of the last name.

Mary Ellen Wiederwohl  
Chief of *Louisville Forward*



DEPARTMENT OF COMMUNITY SERVICES  
LOUISVILLE, KENTUCKY

GREG FISCHER  
MAYOR

ERIC FRIEDLANDER  
DIRECTOR

June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Director of Louisville Metro Community Services, I am pleased to offer the Department's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Louisville's commitment to financial empowerment, which is rooted in our belief that local government can and should prioritize the financial well-being of its residents, led to the creation of Louisville's Financial Empowerment Provider Network (FEPN). This collaborative effort builds on the Bank On Louisville initiative, which is a community-wide partnership that includes over 90 government, faith-based, education, bank, credit union, non-profit and business partners. The FEPN became part of **Preparing for Postsecondary through Children's Savings Accounts City Learning Collaborative**, a group of 11 cities convened by the National League of Cities. Children's Savings Accounts (CSAs) have the potential to expand educational and economic opportunity for low- and moderate-income families. Research indicates that low- and moderate-income children with college savings of just \$500 or less are three times more likely to enroll in college and four times more likely to graduate. Moreover, family ownership of assets can give children a transformative sense of possibility and hope for the future.

The department has been very involved in planning for the renewal of the Russell neighborhood. Over the two years of planning for the Vision Russell transformation, Katina Whitlock, former Director of Community Services, served on the Coordinating Committee and the People Taskforce and provided a wealth of information, data and expertise to the planning process.

Louisville Metro Government is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**New Leverage**

In a *new* effort to serve children in the Beecher and Russell neighborhoods, the city has committed **\$25,000 per year** to set up Children's Savings Accounts for children who attend the three elementary schools located in the target neighborhood – Byck, Coleridge Taylor, and Roosevelt-Perry. The children served are expected to include 20 Beecher and 80 other Russell children; each year a new class of



kindergarteners at the schools will open accounts for a total of 120 Beecher children and 480 Russell children over the course of the grant (January 1, 2016 to September 30, 2023). These will be new trust accounts and/or custodial accounts with one or more financial institutions with presences in the Russell neighborhood. Louisville Metro will serve as trustee or custodian. City Community Services and school staff will work with parents and teachers to set up and report on the accounts, and will encourage parents and others to add funds to the accounts on their own. Over the course of the grant, this city contribution represents \$150,000 (\$25,000 per year x 6 years) in total funding.

In addition to this financial commitment, the city's Advocacy and Empowerment team will provide \$23,173 for program oversight (.10 of FTE @ \$38,622/year x 6 years) and \$162,000 for recruitment and account management (\$270 per account X 100 Beecher and Russell children x 6 years). Over the course of the grant period, this represents \$185,173 in staff time to administer the program.

**In all, we commit \$335,173 in new People Leverage.**

The Children's Savings Account Collaborative hopes to grow the program, increasing the number of children it serves. Being part of the National League of City's city learning collaborative provides the group an opportunity to attract new funders and has no plans to stop at the end of the Choice Neighborhoods grant period. The projection for the future is to serve 1,500 children in the Russell Neighborhood by 2023.

Sincerely,



Eric Friedlander  
Director, Louisville Metro Community Services

# SIMMONS

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## COLLEGE OF KENTUCKY

June 27, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Simmons College of Kentucky, which is designated as a Historically Black College and University (HBCU), is dedicated to educating people in the urban context through strong academic and professional programs in order that they may become productive citizens and agents of change in society. Simmons has a rich history. A few months after the end of the Civil War in 1865, members of the Kentucky State Convention of Colored Baptist Churches proposed the establishment of Kentucky's first post-secondary educational institute for its "Colored" citizens. In 1918, the university was renamed Simmons University in honor of Dr. William Simmons, its second president.

In 2005, Simmons saw a resurgence that continues today. Simmons has reacquired its original campus, which is just a mile from the Russell neighborhood. We have also secured accreditation recognized by the United States Department of Education and the Council for Higher Education Accreditation, and have been acknowledged by the U.S. Department of Education as a member of the HBCU. We cultivate and affirm a culture that values student success, authentic personal development, and leadership in the community. We offer several degree programs: Business Administration, General Studies, Religious Studies and Sociology.

Simmons College of Kentucky is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

### New Leverage

In a *new* effort to serve students who live in Beecher Terrace and the Russell neighborhood, Simmons will offer two partial scholarships over the course of the grant period (January 1, 2017 through September 30, 2023) – one for a resident of Beecher and the other for a resident of the Russell neighborhood. The value of each scholarship is \$750 for a total of \$1,500 for both scholarships.

Simmons College of Kentucky hopes to grow in the future, increasing the number of students it serves, and we have no plans to stop enrolling students from the Russell neighborhood at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

  
Dr. Kevin W. Cosby  
President

1018 South Seventh Street  
Louisville, Kentucky 40203-3322  
T 502-776-1443 | F 502-882-1903  
[www.simmonscollegeky.edu](http://www.simmonscollegeky.edu)

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**Neighborhood House**  
Serving Families Since 1896

June 24, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016  
Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As the Director of Programs and Operations for Neighborhood House, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Neighborhood House has played a vital role in strengthening our community since 1896. The mission of Neighborhood House is to provide opportunities for individuals to enhance the quality of their lives. Our vision is to break the cycle of poverty for children and families. We offer educational and recreational services for youth ages 6-17, as well as supportive services for families and seniors. In addition, our child development center provides affordable, high-quality care for children so that parents can work. Over the past year, 23 children from the Russell neighborhood have participated in the Youth Program, while 4 individuals from Russell have participated in the youth program. In addition, 23 children were enrolled in our child development program over the past year who lived in the Russell neighborhood.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. We have been pleased to support and collaborate with the Vision Russell planning effort.

Neighborhood House is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

Neighborhood House plans to serve 1 original or new Beecher Terrace resident and 22 additional Russell residents in our Youth Program, which will be offered continuously throughout the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$220,087 (\$1,367 per youth x 23 x 7 years of programming). Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of our Youth Program and that those who express interest receive a direct referral to the program.



201 N. 25th Street • Louisville, KY 40212 • 502.774.2322 • [www.nhky.org](http://www.nhky.org)



**In all, we commit \$220,087 in People Leverage, with all provided as existing leverage.**

Neighborhood House has been serving Beecher Terrace and Russell residents for decades, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Swetnam", written over a horizontal line.

Josh Swetnam  
Director of Programs and Operations  
Neighborhood House





1325 South 4<sup>th</sup> Street | Louisville, Kentucky 40208-3000 | (502) 272-1700 | (502) 561-8035 fax | [www.goodwillky.org](http://www.goodwillky.org)

June 23, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

1. As Vice President of Goodwill Industries of Kentucky, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.
2. Goodwill Industries of Kentucky has been helping low-income Louisvillians overcome a wide-variety of barriers to employment for jobs for more than 90 years. Prevalent among these barriers are a lack of education, criminal background, limited transportation options, and limited work experience.
3. Goodwill's work with Russell residents has made the organization deeply aware of both the neighborhood's challenges and potential for transformation. When the administrators of the Vision Russell planning invited Goodwill to provide employment services to Russell resident, we enthusiastically accepted. Goodwill sees tremendous potential for Russell residents to achieve stability through programs such as Job Connection and Cars to Work.
4. Goodwill Industries of Kentucky is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage**

- a. Goodwill Industries of Kentucky will help Beecher and Russell residents attain access to affordable, reliable transportation through the Cars to Work program during the grant period (January 1, 2017 – September 30, 2023). Further, Goodwill will provide Beecher and Russell residents with employment counseling and job placement assistance through the Job Connection program.

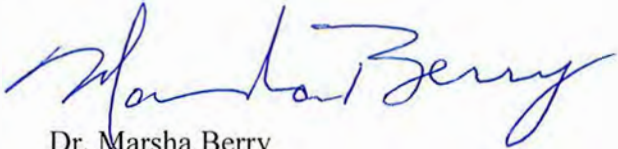
Goodwill Industries of Kentucky will annually serve five to 10 original or new Beecher Terrace residents and three to five additional Russell residents in our existing Job Connection program, which we will offer continuously during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$40,892 (1/8 of employment specialist salary and fringe = \$6,058 spanning 6.75 fiscal years).

Further, Goodwill Industries of Kentucky will annually place three original or new Beecher Terrace residents and two additional Russell residents in our existing Cars to Work Program, which we will offer continuously during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$53,125 (\$1,700 per resident x 5 residents per year x 6.25 years). The \$1,700 per resident value is calculated by the average participant vehicle purchase price at 20% below the bluebook value (\$1,200) plus a \$500 warranty provided by Goodwill for major repairs.

Program recruitment efforts for Job Connection and Cars to Work will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households. The efforts will ensure that all eligible candidates are made aware of the benefits of Goodwill's Job Connection and Cars to Work Programs and that those who express interest receive a direct referral to the program.

5. **In all, Goodwill commits \$94,017 in existing people leverage.**
6. Goodwill Industries of Kentucky has been serving Louisville residents, including those from the Beecher Terrace and Russell neighborhoods, for more than 30 years. To this end, Goodwill intends on providing services to Beecher Terrace and Russell neighborhoods well beyond the Choice Neighborhoods grant period. We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,



Dr. Marsha Berry  
Vice President, Program Services – West Region  
Goodwill Industries of Kentucky





June 21, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's  
FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

The Louisville Free Public Library (LFPL) supports the Louisville Metro Housing Authority's application for FY 2016 Choice Neighborhoods Implementation Grant Program.

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. Since opening its doors in 1905, The Western Branch Library, located in the Russell neighborhood, has been dedicated to this mission and the Russell. 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 several programs focusing on children and families. Programs include weekly Storytimes, the children and teen Summer Reading program, and the 1,000 Books Before Kindergarten Challenge.

The Louisville Free Public Library is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan.

The library will offer no-cost, technology based programs such as Lynda.com and Treehouse online video and interactive learning platforms that teach people how to design and develop websites and mobile apps and promote other online training opportunities to 820 original or new Beecher residents during the grant period (between January 1, 2017 and September 30, 2023). We estimate the total cost to our agency for providing these services to be \$276,750 (\$337.50 per resident x 820 residents). Furthermore, LFPL is dedicated to sustaining service for Beecher and Russell residents beyond the grant period.

**In all, we commit \$276,750 in existing People Leverage.**

The library is committed to the transformation of the Beecher and Russell neighborhoods, and staff members have and will continue to attend community meetings. Laura Strickland, Manager of the Western Library, will represent the library by serving on a committee for the duration of the grant period. We look forward to working with the Housing Authority and wish you the best.

Sincerely,

Julie Scoskie, Director of Education and Outreach

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Monday, June 27, 2016

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

Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry,

As Community Development Relationship Manager of Fifth Third Bank, I am pleased to offer my organization's full support of the Louisville Metro Housing Authority's application for the FY 2016 Choice Neighborhoods Implementation Grant Program.

Fifth Third Bank has been providing financial empowerment resources in the Louisville area since 1994. Over the past five years Fifth Third Bank has provided financial empowerment through a number of activities. In 2012 we reached 86 Beecher Terrace residents with our Financial Empowerment Mobile (eBus) visit providing credit reports and one-on-one financial counseling sessions. Also in 2012, we worked with 53 young people living in Beecher Terrace with the "Bucks for Buckets" financial education programs. In 2013 and 2014 we provided our Young Bankers Club program for Beecher youth in the Baxter Community Center summer camp programs reaching 27 youth over the 2 years.

Our work with Russell residents has made us deeply aware of both the neighborhood's challenges and potential for transformation. So when the Vision Russell planning effort began nearly two years ago, we jumped at the chance to be part of the process, serving on the Coordinating Committee and helping to connect LMHA with key community leaders to populate the task forces.

Fifth Third Bank is pleased to commit the following new leverage to support the People component of the Russell Transformation Plan:

- \$10,000 to seed Individual Development Accounts (IDA's) for 5 Beecher Terrace households during the first year of the grant period, which will begin January 1, 2017 (\$2,000 x 5 IDA accounts).
- \$4,200 to conduct 72 financial skills workshops (one each month) on-site during the grant period, each of which will enroll 5 Beecher Terrace residents per workshop (\$12/slot x 72 workshops x 5 residents per workshop).
- Bring our Financial Empowerment Mobile (eBus) to Beecher Terrace annually from 2017- 2023. Each day of operation for the eBus represents an investment of \$12,000 (\$2,000 per day of operation)

In all, Fifth Third Bank commits **\$26,200 in new People Leverage** to further the goals of the People component of the Vision Russell Transformation Plan.

Fifth Third Bank is committed to improving the lives of the communities we serve and where we do business. We have a Financial Center located in the heart of the Russell Neighborhood and easily accessible to the residents of Beecher Terrace at 15<sup>th</sup> and Broadway.

Fifth Third Bank has been serving Beecher Terrace and Russell residents since 1994, and we have no plans to stop at the end of the Choice Neighborhoods grant period! We wish the Housing Authority all the best with your Choice Neighborhoods grant application, and look forward to working with you for many years to come.

Sincerely,

A handwritten signature in black ink that reads "Adam Hall". The signature is written in a cursive, flowing style.

Adam Hall  
Community Development Relationship Manager, AVP  
Fifth Third Bank



## Samuel Plato Academy of Historic Preservation Trades

June 28, 2016

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

**Subject: Neighborhood Investment and People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhood Implementation Grant Application**

Dear Mr. Barry:

As Program Manager of the Samuel Plato Academy of Historic Preservation Trades (SPA), I write to provide my full support for Metro Housing Authority's FY 2016 Choice Neighborhood Application. The Samuel Plato Academy's mission is to teach skills that are essential for preserving and reusing historic homes and buildings. Through this work, we help to foster an understanding of our nation's heritage while promoting a culture that values environmental stewardship and reuse.

Our academy, named after notable African-American architect Samuel Plato (1882-1957), is located at 1701 West Muhammad Ali Blvd in the heart of the Russell Neighborhood at the Kentucky Center for African-American Heritage. We believe that Samuel Plato's legacy as a renowned African-American architect and builder is an inspiration to those who wish to follow in his footsteps by developing a lifelong career in the artisan building trades. The highly skilled trades we teach are in demand as historic preservation and adaptive reuse become increasingly popular in our cities and neighborhoods across the nation. Learning these skills provides students with great job opportunities while fostering personal and professional pride.

Providing hands-on experience in a wide variety of skill sets targeted specifically at properties 50 years of age or older in West Louisville is a central feature of the SPA curriculum. To achieve this goal, we have designed our program where students are involved in the rehabilitation of at least one home in West Louisville in addition to classroom learning each academic year. Homes are selected from Louisville Metro Government's land bank authority, which helps return underutilized and abandoned historic properties back into functional, healthy housing stock. These homes will be sold after rehabilitation, with any profits being reinvested in the Academy to fund training for future students.

### **Neighborhood Investment**


Our commitment to the implementation of the CNI Transformation Plan is to provide a recycling program of 'historic' proportions within the neighborhood by selecting and renovating at least two homes in the Russell neighborhood over the six-year grant period. The value of this firm commitment to reinvestment in the Russell neighborhood is \$300,000.00 (two homes at \$150,000.00 per home).

### **New People Leverage**

The Plato Academy is also firmly committed to recruiting and providing training to at least one (1) Beecher resident and one (1) Russell resident over the six-year grant period, which equates to a total commitment People leverage of \$46,000.00 (two (2) students at \$23,000.00 per student.)

In summary we look forward to continuing our working relationship with LMHA and other Vision Russell partners as we strive to fill a skills gap while placing underperforming historic structures back into productive use in Louisville's culturally and historically significant west end.

Sincerely,



James A. Turner  
Program Manager  
Samuel Plato Academy of  
Historic Preservation Trades



**Louisville Central Community Centers, Inc.**

*Building A Wealth of Pride Through Opportunity*

June 27, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

**Re: People Leverage Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application**

Dear Mr. Barry:

I am writing as Chief Executive Officer of the Louisville Central Community Centers, Inc. (LCCC) in support of the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application. LCCC was an early advocate for the transformation of Russell and has been an active participant in the Vision Russell process. It has served on the Coordinating Committee as well as hosted numerous meetings and events at its Old Walnut Street Development in support of the Vision Russell process.

Founded in 1948, LCCC is a 501 (c) (3), private, non-profit community-based organization that is governed by an independent, volunteer Board of Directors. For all of years of existence, LCCC has been located within Louisville's historic Russell neighborhood, offering a variety of high quality programs and services in support of economically disadvantaged children and adult family leaders. Its' mission is to advance self-reliance by increasing competence and confidence among individuals and families in Russell and the surrounding community.

LCCC, as an anchor institution in Russell, is pleased to provide the following firm commitments to support the People component of the Russell Transformation Plan:

**Existing Leverage:**

LCCC, since 1975, has been located within the Beecher Terrace Public Housing development while providing private, early childhood education for young children. It operates two highly-rated Kentucky state-licensed, full-day child development centers, all in the Russell neighborhood. Both centers, Mini-Versity Downtown and Mini-Versity West, uses a "101 languages" curriculum based on the spirit of Reggio Emilia, an international town in northern Italy that has developed world-famous early childhood schools that emphasize the competence of children. Last year, 44 children from Beecher Terrace, and 109 from the larger Russell Neighborhood, attended one of our campuses at a value of \$948,600 (153 students at a cost of \$6,200 per student).

For youth development, LCCC offers the **Progressive Educational Performance (P.E.P.) Club** which combines homework assistance and tutoring with computer labs to provide educational enrichment to youth. The **Kids Art Academy** is a school-age program (6-18 years) that uses fine arts as a vehicle to help young people develop personal skills that is used to help improve academic achievement and social well-being. The **Teen Leadership Council** promotes leadership and team building among neighborhood youth. **Boys to Men** is a program for boys age 6 to 15 that offers mentoring, tutoring and special



[www.lcccnews.org](http://www.lcccnews.org)

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

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activities designed to support academic achievement and help them reach their highest potential. Thirty-eight (38) youth from Beecher Terrace and fifty-two (52) from Russell have participated in our programs campuses at a value of \$525,105 (104 participants x \$5,049 cost per participant).

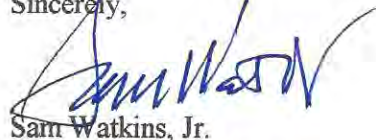
For adult development, LCCC offers the Working Solutions program which provides workforce development services, such as job readiness skills training, on-the-job training, and job search and placement support. **Other Programs & Services** offered include home ownership counseling, free tax filing service, notary services, adult education, advocacy for families and financial literacy training. Thirty-eight (38) adult residents of Beecher Terrace and one hundred twenty-six (126) adult residents of Russell have taken advantage of these development activities at a value of \$315,805 (164 participants x \$1,926 cost per participant).

In addition, with a Choice Neighborhood Implementation Grant funding of \$60,000, LCCC will provide child care scholarship support for at least 20 slots at the LCCC Mini-Versity Child Development Center. Mini-Versity's cost per slot is \$6,200. Thus, the match is \$64,000 (\$6,200 - \$3,000 scholarship = \$3,200 x 20 slots).

All activities described above will be coordinated with Vision Russell partners and promoted as transformational change that benefits the Russell neighborhood.

LCCC has been a part of the Russell Neighborhood for 68 years and has served Beecher Terrace and the Russell community during its entire history. It is committed to supporting the revitalization of this historic neighborhood and will work to help the Choice Neighborhoods Implementation Grant be a great success.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Watkins, Jr.", is written over a horizontal line.

Sam Watkins, Jr.  
Chief Executive Officer



The **Courage** to Question Convention.  
The **Passion** to Break New Ground.  
The **Insight** to Champion Community.  
The **Imagination** to Pursue the Undiscovered.  
The **Will** to Achieve Greatness.  
The **Promise** of a Limitless Future.  
The **People** to Bring It to Life.  
**It's Happening Here.**

June 28, 2016

Mr. Tim Barry  
Louisville Metro Housing Authority  
420 South Eighth Street  
Louisville, Kentucky 40203

Re: Anchor Institution Neighborhood Investment Documentation for the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant Program Application

Dear Mr. Barry:

Chartered by the Kentucky Legislature in 1798, the University of Louisville (UofL) has served as one of the city's premier anchor institutions for nearly 220 years, steadily growing from a small seminary school to an institution of both regional and national significance, with a student enrollment of more than 22,000 today. The institution's economic impact is tremendous, with more than 7,000 staff, a \$1.2 billion operating budget, and an endowment of nearly \$800 million.

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 a variety of stakeholders, many of whom are also *Vision Russell* partners - community residents, Jefferson County Public Schools, Louisville Metro Government, Metro United Way, the Louisville Urban League (headquartered in the Russell community), and faith-based organizations, among others - the University has enhanced existing programs and launched new programs designed to eliminate or reduce disparities that West Louisville residents experience in education, health, and 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.

Neighborhood Investment: Youth Violence Prevention Research Center

In 2015, the University's School of Public Health and Information Sciences' Office of Public Health Practice received a \$5,700,000 grant from the U.S. Centers for Disease Control (CDC) to establish a Youth Violence Prevention Research Center (one of only seven nationally) in the Russell neighborhood, and the Center recently took up residence in newly developed space at the Louisville Central Community Centers' Old Walnut Street campus.

Youth violence is a preventable public health problem for individuals and communities, and the Center is working to be part of the solution. Funds from the CDC grant will allow our researchers to develop, implement, and evaluate a large, community-level mass and social media campaign to change social norms - unwritten, shared mores, rules and customs that affect behavior with the aim of reducing violence among youth living in West Louisville. The program will recruit six Louisville Youth Voices against Violence Scholars, young people ages 16-24 from West Louisville, to work part-time assisting with campaign development and testing. Although many who work with youth recognize the importance of utilizing social media to reach young people, there is little published research about effective ways to use these applications for community-level interventions.

We are pleased to hear that our recent investment of \$5,700,000 to create this exciting new Center in Russell can be used as neighborhood investment leverage for your Choice Neighborhoods Implementation (CNI) grant application.



### Existing People Leverage: Education Initiatives

#### *Central High School*

UofL's Signature Partnership Initiative has been partnering with Central High School for a number of years to offer a highly successful Law Magnet Program that brings faculty and students from the University's Brandeis School of Law to the school where they introduce 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 up close 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.

#### *Roosevelt Perry Elementary School*

Several of the University's schools also partner with Roosevelt Perry Elementary (RPE) School on education and health initiatives:

- School of Engineering: The STEM Fundamentals program brings engineering education to students through school visits from UofL engineering students who engage RPE students in fun, hands-on activities that bring engineering to life;
- School of Nursing: School of Nursing students visit RPE to teach students about healthy eating habits, bullying prevention, stranger danger, and hand hygiene;
- Kent School of Social Work: Graduate students intern for a semester or a year in RPE's Family Resource Center. They engage in the day-to-day activities of the Center, providing assistance to students;
- School of Dentistry: Through the Colgate Kids program, dentistry students and faculty provide free oral health screenings for children, and parents then receive a report on the dental screening results; and
- College of Education and Human Development: Graduate-level students provide counseling and psychology services.

### Existing People Leverage: Health Initiatives

The Cardinal Success Program @ Nia Center (CSP) is an innovative partnership between the University's College of Education and Human Development (CEHD), Department of Counseling and Human Development, and the West Louisville community. By design, it brings access to quality counseling and psychology services to residents from a traditionally underserved area of the community. Services, which are provided in Nia Center offices immediately adjacent to the Russell neighborhood on Broadway, are provided by graduate-level counseling psychology and clinical mental health students working under the direct supervision of a licensed psychologist who is also a faculty member with the CEHD.

Working closely with residents and community leaders during the planning phase of CSP, the program has been designed to target behavioral health services to the priorities identified by members of the community. In addition to providing individual, group and family counseling and psychological assessment services, CSP offers prevention and support programs tailored to the community's needs. Parent education and parent and family support programs designed to strengthen families and parent-child relationships are a central focus of CSP.

Another key element of CSP services is identifying and building character strength in children and adolescents to promote social skills, self-esteem and resilience. This positive psychology approach is woven into individual and group services offered at CSP. In addition to serving children and families, the CSP is committed to providing counseling and wellness services to adults dealing with challenging life circumstances.

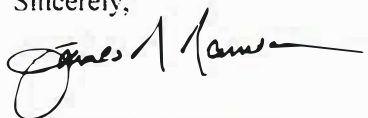
The Cardinal Success Program commits to providing 330 individual counseling sessions to Beecher residents and 1,980 sessions to other Russell residents during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$173,250 (\$75 per session x 2,310 sessions). The program also commits to providing 330 group counseling sessions to Beecher residents and 1,320 sessions to Russell residents during the grant period (between January 1, 2017 and September 30, 2023). The value of this service is approximately \$66,000 (\$40 per session x 1,650 sessions). **The total commitment from the Cardinal Success Program is \$239,250.** Program recruitment efforts will be closely coordinated with Vision Russell case managers serving both Beecher Terrace and other Russell households to ensure that all eligible candidates are made aware of the benefits of the Cardinal Success Program and that those who express interest receive a direct referral to the program.

UofL is also partnering with KentuckyOne Health, the Peace Education Program, the Louisville Metro Office of Safe and Healthy Neighborhoods, and the Louisville Metro Department of Public Health and Wellness on the Pivot to Peace Program, an innovative, evidence-informed collaboration to address and prevent violent crime in West Louisville. Pivot to Peace is designed to build stronger, safer neighborhoods by linking adult survivors of violent gun and knife injuries to community resources. The program promotes healthy choices to help victims avoid further injury or involvement with law enforcement. Ultimately, the goal is to help participants to "pivot," linking them to resources that promote a healthy, nonviolent life. Over the last two years more than 600 people were treated at University of Louisville Hospital – the region's only level 1 trauma center – for gunshot injuries. They came from across the region, but the largest numbers came from West Louisville neighborhoods, including Russell, that face significant challenges including high unemployment, poverty, and crime, all of which contribute to an average life expectancy seven years less than across Louisville Metro as a whole.

Pivot to Peace adapts best practices from hospitals around the country, using guidelines from the National Network of Hospital-based Violence Intervention Programs. We see trauma centers as environments to teach and engage injured patients, family, and friends. Participants are paired with a Case Worker from the Peace Education Program who supports them in coping with their injury and assisting with follow-up care. Key outcomes for Pivot to Peace participants include reduced violent interactions and improved educational attainment, employment status, and physical/mental health.

In closing, we are thankful to have been engaged in a meaningful way in the planning and implementation of the *Vision Russell* Transformation Plan, and are happy that we can firmly commit to a total of \$5,700,000 in Neighborhood Investment Leverage as well as in existing People Leverage in support of the Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation Grant application.

Sincerely,



Dr. James R. Ramsey  
President

**Attachment 56 – Promote Economic Development and Economic Resilience**

**Louisville Metro Housing Authority**

**Att56PromoteEcoDevEcoResilience.pdf**

## **Louisville Metro Housing Authority Section 3/MBE/WBE/DBE Participation Priority and Plan Russell Choice Neighborhood**

The Louisville Metro Housing Authority (LHMA) and the Housing Implementation Entity for the Vision Russell Transformation Plan, McCormack Baron Salazar (MBS), are equally committed to non-discrimination in development and construction and believe that contracting goals help to level the playing field, remove barriers to participation, and help disadvantaged business enterprises become more competitive. (For information on critical community improvements and additional investments that create jobs for low-income people, at-risk, and/or transition-age youth and provide support and resources for small business development, see Exhibit J.) Both entities have a robust track record of meeting or exceeding federal goals. With this in mind, the development team commits to provide for the participation of MBE/WBE business and contractors to meet and/or exceed the goals set out by the LHMA, which are 25% of hard and soft costs to MBE firms, and 10% hard and soft costs to WBE firms. In addition, LHMA strives to award 0.5% of contracts to Disabled Business Enterprise (DBE) firms, and MBS will work toward achieving or exceeding that goal.

In addition, the development team is committed to hiring low-income residents of the neighborhood in the redevelopment of the neighborhood, as well as promoting businesses led by neighborhood residents (known as “Section 3 Residents” and “Section 3 Business Concerns” from Section 3 of the Housing and Urban Development Act of 1968). The team will exceed the goals set out by HUD for Section 3 participation.

<u>Hard Costs</u>	<u>Soft Costs</u>	<u>Section 3 Residents</u>	<u>Section 3 Business Concerns</u>
25% MBE Contracts 10% WBE Contracts	25% MBE Contracts 5% WBE Contracts	33% New Hires/Year	12% Construction Contracts 4% Nonconstruction Contracts

The development team will achieve these goals by utilizing proven strategies to develop a comprehensive MBE/WBE/Section 3 Participation Plan that maximizes participation throughout the project, as outlined further below.

### **Strategies to Reach and Exceed Participation Goals**

MBS will serve as the Lead Developer for the proposed project, and will proactively manage and incorporate MBE/WBE/Section 3 and diversity participation for the project. MBS is comprised of diversely talented, experienced, and dedicated people who fully understand the importance of meeting and exceeding participation goals as well as providing opportunities for these groups. The development team fully understands and supports the need to assist and partner with MBE/WBE/Section 3 firms, as it relates to construction and people- and neighborhood-based development. MBS has a demonstrated history of working with design and construction firms who also have strong track records of meeting MBE/WBE/Section 3 goals.

Because of the team’s unique background, the plan outlined below includes a mentoring/apprenticeship approach, and a method for achieving tangible results. This approach to sharing of expertise will allow greater opportunities for low-income residents, minority, women, and disabled-owned businesses to survive and/or expand their business acumen throughout and after the revitalization of Russell.

### **Administrative Overview**

The following list of objectives relates to contract compliance, monitoring, and reporting processes. Strategies include alignment/outline of contractual objectives to review of “lessons learned” with all involved contractors and subcontractors.



- Obtain consensus with all project team members on overall objective and goals of the plan;
- Develop provisions to mitigate, mediate, and overcome any and all obstacles for inclusion of MBE/WBE/Section 3 firms and residents;
- Provide for appropriate alignments of firm capabilities to commensurate with opportunity;
- Provide for the development of an information database tool concerning available resources for the project;
- Establishing reporting mechanisms and procedures to convey accurate information to the community; and
- Establish and maintain a tracking system that documents efforts and levels of involvement by team members and contracted parties.

Collectively, the Housing Implementation Entity will provide key team administration through its diverse experience employing a myriad of skill sets to provide appropriate oversight and successful implementation strategies. This includes directing day-to-day operations relative to process management and achievement of programmatic goals on every level of effort required to meet the M/WBE/Section 3 goals. This effort will assist general and subcontractors in achieving maximum communication with local firms regarding bidder's interest and coverage to identify firms for bidding opportunities. This effort will ensure all interested firms throughout the area are made aware of the process, added to the bid list, and participate in the project.

### ***Core Strategies for Success***

#### ***Planning/Development***

The development team will begin development of the program by meeting with project team members to share ideas and expectations about program goals, outcomes, and deliverables. The process of developing an understanding of project needs will be thorough, organized, and clear. Once the joint vision and a full understanding of program objectives are obtained, the development team will formulate the plan and prepare a submittal of the program structure and provisions.

At the outset, all interested firms will be provided a clear explanation of the project/program's purpose and function. Benefits to the selected firms will be outlined and questions will be answered throughout the management phase. Minimum requirements for contract award will be disseminated during this phase and interested firms will be able to ask questions. Despite already having a robust list of Section 3/MBE/WBE firms, specific activities will be made part of the initial phase of the plan to broaden the playing field. Some of these tasks include:

#### ***Outreach***

- Target perspective contractors/workers by publicize contracting/employment opportunities with existing trade associations and training programs in the Louisville metropolitan region.
- Advertise opportunities to participate within the neighborhood and solicit bids from businesses located in the surrounding community.
- Advertise in general circulation media, trade, and professional, association publications, small and minority business media, and publications of minority and women's business organizations.
- Provide notice to a reasonable number of minority and women's business organizations of specific opportunities to participate in the contract.
- Use the City's certified lists of MBE/WBE firms when soliciting bids and help non-certified, qualified firms apply for MBE/WBE status.

#### ***Planning***

- Develop a timeline and basis to pre-qualify and assess potential contractors.
- Interview prospective parties and identify issues and concerns.
- Plan an initial networking session to familiarize trade contractors with available and qualifying

contractors.

- Attempt to identify portions of the work for qualified Section 3/MBE/WBE participation to increase the likelihood of meeting the goals, including breaking down contracts into economically feasible units.
- Purchase supplies from qualified Section 3/MBE/WBE vendors where practical, especially those located in the surrounding neighborhood.
- Establish post-bid award meetings to include development of inclusion strategy, program requirements, and work plans.

#### *Mentoring*

- Establish a mentor-protégé framework within prime and subcontractor opportunities.
- Assist Section 3/MBE/WBE firms with bonding and insurance.
- Establish interim draw disbursements in order to assist Section 3/MBE/WBE firms with working capital.
- Connect Section 3/MBE/WBE to other known regional capital and development resources.

#### *Tracking*

- Track and verify that good faith efforts were employed during bidding process.
- Ensure monitoring and enforcement of good faith effort and contract compliances by providing adequate staff and other resources to monitor efforts, including quantifiable and measurable standards focusing on three major areas: participation, performance and payment.
- Track/report utilization levels of contractors, contracted scope of work, including percent completed, payments made to date on a monthly basis and distribute to named parties.
- Evaluate contractor performance internally.
- Provide feedback to individual firms.
- Maintain records of Section 3 residents and MBE/WBE/Section 3 firms contacted, including those determined to be unavailable or unqualified and reasons for non-participation.

#### *General Contractor Section 3/MBE/WBE Obligations*

For Section 3 workers, the general contractor will provide information about all positions it seeks to fill at least one month in advance. At least ten days prior to interviewing prospective candidates for all positions it seeks to fill, the general contractor will contact the case management team with the planned date of interview and planned start date for the job. The general contractor will be required to update the listing of positions it seeks to fill every two weeks throughout the project. A Section 3 Action Plan will be required of each new contractor and contractors will be required to notify the Section 3 Coordinator about all new Section 3 hires, employee separations, and weekly payrolls.

For Section 3/MBE/WBE firms, bid packages will be structured and advertised in a manner designed to maximize potential participation. Upon completion of the bidding process, the actual Section 3/MBE/WBE participation plan will be finalized. This plan will reflect all final contract amounts and subcontractors to be utilized, as well as documentation of the company's status as a Section 3/MBE/WBE firm. In addition, the general contractor and all subcontractors must submit documentation of the firm's commitment to identify opportunities for additional Section 3/MBE/WBE firm participation. Contractors and subcontractors will be required to identify and utilize Section 3/MBE/WBEs in all areas or segments of the project to the greatest extent possible. All contractors must understand that every effort should be pursued to materially increase the number of low-income, minority, and women employees at all levels and in all segments of the workforce, with particular emphasis on segments of the workforce where few, if any, low-income, minority, and/or women are employed.

#### *Communication/Technical Support*

As often as possible, the team proposes to engage Section 3/MBE/WBE subcontractors in the initial phases of projects so that they may have an opportunity to develop their own long-term

management and planning skills. Early involvement will give these firms a chance to understand how their role in the project fits into the big picture, rather than simply react to directives given them by the prime contractor.

#### *Bid Package Breakdown*

When bid packages are broken down into smaller packages, opportunity to maximize inclusion of Section 3/MBE/WBE contractors increases. Smaller bid package breakdowns provide greater opportunity for prime contractors and Section 3/M/WBEs to collaborate on projects. Competitive bid packages will be solicited per advertisement, postings, and phone calls to notify and remind qualified firms.

#### *Matching Worker/Firm Capabilities to Jobs/Contracts*

The primary key to the success of the program is to enhance and support the capabilities and opportunities for qualified firms to win contracts. Firms indicating interest in the program by submission of qualifications, and selected based on the established criteria, will have their qualifications and capabilities evaluated against upcoming project opportunities. Pre-qualifying trade contractors allows for an objective evaluation of the firm's capacity. Findings regarding the capacity of the firm will be documented, reported, and filed. Ultimately, a database of firm capacities will be created toward future collaborations. This database will permit ready evaluation of contract opportunities against available resources.

Concerted efforts will be made to develop strategies to support residents' and firms' success in being hired and winning bids. Those strategies may include recommendations for trade packaging, negotiated contracts, teaming/apprenticeship relationships, or new subcontracting opportunities. The team will develop criteria to feasibly and fairly evaluate necessary hiring qualifications.

#### *Compliance/Reporting/Documentation of Levels of Inclusion*

For Section 3 new hires, the Section 3 Coordinator (case management team) will compare certified payrolls to the baseline employee roster to calculate the new hire rate. The Section 3 Coordinator will review the new hires list to determine the number of Section 3 hires and will report findings on: new hire rate overall, Section 3 new hire rate, and certification status of all Section 3 hires offered employment. The Section 3 Coordinator will conduct unscheduled Davis-Bacon interviews to validate wages and reported hires.

In addition to meeting or exceeding the percent hiring and contract goal thresholds, a key measure of the program's success will be verification of actual contract amounts paid to minority firms. This documentation serves a dual purpose: first, as an effective tool for measurement of the program's success, and second, to provide an objective picture of how inclusive the procurement process actually compares with the project's overall spending. Tracking provides a readily-accessible record of the project's commitment to diversity. Success here is also a strong indicator of the project's commitment to the community.

#### *Mediation of Issues*

The development team has the experience and expertise required to provide support in mediation and problem resolution. The team can serve as a balance against the tendency for issues to become magnified related to differences between people of different backgrounds. Our Section 3/M/WBE coordinators can help maintain balance and ward off the tendency for problems to become magnified and detoured from core issues.

#### *Measurements and Recognition*

Monitoring the plan will be an ongoing activity. The goal is to establish an effective feedback loop through regular meetings with residents, neighborhood firms, and regional minority firms, so that problems, concerns, and misconceptions can be dealt with head on and in a timely manner. These meetings can also be a forum for knowledge sharing and will help everyone gain insight to performance improvement opportunities.

#### *Commitment to Excellence*

The percent thresholds and plan are excellent tools to achieving the goals of providing opportunities for competent, yet un- or underemployed people and underadvantaged firms, and providing for a more inclusive project and Louisville community. No plan can succeed without attention being paid to its governance, administration, evaluation, and refinement. Determining best practices by which to implement and oversee this plan also creates a set of criteria against which success can be measured. Recognition of: opportunity, inclusion, accountability, choice, and potential for success as the basis for appropriation and selection is provided for in the plan.

#### **Development Team's Experience with Section 3/MBE/WBE Participation**

LHMA and MBS are fully committed to bringing economic opportunities to disadvantaged businesses and residents on their projects throughout the country and has an excellent history of achieving Section 3/MBE/WBE participation goals on its revitalization projects. LHMA has recently successfully subcontracted with three Section 3 business concerns: Springfield Plumbing, Metro Fence, and Howell and Howell Contractors. On two recent St. Louis developments, MBS demonstrated its ability to exceed project goals. North Sarah Phase I far exceeded the goals set for the project and achieved 87% \$18 million in contracts awarded to Section 3/MBE/WBE. This led to a successful foundation for North Sarah Phase II, in which 96 of 249 (36%) new jobs were filled by low- and very-low-income workers, \$8.5 million (45%) in contracts were awarded to Section 3 businesses, \$11 million (59%) in contracts went to MBE businesses, and \$1.5 million (8%) in contracts went to WBE businesses.

Another example of MBS success with this particular initiative is the mentor/protégé program implemented with the Simms Building Group, a minority-owned Section 3 business. This program has allowed Simms to grow its capacity from a protégé role to larger general contractors, to a strategic partner to MBS as construction manager, and a general contracting company with bonding capacity of up to \$10 million.

MBS and the rest of the development team we partner with are committed to bringing economic opportunities to disadvantaged businesses and residents in the Russell Neighborhood and greater Louisville, and have the experience and skills to achieve and exceed the stated Section 3/MBE/WBE participation goals.

## LMHA Att 56: Promote Economic Development and Economic Resilience

Location	Walk Score	Transit Score	Bike Score
Beecher Terrace	<b>73</b>	<b>63</b>	<b>78</b>
Louisville Metro	33	28	43

### Beecher Terrace (Target Public Housing Site) WalkScore

Specific address of Beecher Terrace Management Office located at the center of the housing site

**1125 Cedar Court**  
Russell, Louisville-Jefferson, 40203  
Commute to **Downtown Clarksville**

13 min 28 min 60+ min 60+ min View Routes

**Favorite** **Map** **Nearby Apartments**

Looking for a home for sale in Louisville-Jefferson?

**Walk Score 73** **Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score 63** **Good Transit**  
Many nearby public transportation options.

**Bike Score 78** **Very Bikeable**  
Flat as a pancake, excellent bike lanes.

[About your score](#)  
[Add scores to your site](#)

[Add a Walk Score map to your site for free](#)

<https://www.walkscore.com/KY/Louisville-Jefferson> Accessed 6/6/2016

### Louisville Metro (City) WalkScore

**Living in Louisville-Jefferson**

**Walk Score 33** **Transit Score 28** **Bike Score 43**

Louisville-Jefferson is the 43rd most walkable large city in the US with 597,337 residents.

Louisville-Jefferson has some public transportation and does not have many bike lanes.

The most walkable Louisville-Jefferson neighborhoods are **Central Business District, Phoenix Hill and Highlands**.

**Nearby Apartments**

[View Louisville-Jefferson apartments for rent](#) | [View Louisville-Jefferson homes for sale](#)

**Walk Score 33** **Louisville-Jefferson is a Car-Dependent city**  
Most errands require a car.

**Walk Score Map**

[United States](#) [Kentucky](#) [Louisville-Jefferson](#)

**Douglas Loop Farmers Market** **Conrad-Caldwell House Museum**

Most errands require a car in Louisville-Jefferson.

Louisville-Jefferson is the 43rd most walkable large city in the US with a Walk Score of 33.

<https://www.walkscore.com/score/1125-cedar-ct-louisville-ky-40203> Accessed 6/6/2016



## LMHA Att 56: Promote Economic Development and Economic Resilience

Location	Walk Score	Transit Score	Bike Score
1506 and 1508 West Market West Market	<b>58</b>	<b>55</b>	<b>69</b>
Louisville Metro	33	28	43

### 1506 and 1508 West Market St. (Planned Beecher Terrace Housing Replacement Site) WalkScore

**Walk Score** Get Scores Find Apartments My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

## 1506 West Market Street

Portland, Louisville-Jefferson, 40203

Commute to **Downtown Clarksville**

14 min 36 min 60+ min 60+ min View Routes

**Favorite** **Map** **Nearby Apartments**

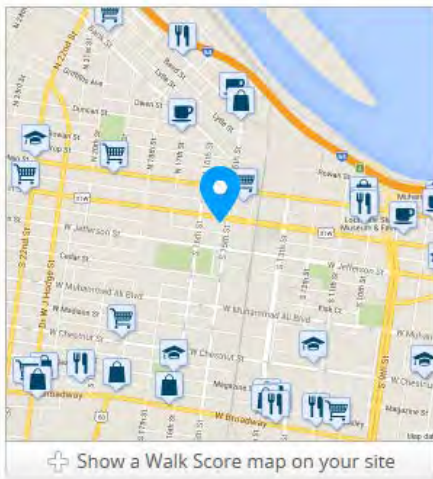
More about 1506 West Market Street

**Walk Score 58** **Somewhat Walkable**  
Some errands can be accomplished on foot.

**Transit Score 55** **Good Transit**  
Many nearby public transportation options.

**Bike Score 69** **Bikeable**  
Flat as a pancake, excellent bike lanes.

About your score



Show a Walk Score map on your site

### Louisville Metro (City) WalkScore

**Walk Score** Get Scores Find Apartments My Favorites Add to Your Site Log in

Type an address, neighborhood or city **Go** iOS Android Share

## Living in Louisville-Jefferson

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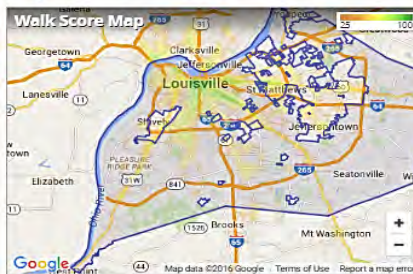
**Nearby Apartments**

View Louisville-Jefferson apartments for rent | View Louisville-Jefferson homes for sale

## Louisville-Jefferson is a Car-Dependent city

Most errands require a car.

**Walk Score Map**



United States - Kentucky Louisville-Jefferson

**Douglas Loop Farmers Market**

**Conrad-Caldwell House Museum**

Most errands require a car in Louisville-Jefferson.

Louisville-Jefferson is the 43rd most walkable large city in the US with a Walk Score of 33.

<https://www.walkscore.com/score/1506-w-market-st-louisville-ky-40203> Accessed 6/27/2016 <https://www.walkscore.com/score/1125-cedar-ct-louisville-ky-40203> Accessed 6/6/2016



## LMHA Att 56: Promote Economic Development and Economic Resilience

Location	Walk Score	Transit Score	Bike Score
1718 West Muhammad Ali	<b>56</b>	<b>54</b>	<b>71</b>
Louisville Metro	33	28	43

### 1718 West Muhammad Ali Blvd. (Planned Beecher Terrace Housing Replacement Site) WalkScore

**Walk Score** Get Scores Find Apartments My Favorites Add to Your Site

Type an address, neighborhood or city **Go**

## 1718 West Muhammad Ali Boulevard

Russell, Louisville-Jefferson, 40203

Commute to **Downtown Clarksville**

15 min 39 min 60+ min 60+ min View Routes

**Favorite** **Map** **Nearby Apartments**

Looking for a home for sale in Louisville-Jefferson?

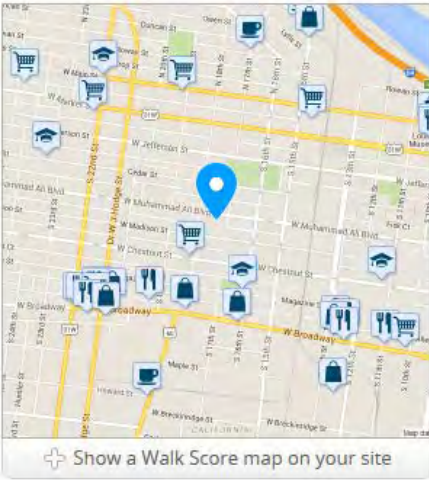
**Walk Score 56** **Somewhat Walkable**  
Some errands can be accomplished on foot.

**Transit Score 54** **Good Transit**  
Many nearby public transportation options.

**Bike Score 71** **Very Bikeable**  
Flat as a pancake, excellent bike lanes.

About your score

Show a Walk Score map on your site



<https://www.walkscore.com/score/1718-w-muhammad-ali-blvd-louisville-ky-40203> Accessed 6/27/2016

### Louisville Metro (City) WalkScore

**Walk Score** Get Scores Find Apartments My Favorites Add to Your Site Log in

Type an address, neighborhood or city **Go** iOS Android Share

## Living in Louisville-Jefferson

**Walk Score 33** **Transit Score 28** **Bike Score 43**

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**Nearby Apartments**


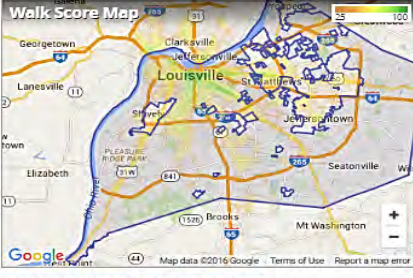


View Louisville-Jefferson apartments for rent | View Louisville-Jefferson homes for sale

**Walk Score 33** **Louisville-Jefferson is a Car-Dependent city**  
Most errands require a car.

**Walk Score Map**

Most errands require a car in Louisville-Jefferson.

Louisville-Jefferson is the 43rd most walkable large city in the US with a Walk Score of 33.

<https://www.walkscore.com/score/1125-cedar-ct-louisville-ky-40203> Accessed 6/6/2016

**Attachment 57 – Preferred Sustainable Status Certification**

**Louisville Metro Housing Authority**

**Att57PreferredSustainStatusCert.pdf**

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: FY 2016 Choice Neighborhoods Implementation Grants Program

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 06/13/2016

(mm/dd/yyyy)

**Attachment 58 – Promise Zones Engagement**

**Louisville Metro Housing Authority**

**Att58PromiseZonesEngagement.pdf**

N/A

**Attachment 59 – Housing Choice Voucher Application**

**Louisville Metro Housing Authority**

**Att59HousingChoiceVoucherApp.pdf**





June 28, 2016

Christopher Taylor  
Field Office Director  
U.S. Department of Housing & Urban Development (HUD)  
601 West Broadway, Room 110  
Louisville, Kentucky 40202

**RE: Application for 727 Relocation Tenant Protection Vouchers in Conjunction with the  
Louisville Metro Housing Authority's FY 2016 Choice Neighborhoods Implementation  
Grant Application**

Mr. Taylor:

Please find attached the Louisville Metro Housing Authority's (LMHA's) formal applications for a total of 727 relocation Tenant Protection Vouchers (TPVs) that LMHA is requesting in conjunction with its FY 2016 Choice Neighborhoods Implementation Grant Application, which calls for the demolition and one-for-one replacement of all 768 public housing units at Beecher Terrace.

Enclosed are seven HUD Form 52515s for Calendar Years 2017, 2018, 2019, 2020, 2021, 2022 and three quarters of 2023. The first six Calendar Years we anticipate leasing 108 TPVs each year and in the final Calendar Year we anticipate leasing 79 TPVs. Annual leasing schedules are also enclosed.

Pursuant to the NOFA for the FY 2016 Choice Neighborhoods Implementation Grant Program and Notice PIH 2007-10 (and any restatement of or successor to that Notice), LMHA is submitting the following information to HUD:

- (1) the name and project number of the affected public housing development;  
KY001000002 Beecher Terrace
- (2) the number of occupied units at the time of the application;  
727 units occupied
- (3) the number of demolition/disposition vouchers requested;  
727 vouchers requested pending receipt of an FY 2016 Choice Neighborhoods Implementation Program award
- (4) the funding eligibility category; and  
Choice Neighborhoods Initiative Implementation Grant Program
- (5) a narrative on funding  
No other relocation or replacement funding has previously been provided for Beecher Terrace. LMHA is a HUD-designated Moving to Work (MTW) agency. As provided in the Housing



420 South Eighth Street, Louisville, KY 40203 | 502 569.3400 | Fax 502 569.3459

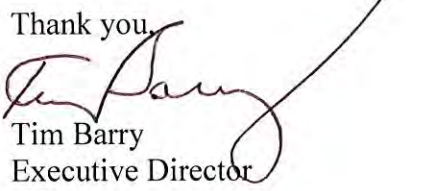




Authority's MTW Agreement with HUD, LMHA receives its Section 8 funding as a block grant with no distinction made between HAP funds and Section 8 Administrative Fee funds. Thus, the Housing Authority's \$14,748,116 undesignated fund balance reflects a combination of HAP and Administrative Fee funding. LMHA is unable to provide an undesignated fund balance that only reflects HAP funds.

Should you have any questions or require additional information, please feel free to contact me at (502) 569-3420 or via email at [barry@lmha1.org](mailto:barry@lmha1.org).

Thank you,

  
Tim Barry  
Executive Director



420 South Eighth Street, Louisville, KY 40203 | 502 569.3400 | Fax 502 569.3459



# Funding Application

Section 8 Tenant-Based Assistance  
Rental Certificate Program  
Rental Voucher Program

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

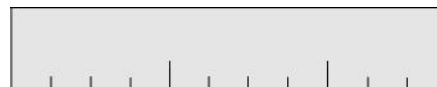
OMB Approval No. 2577-0169  
(exp.04/30/2018)

Send the original and two copies of this application form and attachments to the local HUD Field Office

Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection criteria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Government. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Louisville Metro Housing Authority  
420 S 8th St  
Louisville KY 40203



Do you have an ACC with HUD No Yes

for Section 8 Certificates?

☒☐

for Section 8 Vouchers?

☐☒

Date of Application

06/28/16

Legal Area of Operation

(area in which the HA has authority under State and local law to administer the program)

Louisville/Jefferson County Metro

**A. Area(s) From Which Families To Be Assisted Will Be Drawn.**

Locality (city, town, etc.)

	County	Congressional District	Units
Louisville, Kentucky	Jefferson	3rd	108

**B. Proposed Assisted Dwelling Units.**

(Complete this section based on the unit sizes of the applicants at the top of the waiting list)

	0-BR	1-BR	Number of Dwelling Units 2-BR	Units Below 3-BR	Size 4-BR	5-BR	6+BR	Total Dwelling Units
Certificates								
Vouchers		70	27	8	3			108

**C. Average Monthly Adjusted Income.** Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6+BR
Certificates	\$	\$	\$	\$	\$	\$	\$
Vouchers	\$	\$ 382	\$ 527	\$ 741	\$ 1018	\$	\$

**D. Need for Housing Assistance.** Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages)

For Calendar Year 2017, Louisville Metro Housing Authority is requesting 108 Relocation Tenant Protection Vouchers to assist tenants relocating from Beecher Terrace Housing Development through the Choice Neighborhoods Grant Initiative. These vouchers will assist in placing residents in decent, safe, and sanitary housing.

---

**E. Housing Quality Standards (HQS).** (Check applicable box) HUD's HQS will be used with no modifications Attached for  
HUD approval are HQS acceptability criteria variations LMHA response: HUD's HQS will be used with no modifications

---

**F. New HA Information.** Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

**Note:** If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

---

**G. Certifications.** The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

### Equal Opportunity Certification

The Housing Agency (HA) certifies that:

- (1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.
- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
- (4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- (5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.
- (6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

- (7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.
- (8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

### Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Certification Regarding Drug-Free Workplace Requirements

#### Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

**Controlled substance** means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

**Conviction** means a finding of guilt (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, use, or possession of any controlled substance;

**Employee** means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily 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;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).


B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

**Housing Agency Signature**

Signature of HA Representative



Print or Type Name of Signatory  
Tim Barry, Executive Director

Phone No.  
502-569-3420

Date  
June 28, 2016



Louisville Metro Housing Authority (KY001)  
 2017 Allocation (January 1 - December 31, 2017)  
 Leasing Schedule for Relocation Tenant Protection Vouchers  
 Choice Neighborhoods Initiative  
 Russell Neighborhood / Beecher Terrace

Number of Vouchers	Projected Date Issued	Projected Date Under Lease
27	1/1/2017	6/1/2017
27	4/1/2017	9/1/2017
27	7/1/2017	12/1/2017
<u>27</u>	10/1/2017	3/1/2018
108	2017 Total	

# Funding Application

Section 8 Tenant-Based Assistance  
Rental Certificate Program  
Rental Voucher Program

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

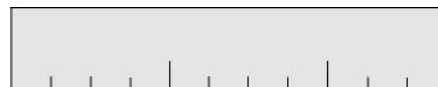
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☐☒

Date of Application

06/28/16

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(area in which the HA has authority under State and local law to administer the program)

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## A. Area(s) From Which Families To Be Assisted Will Be Drawn.

Locality (city, town, etc.)

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## B. Proposed Assisted Dwelling Units.

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Vouchers		70	27	8	3			108

## C. Average Monthly Adjusted Income.

Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

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- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
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The following provisions apply only to housing assisted with Project-Based Certificates:

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### Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Certification Regarding Drug-Free Workplace Requirements

#### Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

**Controlled substance** means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

**Conviction** means a finding of guilt (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, use, or possession of any controlled substance;

**Employee** means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily 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;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

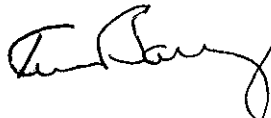
B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

**Housing Agency Signature**

Signature of HA Representative



Print or Type Name of Signatory  
Tim Barry, Executive Director

Phone No.  
502-569-3420

Date  
June 28, 2016

Louisville Metro Housing Authority (KY001)  
 2018 Allocation (January 1 - December 31, 2018)  
 Leasing Schedule for Relocation Tenant Protection Vouchers  
 Choice Neighborhoods Initiative  
 Russell Neighborhood / Beecher Terrace

Number of Vouchers	Projected Date Issued	Projected Date Under Lease
27	1/1/2018	6/1/2018
27	4/1/2018	9/1/2018
27	7/1/2018	12/1/2018
<u>27</u>	10/1/2018	3/1/2019
108	2018 Total	



# Funding Application

Section 8 Tenant-Based Assistance  
Rental Certificate Program  
Rental Voucher Program

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

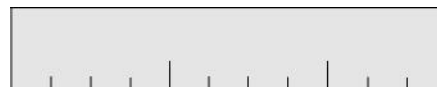
OMB Approval No. 2577-0169  
(exp.04/30/2018)

Send the original and two copies of this application form and attachments to the local HUD Field Office

Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection criteria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Government. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Louisville Metro Housing Authority  
420 S 8th St  
Louisville KY 40203



Do you have an ACC with HUD No Yes

for Section 8 Certificates?

☒☐

for Section 8 Vouchers?

☐☒

Date of Application

06/28/16

Legal Area of Operation

(area in which the HA has authority under State and local law to administer the program)

Louisville/Jefferson County Metro

## A. Area(s) From Which Families To Be Assisted Will Be Drawn.

Locality (city, town, etc.)

	County	Congressional District	Units
Louisville, Kentucky	Jefferson	3rd	108

## B. Proposed Assisted Dwelling Units.

(Complete this section based on the unit sizes of the applicants at the top of the waiting list)

	0-BR	1-BR	Number of Dwelling Units 2-BR	Units Below 3-BR	Size 4-BR	5-BR	6+BR	Total Dwelling Units
Certificates								
Vouchers		70	27	8	3			108

## C. Average Monthly Adjusted Income.

Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6+BR
Certificates	\$	\$	\$	\$	\$	\$	\$
Vouchers	\$	\$ 382	\$ 527	\$ 741	\$ 1018	\$	\$

## D. Need for Housing Assistance.

Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages)

For Calendar Year 2019, Louisville Metro Housing Authority is requesting 108 Relocation Tenant Protection Vouchers to assist tenants relocating from Beecher Terrace Housing Development through the Choice Neighborhoods Grant Initiative. These vouchers will assist in placing residents in decent, safe, and sanitary housing.

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**E. Housing Quality Standards (HQS).** (Check applicable box) HUD's HQS will be used with no modifications Attached for  
HUD approval are HQS acceptability criteria variations LMHA response: HUD's HQS will be used with no modifications

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**F. New HA Information.** Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

**Note:** If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

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**G. Certifications.** The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

### Equal Opportunity Certification

The Housing Agency (HA) certifies that:

- (1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.
- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
- (4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- (5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.
- (6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

- (7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.
- (8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

### Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Certification Regarding Drug-Free Workplace Requirements

#### Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

**Controlled substance** means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

**Conviction** means a finding of guilt (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, use, or possession of any controlled substance;

**Employee** means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily 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;

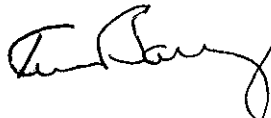
(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

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Signature of HA Representative



Print or Type Name of Signatory  
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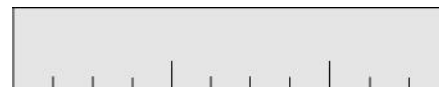
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(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

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Place of Performance (Street address, city, county, State, zip code)

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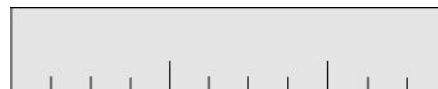
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Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection criteria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Government. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Louisville Metro Housing Authority  
420 S 8th St  
Louisville KY 40203



Do you have an ACC with HUD No Yes

for Section 8 Certificates?

☒☐

for Section 8 Vouchers?

☐☒

Date of Application

06/28/16

Legal Area of Operation

(area in which the HA has authority under State and local law to administer the program)

Louisville/Jefferson County Metro

## A. Area(s) From Which Families To Be Assisted Will Be Drawn.

Locality (city, town, etc.)

	County	Congressional District	Units
Louisville, Kentucky	Jefferson	3rd	108

## B. Proposed Assisted Dwelling Units.

(Complete this section based on the unit sizes of the applicants at the top of the waiting list)

	0-BR	1-BR	Number of Dwelling Units 2-BR	Units Below 3-BR	Size 4-BR	5-BR	6+BR	Total Dwelling Units
Certificates								
Vouchers		70	27	8	3			108

## C. Average Monthly Adjusted Income.

Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6+BR
Certificates	\$	\$	\$	\$	\$	\$	\$
Vouchers	\$	\$ 382	\$ 527	\$ 741	\$ 1018	\$	\$

## D. Need for Housing Assistance.

Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages)

For Calendar Year 2021, Louisville Metro Housing Authority is requesting 108 Relocation Tenant Protection Vouchers to assist tenants relocating from Beecher Terrace Housing Development through the Choice Neighborhoods Grant Initiative. These vouchers will assist in placing residents in decent, safe, and sanitary housing.

---

**E. Housing Quality Standards (HQS).** (Check applicable box) HUD's HQS will be used with no modifications Attached for  
HUD approval are HQS acceptability criteria variations LMHA response: HUD's HQS will be used with no modifications

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**F. New HA Information.** Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

**Note:** If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

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**G. Certifications.** The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

### Equal Opportunity Certification

The Housing Agency (HA) certifies that:

- (1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.
- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
- (4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- (5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.
- (6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

- (7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.
- (8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

### Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.



(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Certification Regarding Drug-Free Workplace Requirements

#### Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

**Controlled substance** means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

**Conviction** means a finding of guilt (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, use, or possession of any controlled substance;

**Employee** means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily 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;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

**Housing Agency Signature**

Signature of HA Representative



Print or Type Name of Signatory  
Tim Barry, Executive Director

Phone No.  
502-569-3420

Date  
June 28, 2016

Louisville Metro Housing Authority (KY001)  
2021 Allocation (January 1 - December 31, 2021)  
Leasing Schedule for Relocation Tenant Protection Vouchers  
Choice Neighborhoods Initiative  
Russell Neighborhood / Beecher Terrace

Number of Vouchers	Projected Date Issued	Projected Date Under Lease
27	1/1/2021	6/1/2021
27	4/1/2021	9/1/2021
27	7/1/2021	12/1/2021
<u>27</u>	10/1/2021	3/1/2022
108	2021 Total	

# Funding Application

Section 8 Tenant-Based Assistance  
Rental Certificate Program  
Rental Voucher Program

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

OMB Approval No. 2577-0169  
(exp.04/30/2018)

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06/28/16

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(area in which the HA has authority under State and local law to administer the program)

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**C. Average Monthly Adjusted Income.** Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

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The undersigned certifies, to the best of his or her knowledge and belief, that:

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- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

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- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
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Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

**Housing Agency Signature**  
Signature of HA Representative



Print or Type Name of Signatory  
Tim Barry, Executive Director

Phone No.  
502-569-3420

Date  
June 28, 2016

Louisville Metro Housing Authority (KY001)  
 2022 Allocation (January 1 - December 31, 2022)  
 Leasing Schedule for Relocation Tenant Protection Vouchers  
 Choice Neighborhoods Initiative  
 Russell Neighborhood / Beecher Terrace

Number of Vouchers	Projected Date Issued	Projected Date Under Lease
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108	2022 Total	

# Funding Application

Section 8 Tenant-Based Assistance  
Rental Certificate Program  
Rental Voucher Program

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

OMB Approval No. 2577-0169  
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(Complete this section based on the unit sizes of the applicants at the top of the waiting list.)

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Certificates								
Vouchers		51	20	6	2			79

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For Calendar Year 2023, Louisville Metro Housing Authority is requesting 108 Relocation Tenant Protection Vouchers to assist tenants relocating from Beecher Terrace Housing Development through the Choice Neighborhoods Grant Initiative. These vouchers will assist in placing residents in decent, safe, and sanitary housing.

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**E. Housing Quality Standards (HQS).** (Check applicable box) HUD's HQS will be used with no modifications Attached for  
HUD approval are HQS acceptability criteria variations LMHA response: HUD's HQS will be used with no modifications

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**F. New HA Information.** Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and provide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

**Note:** If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

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**G. Certifications.** The following certifications are incorporated as a part of this application form. The signature on the last page of this application of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

### Equal Opportunity Certification

The Housing Agency (HA) certifies that:

- (1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.
- (2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.
- (3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).
- (4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant thereto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of the handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
- (5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance.
- (6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131) and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activities of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

- (7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.
- (8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regulations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

### Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds 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 in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### Certification Regarding Drug-Free Workplace Requirements

#### Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.
2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

**Controlled substance** means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

**Conviction** means a finding of guilt (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, use, or possession of any controlled substance;

**Employee** means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about:
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily 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;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

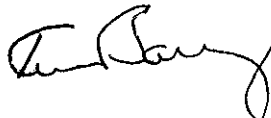
B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check      If there are workplaces on file that are not identified here.

**Housing Agency Signature**

Signature of HA Representative



Print or Type Name of Signatory  
Tim Barry, Executive Director

Phone No.  
502-569-3420

Date  
June 28, 2016



Louisville Metro Housing Authority (KY001)  
2023 Allocation (January 1 - September 30, 2023)  
Leasing Schedule for Relocation Tenant Protection Vouchers  
Choice Neighborhoods Initiative  
Russell Neighborhood / Beecher Terrace

Number of Vouchers	Projected Date Issued	Projected Date Under Lease
27	1/1/2023	6/1/2023
27	4/1/2023	9/1/2023
25	7/1/2023	12/1/2023
79	2023 Total	