

CHOICE NEIGHBORHOODS APPLICATION CERTIFICATIONS – PLANNING GRANTS

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

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

If selected for Choice Neighborhoods funding:

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

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

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

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

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

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

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

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

Lead Applicant: Louisville Metro Housing Authority

Co-Applicant (if any): N/A

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

Beecher Terrace

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

Name of Lead Applicant's Executive Officer: Tim Barry

Title: Executive Director

Signature: 

Date: 8/6/2014

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

Title: N/A

Signature: N/A

Date: N/A

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

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

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

Board Chairman's Signature: 

Date: AUG. 6, 2014

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

Attachment 24. Category Preferences Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att24CategoryPreferencesDoc.pdf

Attached to application in zip file: Attachments21thru25.zip

N/A

Attachment 23. Photographs of the Target Housing and Neighborhood

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att23PhotosHousingNeighborhood.pdf

Attached to application in zip file: Attachments21thru25.zip

Attachment 23: Photographs of the Target Housing & the Russell Neighborhood



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



The site's tennis courts are deteriorated and abandoned.



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



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



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

The 83-unit Russell Apartments is earmarked for rehab by housing partner New Directions



Looking South down the "Ninth Street Divide"



Title 1 and RTP Partner School Roosevelt-Perry Elementary



Louisville Central Community Centers' Downtown and West Mini-University Campuses, and their Old Walnut Street Development



The former Jay's Cafeteria will become Community Ventures' food business incubator



Adaptive rehab of former trolley station - now the Kentucky Center for African American Heritage, a museum and event space



Metro Fire Department Headquarters



Western Branch Library - built in 1908 - one of nine Carnegie buildings in the City



Hampton Place - a 64-unit mixed-income apartment development



Russell is home to dozens of historic churches including St. Peter's United Church of Christ (top)



Historic home needing rehab



New in-fill single family housing development



Overbacker Mansion (circa 1860) is earmarked for adaptive reuse apartments



Central High School's main campus. (right)



Attachment 22. Current Site Plan

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att22CurrentSitePlan.pdf

Attached to application in zip file: Attachments21thru25.zip



LEGEND

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

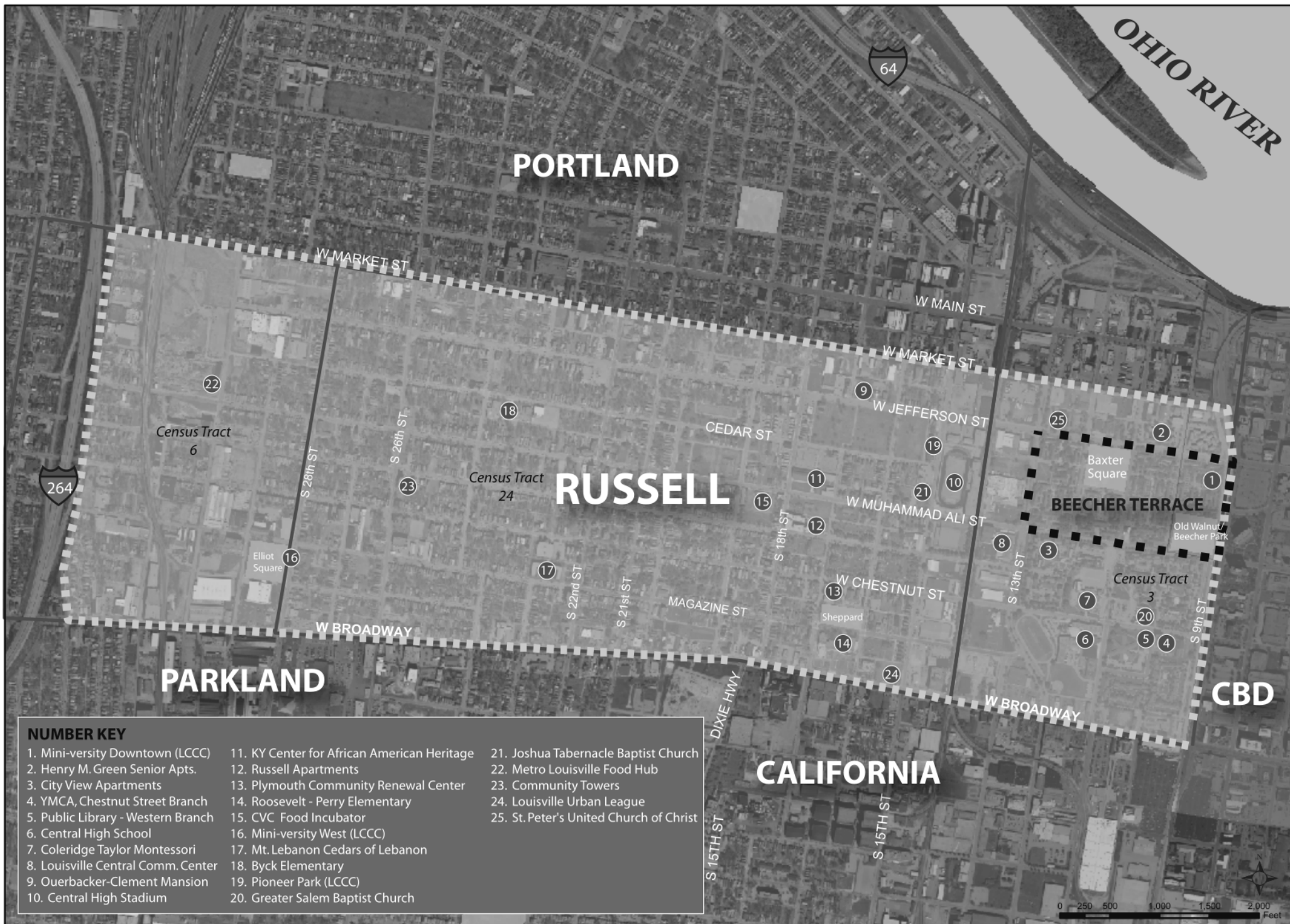
- Beecher Terrace Site
- Beecher Residential Buildings
- Non-Beecher Terrace Sites (See List at left)

Attachment 21. City and Neighborhood Maps

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att21CityAndNeighborhoodMaps.pdf

Attached to application in zip file: Attachments21thru25.zip



RUSSELL NEIGHBORHOOD MAP



**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:

Name of the Federal Program to
which the applicant is applying:

Name of the Preferred Sustainable
Communities Status Community:

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: Executive Administrator for Brownfields and Local Food Initiatives

Organization: Louisville Metro Government, Department of Economic Development

Signature:



Date 07/29/2014

(mm/dd/yyyy)

Attachment 19. Leverage Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att19LeverageDocumentation.pdf

Attached to application in zip file: Attachments11thru20.zip

Public Reporting Burden for this collection of information is estimated to average 5.5 hours 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 Planning Grant Match/Leverage Resources

List all funds that will be used for match/leverage for the Planning Grant only. For each resource you list, you must provide a commitment document behind this cover sheet that meets the standards described in the match and leveraging sections of the Planning Grant section of the NOFA. The amounts listed on this form must be consistent with the amounts identified in the application and the amounts in each resource commitment document.

Source of Resource	Dollar Value of Resource	Cash or In-Kind Resource? (indicate which)	Page # of Commitment Document	HUD Use Only Approved	Amount
Center for Neighborhoods	\$ (b)(4)	Supporting Commitment	LEV-1	\$	
Community Ventures Corporation		Supporting Commitment	LEV-2		
Louisville Metro Government	500,000.00	Cash	LEV-3		
Louisville Metro Government	37,500.00	Supporting Commitment	LEV-4		
New Directions Housing Corporation	(b)(4)	Supporting Commitment	LEV-5		
Telesis Corporation		Supporting Commitment	LEV-6		
Louisville Metro Gov't - CDBG	100,000 (Conditional)	Cash (Not incl. in leverage total)	LEV-7		
St. Peter's United Church of Christ	(b)(4)	Supporting (Not incl. in leverage total)	LEV-8		
Page Total	\$			\$	



August 5, 2014

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

Re: Leverage Commitment for FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, the Center for Neighborhoods (CFN) firmly commits (b)(4) in supporting leverage to complete community-level planning efforts through participation in CFN's longstanding Neighborhood Institute -- a 12 week training institute that teaches neighborhood leaders how to focus their planning efforts toward action, identify action priorities, and design projects that will move these priorities toward fruition.

The Neighborhood Institute has been a mainstay in local neighborhood leadership development since 1987, training 30-50 local leaders per year on how to get things done in their communities, and providing a workspace in which to prioritize and design these activities. The Neighborhood Institute and other programs offered by the Center for Neighborhoods, such as Community Conversations and the Neighborhood Assessment process are based in empowering neighborhood residents to articulate their expectations and requirements as changes impact their communities.

The Center for Neighborhoods has calculated the value of our supporting commitment based on five participants from the Russell Neighborhood in the next Neighborhood Institute at a cost of (b)(4) per participant for a total of (b)(4)

We value projects like these in our community and are committed to see them succeed.

Sincerely,

Rosanne Kruzich
Interim Director
Center for Neighborhoods



August 7, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As the Executive Vice President of Community Ventures Corporation's Louisville office, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood.

Community Ventures Corporation (CVC) is a community-based, non-profit organization that exists to improve the quality of life for urban and rural residents throughout Kentucky. CVC's central mission is to provide individuals and families with the skills, income, and assets they need to achieve financial independence. CVC helps people increase income and build assets with three main strategies: small business ownership, home ownership, and job creation through business expansion. In the Russell neighborhood, CVC has purchased the old Jay's Cafeteria, which is directly across the street from the African American Heritage Center. The site, scheduled to open in March 2015, will serve as Kentucky's first Kitchen Incubator, which will become a shared-use commercial kitchen for entrepreneurs focused on early-stage catering, retail and wholesale food businesses.

Our goal is to contribute to revitalization efforts in the Russell neighborhood above and beyond our purchase of the former Jay's Cafeteria property. To this end, we will undertake the following planning activities March 2015-December 2016:

- Conduct a survey of the housing stock surrounding the 1812 W. Muhammad Ali site. Estimated cost (b)(4)
- Develop a plan to increase the rates of homeownership in the area surrounding the 1812 W. Muhammad Ali site. Estimated cost (b)(4)

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- Conduct a survey of commercial properties in the area surrounding the 1812 W. Muhammad Ali site. Estimated cost: (b)(4)
- Develop a plan to increase the number of small business owners in the area surrounding the 1812 W. Muhammad Ali site. Estimated cost: (b)(4)
- Research and develop an entrepreneurship training program for prospective food entrepreneurs residing in the Russell Neighborhood. Estimated cost: (b)(4)
- Develop an outreach and marketing plan with the goal of enrolling prospective food entrepreneurs residing in the Russell neighborhood into the entrepreneurship training program. Estimated cost: (b)(4)
- Develop a plan to increase access to healthy foods in and surrounding the 1812 W. Muhammad Ali site. Estimated cost: (b)(4)

In total, CVC firmly commits (b)(4) in supporting leverage to the Russell transformation process.

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beccher Terrace and the Russell neighborhood.

Sincerely,

Jonnetta Roberts

Executive Vice President

Community Ventures Corporation- Louisville Office

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OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

August 5, 2014

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

Re: Leverage Commitment for FY 2014 Russell Neighborhood Choice Planning Grant Application


Dear Mr. Barry:

In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, Louisville Metro Government firmly commits \$500,000 in direct financial (cash) leverage to the Housing Authority to engage in activities directly related to the development of a Transformation Plan for the Russell neighborhood and Beecher Terrace public housing development. The provision of these funds is contingent only upon grant award.

I am pleased to offer this commitment on behalf of Louisville Metro Government. Two decades of visionary thinking and \$1.8 billion in reinvestment have resulted in a reinvigorated downtown Louisville that recently made *Forbes'* "15 U.S. Cities' Emerging Downtowns" and "Top 20 Markets with the Most Economic Momentum Going into 2014" lists. It is high time that this momentum moved westward, across the 9th Street divide, to revitalize the adjacent Russell neighborhood and re-create the severely distressed Beecher Terrace as a thriving, sustainable, pedestrian- and bicycle-friendly, mixed-income community. Louisville Metro Housing Authority and U.S. Department of Housing and Urban Development involvement is critical to this effort.

The Louisville Metro Council members David Tandy (District 4) and Cheri Bryant Hamilton (District 5) represent the Russell neighborhood and join me in urging the U.S. Department of Housing and Urban Development to fund the Housing Authority's Choice Neighborhoods Planning grant application.

Sincerely,



Greg Fischer
Mayor



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

August 5, 2014

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

Re: Supporting Leverage Commitment for FY 2014 Russell Neighborhood Choice Planning
Grant Application

Dear Mr. Barry:

In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, Louisville Metro Government firmly commits funds to support leverage from its FY 2015 General Fund towards the development of a multi-modal streetscape master plan for the 9th Street Corridor between Market Street and Broadway, bordering the Russell neighborhood.

The 9th Street Corridor planning project would create an implementable plan to re-make 9th Street as a community connector. Once the plan is adopted by local and state agencies, it will become part of the capital budgets to fund construction. Louisville Metro Government commits \$37,500 toward the Choice Neighborhood Planning application, as part of its work on this important corridor.

As you are well aware, the scale of 9th Street creates an unsafe and unfriendly environment for pedestrians and cyclists, limits connectivity for residents in the struggling western neighborhoods, limits expansion of the burgeoning cultural district on West Main Street and limits economic development opportunities in the nearby commercial and industrial districts of the Russell neighborhood. Elements of the master plan will include:

1. Concept design for up to two alternatives for a redesign of 9th Street from Market Street to Broadway; one that retains the existing Interstate 64 on and off ramps (which empty onto 9th Street at Market) and one that re-imagines the landscape without them.
2. Breaking down the physical barriers created by the Interstate 64 ramps as well the scale of 9th Street by creating a multi-modal transportation corridor designed for bicycles, pedestrians, transit, vehicles and recreation. The design would allow for better cross-neighborhood mobility.
3. Re-establishment of the original street grid to allow for greater access and mobility across the corridor.
4. Modification/relocation of the ramps to open up land for development opportunities supporting recent investments and stimulating new investment both in the Russell neighborhood and in West Louisville as a whole.
5. Connection of the corridor to assets such as the Ohio River and the western expansion of Waterfront Park (Phase IV).

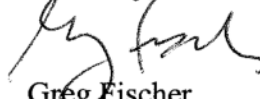
Tim Barry, LMHA
August 5, 2014

6. Analysis to examine potential impacts on traffic patterns and volumes and the environmental impacts on the Russell neighborhood.
7. Planning-level cost estimates for each component.

For too long, 9th Street has created a physical and social barrier that isolates Russell and other neighborhoods in West Louisville. Redesigning 9th Street as a low-impact, context-sensitive corridor will open up opportunities for improving the urban environment and help break down social and physical barriers. The presence of the Interstate 64 interchange creates an environment that is unfriendly to pedestrians and bicyclists on the edge of a vibrant cultural district. Ninth Street's environment reinforces patterns of disinvestment and isolation.

For decades, Louisville Metro and its partners have sought solutions to these trends west of the "9th Street Divide." Through Vision Louisville, the Downtown Master Plan and Move Louisville, it has become apparent that transforming 9th Street's built environment is an important step in reversing the fortunes of the Russell neighborhood and West Louisville at large, and we look forward to working with the Housing Authority to realize this vision.

Sincerely,



Greg Fischer
Mayor



New Directions Housing Corporation

August 5, 2014

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

RE: Leverage Commitment for FY2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

New Directions Housing Corporation, as a network member of NeighborWorks America, has annual access to the Community Leadership Institute, a three-day resident training and capacity building retreat designed to enable grassroots leaders to strategize toward a collective impact action through Action Planning Process.

Resident teams of seven leaders are assembled, prepared by New Directions for the experience by a New Directions staff member, then are transported to the training by air travel, provided shared accommodations, tuition and finally, access to a (b)(4) Action Planning Grant upon submission of a Plan of Action.

In total, the value of this experience (including the (b)(4) Action Plan Grant) is (b)(4) In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, New Directions Housing Corporation firmly commits access to the Community Leadership Institute, with a value of (b)(4) in total—to the Russell Neighborhood leadership in supporting leverage to complete community-level visioning and collective planning efforts.

This experience will dovetail with complementary commitments from The Center for Neighborhoods and with other access documented by New Directions to its bi-monthly Neighborhood Roundtable, a local peer group training and network building forum. The Community Leadership Institute (CLI) is an invitation-only, three-day training event that aims to strengthen the voices and skills of community, resident and volunteer leaders. Participants from around the country, who attend in small teams from communities served by NeighborWorks Network organizations and their partners.

The CLIs are a vehicle for learning and a forum for discussing community issues and sharing best practices and solutions to the problems faced by low- to moderate-income communities. A full range of courses is offered to equip participants with the knowledge they need to improve their communities in many ways. At the end of every CLI, each participating team creates an action plan so they can effectively bring the knowledge they gained at the CLI back to their communities and use it to affect positive change. Subsequent to training, the Russell Neighborhood CLI project will secure a (b)(4) grant from New Directions and NeighborWorks America to implement a tactical plan determined by residents as part of the Choice Neighborhood transformation.

New Directions is uniquely qualified to facilitate maximum impact from the CLI experience, as a NeighborWorks network member agency with the rare Exemplary rating and as the host of the 2010 Community Leadership Institute, the national forum convened in Louisville in October of that year.

Please call me with questions for comments, and we look forward to the bright future ahead for Russell Neighborhood made possible by stronger neighborhood self-management, positive resident-directed activities and fulfilled access to capital improvements as envisioned by residents and stakeholders. New Directions is prepared to help in any way we can, as a leading Louisville not-for-profit community development corporation.

Sincerely,

Lisa D. Thompson, Chief Operating Officer



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

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

August 5, 2014

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

Re: Leverage Commitment for FY 2014 Russell Neighborhood Choice Planning Grant
Application

Dear Mr. Barry,

In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, Teles Corporation will provide a supporting commitment of (b)(4) in community-driven planning services for the redevelopment of a three-acre commercial site located in the Russell neighborhood, across the street from the Beecher Terrace public housing development.

This commercial site is situated within the boundaries of City View Park, a 504-unit, HUD-assisted housing development owned by a Teles affiliate. The commercial site currently houses the successful Park DuValle Health Center, Dare to Care food distribution, and until recently, a small grocery store. The closest grocery store is now more than 1.5 miles from Beecher Terrace or City View Park, a distance too far for most to walk.

We are especially intent on bringing a new, neighborhood-scale grocery store and "emporium" to this site in collaboration with the community, neighborhood residents and stakeholders, and the Housing Authority. We envision a new "emporium" with high-quality, fresh foods, groceries, and sundries, as well as small-scale retail establishments. It is important to us that this retail locations provide the services most wanted by nearby residents. Combined, Beecher Terrace and City View Park have over 1,200 households with disposable incomes (after rent) in excess of (b)(4). (b)(4) For this reason, we will engage the services of StreetSense, a national consulting firm with a strong background in community-level planning, to lead a neighborhood-driven visioning process for development of the "emporium." Among other steps, this process will include a survey of households living in HUD-assisted properties within walking distance of the site to establish the retail services that should be included. Teles firmly commits (b)(4) for this purpose.

Tim Barry
Louisville Metro Housing Authority
Page 2

I am pleased to offer this supporting commitment on behalf of Telesis Corporation. If I may be of any assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, reading "Marilyn Melkonian", enclosed within a thin rectangular border.

Marilyn Melkonian
President



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

July 11, 2014

Tim Barry, Executive Director
Louisville Metro Housing Authority
420 S. 8th Street
Louisville, Kentucky 40202

Dear Mr. Barry:

RE: Louisville Metro Housing Authority- Program Year 2015 Community Development Block Grant Funds Conditional Commitment Agreement for the Russell Choice Neighborhoods Planning Grant

Thank you for the opportunity to present this Conditional Commitment Agreement ("Agreement") between Louisville Metro Government ("LMG") and Louisville Metro Housing Authority ("LMHA") for planning match for the FY2014 Choice Neighborhoods Planning Grant application to the US Department of Housing and Urban Development ("HUD") for the Russell neighborhood. LMG commits to provide one hundred thousand dollars (\$100,000) of Program Year 2015 (July 1, 2015 through June 30, 2016) Community Development Block Grant (CDBG) funds in support of the Russell Choice Neighborhoods Planning Grant.

Certain terms and conditions that would serve as the basis of executing a Funding Grant Agreement follow:

- LMG will complete a grant agreement with LMHA and funds will be disbursed ONLY once HUD has awarded the Choice Neighborhoods Planning Grant to LMHA.
- Regular project updates must be provided to LMG that describe project status. As more project information becomes available, certain evidentiary items must be submitted. Such deliverables include, but are not limited to: updated financial information, project schedules, and progress reports.

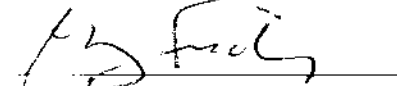
Please note that LMG will be developing its 2015-2019 Comprehensive Plan for HUD Entitlement Funds and the Program Year 2015 Action Plan over the course of Metro Fiscal Year 2015 (July 1, 2014 through June 30, 2015). Sustainable redevelopment of low- and moderate-income neighborhoods, including Russell, will be a priority of the forthcoming Consolidated Plan and Action Plan, and the Choice Neighborhoods Planning funding will be included in those plans once they are developed and submitted to HUD. Therefore, LMG's commitment of Program Year 2015 CDBG funds to the Russell Choice Neighborhoods Planning Grant will be fully compliant with the terms of section V.A.1.r.(7)(f) of the NOFA for the Choice Neighborhoods Planning Grants (FR-5800-N-13) once the new plans are released.

*Louisville Metro Housing Authority-
Russell Choice Neighborhoods Planning Grant Conditional Commitment Agreement*

This Conditional Commitment formalizes LMG's intent to provide funding to the Russell Choice Neighborhoods Planning project. On behalf of our great City, we look forward to again partnering with LMHA on a neighborhood redevelopment effort.

Respectfully,

Louisville Metro Government



Greg Fischer
Mayor

Agreed and Accepted

Louisville Metro Housing Authority



Tim Barry
Executive Director



Location:
1407 West Jefferson Street
Louisville, KY 40203

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

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

August 4, 2014

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

Re: Leverage Commitment for FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

St. Peter's United Church of Christ is located directly across the street from Beecher Terrace and already serves local residents needs through the church and MOLO Village, a CDC formed by St. Peter's in 2011 specifically to promote neighborhood and economic development. Services provided include provision of a Dare to Care Food Bank, addiction and rehabilitation services, and post release services to formerly incarcerated men and women. The Russell Community which includes Beecher Terrace is severely in need of a comprehensive plan that includes housing, retail, social services, and employment and education services to support the community. In support of the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds, St. Peter's firmly commits a total of (b)(4) for 2014 and 2015 in supporting leverage to complete community-level visioning efforts for the St. Peter's properties that will complement the comprehensive community planning to be initiated with the CHOICE neighborhood funds.

The CHOICE neighborhood planning process can be supported by St. Peter's own ongoing planning efforts for the rehabilitation of the church and development of an adjacent vacant land parcel. St. Peter's has been awarded a technical assistance grant valued at (b)(4) for 2014 by the United Church of Christ Church Building & Loan Fund to determine the best use for the redevelopment of the St. Peter's property. The grant is expected to be renewed for 2015 to continue to support planning work which will include visioning workshops and predevelopment activities. The UCC Church Building & Loan Fund (CB&LF) is the oldest church building loan fund in the United States, planning and financing thousands of church real estate projects since 1853. Partners in Vision (PIV), a CB&LF initiative designed to seek out and create opportunities for innovative church place-making and church-led community development projects is in a long-term partnership with St. Peter's. PIV is CB&LF's planning and technical assistance initiative that will help churches with real estate to discern vision plans and create master plans that lead to sustainable, innovative, mission-focused development models.

Proposed uses for the church and adjacent vacant land parcel will be based on community needs and opportunities and will include bricks and mortar projects that will support and complement the CHOICE neighborhood goals. These may include neighborhood retail and the development of other spaces that can be used for programming to support resident needs and promote neighborhood redevelopment. St. Peter's is committed to being a partner to the Metro Louisville throughout the CHOICE process and will look to develop complementary projects that will enhance the Beecher Terrace neighborhood.

Sincerely,


Reverend Dr. Jamesetta Ferguson
Senior Pastor

Attachment 18. Evidence of Local Government Support

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att18EvidenceOfLocalGovtSupport.pdf

Attached to application in zip file: Attachments11thru20.zip



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

August 5, 2014

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

Re: Local Government Support for FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

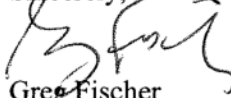
As Mayor of Louisville Metro, I am pleased to support the Louisville Metro Housing Authority's FY 2014 application for a Choice Neighborhoods Planning grant, which seeks funds to conduct a comprehensive plan for transformation of the Russell neighborhood, with a particular emphasis on planning for the redevelopment of the Beecher Terrace public housing development.

Although there are significant differences between the previous HOPE VI Revitalization Program and the Choice Neighborhoods Program, the success of three previous HOPE VI Revitalizations at Park DuValle, Liberty Green, and now at Sheppard Square, demonstrate our ability to successfully partner entities to realize a new vision for urban housing and development. We welcome the opportunity the Choice Program now offers us to move beyond the focused revitalization of public housing developments to look at the comprehensive transformation of entire neighborhoods.

My vision of a vibrant downtown Louisville bustling with activity depends on a revitalized Russell neighborhood. A successful Choice Neighborhoods Planning grant application would supply the final piece of the puzzle, allowing us to leverage existing resources and planning efforts already underway to complete a single Transformation Plan for the Russell neighborhood, one that emphasizes economic and educational opportunities for community residents; the development of high-quality, sustainable, mixed-income housing options; and the creation of conditions necessary for the types of public and private reinvestment that provide amenities and assets that are important to families.

I am proud that our agencies have worked together so closely to prepare this Choice Neighborhoods Planning grant application, and I look forward to an announcement from HUD that we have been successful in our efforts.

Sincerely,


Greg Fischer
Mayor

Attachment 17. Evidence of Local Partnerships

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att17EvidenceOfLocalPartnerships.pdf

Attached to application in zip file: Attachments11thru20.zip

Attachment 17: Evidence of Local Partnerships

Louisville Metro Housing Authority FY 2014 Choice Neighborhoods Planning Grant

<u>Partner</u>	<u>Letter Number</u>
African American Community Agenda Initiative.....	ELP-1
Community Ventures Corporation.....	ELP-2
Greater Salem Baptist Church	ELP-3
Habitat for Humanity of Metro Louisville.....	ELP-4
Healing Place, The	ELP-5
Jefferson County Public Schools	ELP-6
Joshua Tabernacle Missionary Baptist Church.....	ELP-7
KentuckianaWorks.....	ELP-8
Leadership Louisville Center - Bingham Fellows	ELP-9
Louisville Affordable Housing Trust Fund.....	ELP-10
Louisville Central Community Centers, Inc.	ELP-11
Louisville Downtown Partnership	ELP-12
Louisville Free Public Library	ELP-13
Louisville Metro Department of Public Health and Wellness	ELP-14
Louisville Metro Government - Office of the Mayor	ELP-15
Louisville Metro Housing Authority – Board Chair / Beecher Terrace Resident	ELP-16
Louisville Urban League.....	ELP-17
Metro United Way	ELP-18
New Directions Housing Corporation	ELP-19
Plymouth Community Renewal Center	ELP-20
St. Peter’s United Church of Christ	ELP-21
Telesis Corporation.....	ELP-22
YMCA of Greater Louisville, The.....	ELP-23
YouthBuild Louisville	ELP-24



AFRICAN AMERICAN COMMUNITY AGENDA INITIATIVE

1718 West Jefferson Street
Louisville, Kentucky 40203
AfricanAmericanInitiative@gmail.com

August 7, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

The African American Initiative (AAI) fully supports the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. To support the Choice Neighborhoods planning process, the following AAI members commit to serve on the Housing and Neighborhood Task Forces:

- Kenneth Butler, BlueSky Advisors and CFO of Hillbilly Tea - Housing Task Force
- Rhonda Richardson, former Louisville alderman - Housing Task Force
- Kim Sickles, Sickles Inc. Realty - Housing Task Force
- Ron Jones, Jefferson County Public Schools- Neighborhood Task Force

The African American Initiative is composed of a wide array of primarily African American community leaders and operatives from the Louisville area who have come together to discuss and address the issues that confront the African American community. It is an open process that is focused on bringing the considerable expertise, experience, and the influence of its participants into a focused collective effort to inform, and promote the needs and desires of the African American community, and by extension the entire Louisville community. We seek to identify, distill, and promote issues, and in turn, seek accountability toward that end. AAI primarily focuses on Policy with respect to research, data evaluation and analysis, as to its benefit, effectiveness, and focus.

On a more personal note, I have enjoyed working with you over the years to transform downtown neighborhoods, including Park DuValle, Phoenix Hill, and Smoketown/Shelby Park, the areas most impacted by Louisville's HOPE VI Revitalization programs, and look forward to continuing this work through the Choice planning process for the Russell neighborhood and Beecher Terrace public housing development. We are certainly off to a strong start with our preliminary planning efforts. I would like to thank you again for participating on both the "Housing Opportunities and Challenges" and community stakeholders panels that I moderated recently at the two-day West Louisville Economic Development and Housing Summit, which was convened by the African American Institute at the Jefferson Community and Technical College. It was a wonderful opportunity to share the incredible possibilities that come

with a Choice Neighborhoods planning grant with a room full of West Louisville leaders. Hopefully, we inspired a few of them to join our choice partnership and to consider investing in our efforts.

Please let me know if there is anything further my office can do to support your work in the Russell neighborhood. It is high time economic development and revitalization efforts moved west of the "9th Street Divide.

Sincerely,

A handwritten signature in black ink, reading "Gerald A. Neal". The signature is written in a cursive, flowing style with a large initial "G".

Gerald A. Neal
Kentucky State Senate

August 7, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As the Executive Vice President of Community Ventures Corporation's Louisville office, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to commit myself to co-chair the Housing Task Force and to serve on the Coordinating Committee for the duration of the two-year grant period.

Community Ventures Corporation (CVC) is a community-based, non-profit organization that exists to improve the quality of life for urban and rural residents throughout Kentucky. CVC's central mission is to provide individuals and families with the skills, income, and assets they need to achieve financial independence. CVC helps people increase income and build assets with three main strategies: small business ownership, home ownership, and job creation through business expansion. In the Russell neighborhood, CVC has purchased the old Jay's Cafeteria, which is directly across the street from the African American Heritage Center. The site, scheduled to open in March 2015, will serve as Kentucky's first Kitchen Incubator, which will become a shared-use commercial kitchen for entrepreneurs focused on early-stage catering, retail and wholesale food businesses.

As you are well aware, CVC enjoys a long-term working partnership with the Housing Authority of Lexington, and staff members recently assigned to the Louisville office have had discussions with LMHA about a similar partnership in Louisville. To that end we anticipate providing resources for the "doing while planning" project by helping to strengthen the fledgling Russell Farmers' Market. We anticipate providing the following resources:

BOARD OF DIRECTORS

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Marilynn Payson, Vice Chair, Pikeville
Rev. Fred Mitchell, Secretary, Lexington
David Hall, Treasurer, Prospect
Kevin R. Smith, President and CEO

Mary Bledsoe, Lexington
Kerri Brotherson, Paducah
John Chowning, Campbellsville

Rep. Jesse Greshaw, Lexington
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Dennis Dorton, Paintsville
Ella Frye, Covington
Arnold Gaither, Lexington
Maria Hampton, Louisville
J. Michael Haskins, Lexington
Phil Holoubek, Lexington
Larry Johnson, Lexington

Jerry Johnston, Louisville
Nick Katko, Lexington
Jody Lassiter, Danville
Jojana Leavell-Greene, Lexington
Pastor John Lee, Lexington
Mike Mangeot, Frankfort
Arthur Salomon, Lexington
Kevin Sheilley, Henderson
Andrew A. Walker, Lexington

REGIONAL OFFICES

Bowling Green
Campbellsville
Frankfort
Henderson
Lexington – Headquarters
Louisville



- Assistance with identifying a permanent location
- Market promotion support
- Provide market vendors and staff access to entrepreneurial individual technical assistance and group training opportunities
- Provide market owner access to CVC loan programs

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,

Johnetta Roberts

Executive Vice President

Community Ventures Corporation- Louisville Office

BOARD OF DIRECTORS

John Watz, Chairman, Lexington
Marilynn Payson, Vice Chair, Pikeville
Rev. Fred Mitchell, Secretary, Lexington
David Hall, Treasurer, Prospect
Kevin R. Smith, President and CEO

Mary Bledsoe, Lexington
Kerri Brotherson, Paducah
John Chowning, Campbellsville

Rep. Jesse Crenshaw, Lexington
Rochelle Davis, Lexington
Dennis Dorton, Paintsville
Ella Frye, Covington
Arnold Gaither, Lexington
Maria Hampton, Louisville
J. Michael Haskins, Lexington
Phil Holoubek, Lexington
Larry Johnson, Lexington

Jerry Johnston, Louisville
Nick Katko, Lexington
Jody Lassiter, Danville
JoJuana Leavell-Greene, Lexington
Pastor John Lee, Lexington
Mike Mangeot, Frankfort
Arthur Salomon, Lexington
Kevin Sheilley, Henderson
Andrew A. Walker, Lexington

REGIONAL OFFICES

Bowling Green
Campbellsville
Frankfort
Henderson
Lexington – Headquarters
Louisville

Greater Salem Baptist Church



1009 W. Chestnut Street
Louisville, KY 40203
(502) 587-8869 • (502) 587-8860
Fax (502) 583-2424

August 4th, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As Pastor of Greater Salem Baptist Church, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Community Advisory Committee and the Neighborhood Task Force for the duration of the two-year grant period.

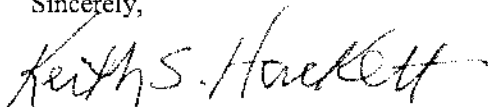
At Greater Salem where our mission is "Making disciples for Jesus Christ – one heart at a time, one family at a time", our Evangelism Ministry goes out and spread the gospel with our neighbors in the Russell and Beecher Terrace neighborhoods. We have full outdoor services at Beecher Terrace (Baxter Square Park) bringing people to Christ.

As you are well aware, Greater Salem enjoys a strong working partnership with the Russell and Beecher Terrace neighborhoods. We will be hosting our annual Unity in the Community day where we will have a clothes and school supplies give away, feed the homeless and those in need, representatives from LG&E, LMPD, and the Water Company will be there to talk with the community. We also provide dinner on Wednesday evenings to youth during bible study.

We are pleased to report that Greater Salem has plans to undertake several projects during the grant period that we hope will further leverage your efforts to re-invigorate the Russell and Beecher Terrace neighborhoods. We plan to hold healthcare screenings and health related services for HIV, blood pressure, diabetes, and cancer screenings, and drug and alcohol counseling.

I look forward to working with LMHA and members of the Russell community and am honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,



Keith S. Hackett, Pastor



1620 Bank Street
Louisville, Kentucky 40203
502.637.6265 main
502.637.6266 fax
www.louisvillehabitat.org

July 29, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

Habitat for Humanity of Metro Louisville fully supports the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning grant to develop a comprehensive plan for transformation of the Russell neighborhood.

Our organization has nearly 30 years of experience developing affordable housing in partnership with low-income families in the Louisville area. We have built more than 100 owner-occupied homes in the Russell neighborhood, will start at least two projects there this year and own four pieces of real estate for future development.

As you know, Habitat for Humanity of Metro Louisville enjoys a strong working partnership with the Housing Authority. In the past three years, four very low income families living in subsidized housing have purchased Habitat homes. The Housing Authority and Habitat worked closely together to help those families access Section 8 homeownership funding to make those homes affordable. A fifth family is expected to close on their home before the end of the year.

Louisville Habitat has plans to undertake several projects during the grant period that we hope will further leverage your efforts to re-invigorate the Russell neighborhood. In addition to developing the four lots we own, we expect to renovate at least two homes in the area for a total investment of more than (b)(4)

Given our common interest in the revitalization of the Russell neighborhood, Habitat for Humanity is pleased to commit an agency representative to serve on the grant's Housing Task Force for the duration of the two-year grant period.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Locke".

Rob Locke
Chief Executive Officer



THE HEALING PLACE

August 5, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As Chairman of The Healing Place, which is located in the Russell neighborhood, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Community Advisory Committee for the duration of the two-year grant period.


The mission of The Healing Place is to reach men and women suffering from drug and alcohol addiction, provide the tools for recovery, and restore productive lives. Founded as a homeless shelter in 1989, The Healing Place has become one of the nation's most effective long-term, social model recovery programs. With 75 percent of our alumni remaining sober after one year, our success rate is five times the national average for recovery facilities. In fact, we have been recognized by the U.S. Department for Housing and Urban Development as a "Model that Works". Our men's campus, located in the Russell neighborhood, has a capacity of 350 men providing substance abuse recovery services. The Healing Place serves an open lunch every day for those in need.

The Healing Place participated in the Sober Living Task Force that was able to establish Sober Living units in the Beecher Terrace housing development. This living environment provided 60 units that were set aside as alcohol and drug free units and the community based treatment program provided support and counseling as needed.

Because of the increased demand for the services it is anticipated that The Healing Place will begin planning to expand the current facility to double the number of beds in its non-medical detoxification unit and increase the number of recovery beds by 200.

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,



Jay Davidson
Chairman

Administrative Offices

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



July 31, 2014

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

RE: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

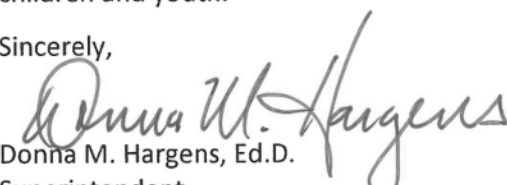
Jefferson County Public Schools (JCPS) fully supports the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. The District is pleased to help develop a strategy to ensure children living in the Beecher Terrace housing development and the Russell neighborhood enter kindergarten ready to learn; children are proficient in core academic subjects; and youth graduate from high school, college- and career-ready.

In short, the JCPS mission is "every student graduates prepared." The district is the 28th largest public school district in the United States and is comprised of 155 schools including 89 elementary, 23 middle, 18 high, and 25 special schools. More than 101,000 K-12 students were enrolled for 2013-14; that number topped 105,000 including preschool and pre-K students. Some 65 percent of all students were eligible for free/reduced lunch and more than half identified as non-white. JCPS operates three elementary schools in the Russell neighborhood: Byck, Coleridge-Taylor, and Roosevelt-Perry. The three schools have a total enrollment of just over 1,200 students, 515 of whom live in the Russell neighborhood, including 110 who reside in the Beecher Terrace housing development.

The planning grant will focus on Roosevelt-Perry Elementary School, a persistently-lowest achieving Title 1 school that is in the third percentile in reading and math scores for Kentucky, is classified as "Needs Improvement" and is in the "Focus School" assistance category. Nearly 40 percent (142) of the school's 366 students reside in Russell, and 95.6 percent qualify for the Free and Reduced Meal Program. In fall 2013, only 33 percent of Beecher Terrace students and 38.1 percent of Russell students entered school kindergarten-ready.

Given our common interest in the revitalization of the Russell neighborhood, JCPS is pleased to commit Nichole Marshall, Roosevelt-Perry's principal, to serve on the People Task Force for the duration of the two-year grant period. JCPS stands ready "to develop an education strategy that (a) ensures resident children have access to high-quality educational opportunities, including high-quality early learning opportunities, and (b) increases access to programs that combine a continuum of effective community services, strong family supports, and comprehensive education reform to improve the educational and life outcomes for resident children and youth."

Sincerely,


Donna M. Hargens, Ed.D.
Superintendent

DMH:scf



Joshua Tabernacle Missionary Baptist Church

Redeeming the Lost... Building Up the Fellowship... Relieving the Oppressed

Rev. D. L. Snardon, Pastor

426 So. 15th Street
Louisville KY 40203

Mailing Address
PO Box 3742
Louisville, Ky 40201-3742
Phone (502) 583-7077
Fax (502) 583-4630
E-mail jtmhc@bellsouth.net

August 6, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

I support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Community Advisory Committee during the two-year grant period.

At Joshua Tabernacle Missionary Baptist Church, our mission is "Redeeming the Lost, Building Up the Fellowship, Relieving the Oppressed." Some of our members are residents of Beecher Terrace and the Russell Neighborhood, therefore we are invested in seeing the development of the Russell neighborhood and are happy to partner with other organizations that are interested in Russell as well.

We are pleased to report that Joshua Tabernacle Baptist Church has plans to increase our outreach to the residents of Russell as well as create a space where families can gather and celebrate one another.

We also can make available meeting space for small and large groups as part of the planning process. In addition, we will promote this initiative to our parishioners and the broader community as well as encourage local residents to participate and support the effort.

I am grateful to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood. Please keep me advised of the next steps for engagement.

Sincerely,

Rev. David L. Snardon, Pastor

KENTUCKIANAWORKS

GREATER LOUISVILLE'S WORKFORCE INVESTMENT BOARD

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

July 31, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

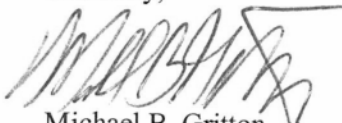
On behalf of KentuckianaWorks, the Greater Louisville Workforce Investment Board, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to commit Cindy Read, Deputy Director of KentuckianaWorks, to serve on the grant's People Task Force for the duration of the two-year grant period.

KentuckianaWorks oversees the region's system of One-Stop Career Centers (called "Kentucky Career Centers") where job seekers, including residents of LMHA developments and Section 8 sites, can find jobs and education and training opportunities and apply for unemployment insurance. Kentucky Career Centers also help employers meet their workforce needs by linking them with qualified employees.

The KentuckianaWorks Youth Career Center (KYCC) has also been a long-time partner with the LMHA, encouraging referrals of 16-21 year old out-of-school youth who connect with a one-on-one career planner, get themselves on an educational path back to a high school degree or a GED, and receive job placement assistance. The KYCC recently received a federal Face Forward grant that will be providing an even more intense, one-on-one effort to get court involved young people back onto a productive path, including mentoring, education, workforce training and job placement, diversion and expungement. The Louisville Metro Housing Authority is a referral source for these youth. LMHA also strongly encourages young housing development residents to participate in the Mayor's SummerWorks job program, still another effort housed at the KYCC.

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,



Michael B. Gritton
Executive Director





Leadership Louisville Center

Growing Community Leaders

732 West Main Street
Louisville, KY 40202
502.561.0458
Fax: 502.561.5224

August 6, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

Since January, Leadership Louisville's 2014 Bingham Fellows have been fully immersed in a topic that is directly related to the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds. The topic, *Investing in West Louisville's Path to Prosperity*, directly relates to developing a comprehensive plan for transformation of the Russell neighborhood, one of four neighborhoods that are the focus of the project. The following Bingham Fellows have been part of the planning for the grant and have committed to serve on the following committees and task forces as part of the Choice Neighborhoods planning:

Coordinating Committee

- Dan Crutcher, Louisville Magazine and Louisville Central Community Center
- Adam Hall, Fifth Third Bank
- Rev. Jamesetta Ferguson, St. Peter's United Church of Christ and Molo Village Community Development Corporation
- Gretchen Milliken, Louisville Metro Advance Planning, Develop Louisville
- Diane Porter, District 1, Jefferson County Board of Education

Housing Task Force

- Woodford R. Porter, Jr., A.D. Porter & Sons Funeral Home
- Rob Locke, Habitat for Humanity of Metro Louisville
- Steve Poe, Poe Companies

Neighborhood Task Force

- Johnetta Roberts, Community Ventures Corporation

People Task Force

- Dr. Anita Barbee, University of Louisville Kent School of Social Work
- Katina Whitlock, Louisville Metro Community Services

Made up of a very talented group of local leaders with a broad knowledge base and range of experience on the topic, Bingham Fellows are social entrepreneurs who have a vision and the ability to assemble the resources required to implement that vision and to address obvious social needs. Since January, the class has sought to identify and build on the strengths in four West Louisville neighborhoods – **Russell**, California, Parkhill and Portland – and serve as catalysts for neighborhood transformation.

In pursuing the topic of *Investing in West Louisville's Path to Prosperity*, several members of the Bingham Fellows 2014 have had numerous conversations with Housing Authority staff members about the lack of good, affordable housing in the area and how LMHA's Beecher Terrace complex and Section 8 properties provide affordable, yet not ideal, options in Russell. Following initial discussions with the Fellows, LMHA made the decision to apply for the Choice Neighborhoods grant. The above listed Bingham Fellows members met again with LMHA staff and kicked into high gear to help form many of the partnerships needed to flesh out the application.

The Bingham Fellows members who have committed to serve on the Coordinating Committee and three Task Forces have long-time ties with LMHA and Russell as well. For instance, Rev. Jamesetta Ferguson is senior pastor of St. Peter's United Church of Christ, adjacent to Beecher Terrace, and its MoloVillage Community Development Corporation. Diane Porter is the Jefferson County School Board member representing the neighborhood. Dan Crutcher, who is an editor of *Louisville Magazine*, is president of the board of the Louisville Central Community Center, which is a driving force in Russell. Adam Hall works at the 5/3 Bank in the area. Developers in the neighborhood are represented by Steve Poe, Poe Companies, Johnetta Roberts, Community Ventures Corporation, and Rob Locke, Director of Habitat for Humanity. Woodford R. Porter, Jr. is owner of the local funeral home. Gretchen Milliken is director of Advance Planning for Louisville Metro, and Katina Whitlock heads Louisville Metro Human Services. Dr. Anita Barbee, a professor at the University of Louisville's Kent School of Social Work, has numerous projects that have involved programming to LMHA and Section 8 residents.

The two of the three project areas of the 2014 Bingham Fellows include future work in the Russell neighborhood:

- Development of a Community Empowerment Association for West Louisville, a not-for-profit corporation whose primary mission will be to stimulate economic development and community revitalization. The association will be charged with guiding community renewal by leveraging private and public resources. Their initial work is focused on learning from national best practices and developing the business plan for the association. The desired outcomes are to secure, grow and employ capital investment, and manage strategic relationships with community leaders and organizations.
- Workforce development initiative called We HIRE, to create a sustainable community solution that reduces unemployment for citizens of West Louisville. They will use a three-pronged approach: identifying inventory of workforce development training, utilizing the established network of employers, and building a communication network of community influencers to connect and provide information regarding training and job opportunities to citizens of West Louisville.

The Leadership Louisville Center is pleased that several members of Bingham Fellows Class of 2014 have committed to serving on committees and task forces to plan for the transformation of Beecher Terrace and the Russell neighborhood. However, many more of the forty-four members of the Bingham Fellows Class of 2014 stand ready to assist when and where needed.

Sincerely,



Cynthia Knapek
President
Leadership Louisville Center

August 7, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As director of the Louisville Affordable Housing Trust Fund, Inc. (LAHTF), I am pleased to serve on the Housing Task Force for the duration of the two-year grant period for the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood.

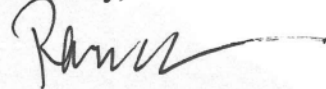
The LAHTF was established by a bipartisan act of Metro Council in 2008 as the way to invest public funds in the kind of housing our community needs: for people on fixed incomes like seniors and people with serious disabilities; for young families starting out; for veterans; and for working people whose wages are not enough to live in Metro Louisville. The LAHTF serves as a catalyst to receive and disburse monies to organizations dedicated to addressing the need for safe, affordable homes by identifying the community needs, convening partners, and securing, investing, and leveraging funding.

The LAHTF enjoys a strong working partnership with the Housing Authority. Our 2012 Needs Assessment cites LMHA publications. The LAHTF evaluates applications for our funds on the proposed program's being in agreement with existing city plans, including those of LMHA. In addition, Mr. Barry serves on the LAHTF Program Committee and helps the LAHTF make funding recommendations to our Board of Directors. We hope to continue this relationship for many years to come.

The LAHTF currently has (b)(4) in Revolving Loan Funds, and will soon have an additional \$1 million in HOME Funds, available for investment in targeted communities, of which the Russell neighborhood is one, in conjunction with existing community and neighborhood plans.

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,



Rachel M. Hurst, Executive Director, Louisville Metro Affordable Housing Trust Fund, Inc.

Louisville
**Affordable
Housing**
Trust Fund
Open the Door.



Louisville Central Community Centers, Inc.

Building A Wealth of Pride Through Opportunity

July 21, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

Louisville Central Community Centers, Inc. (LCCC) supports the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood.

LCCC has served the Russell neighborhood for some sixty-six (66) years providing early childhood education, out of school time youth development services, employment training, financial literacy, microenterprise development and homeownership counseling & development. This past year we provided child care services to over 130 young children, tutoring and educational support to one thousand two hundred (1,200) school-age youth and helped secure employment for eighty-four individuals. We also are proud of the eight-four (84) new homes that we developed for home ownership and a low-income tax credit project that houses seventeen (17) families that we completed some fourteen (14) years ago in the Russell neighborhood.

LCCC has a long-standing partnership with LMHA having worked with you to provide child care and employment services to residents for some thirty-eight (38) years out of a site located within the Beecher Terrace property. A number of these residents were and are referred to us by Housing Authority's Resident Services staff. These services include supporting some one hundred (100) young children annually with day care services while their parents work or attend school or certified training.

Our mission of advancing self-reliance among low-income individuals and families in Russell and the larger community has led us to advocate for the transformation of Russell, a historically high poverty neighborhood, to a more economic diverse community. Thus, during the grant period, we will be investing (b)(4) dollars over the next couple of years to expand our headquarter facility at 1300 W. Muhammad Ali Blvd. This will enable us to serve an additional 400 families per year, offer business development services and create over 100 jobs through a 60,000 sq. ft. business incubator.

Given our common interest in the revitalization of the Russell neighborhood, LCCC is pleased to commit two agency representatives to serve on the grant's Neighborhood Task Force for the

www.lcccnews.org

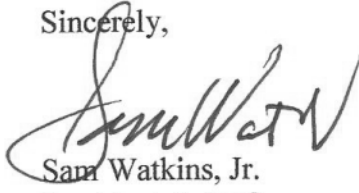
502.583.8821 • 502.583.8824 fax
1300 W. Muhammad Ali Blvd., Louisville, KY 40203



Letter to Tim Barry
July 21, 2014
Page 2

Duration of the two-year grant period. Mr. Kevin Fields, Chief Operating Officer, will join me in serving on the Neighborhood Task Force. I, Sam Watkins, Jr., President & CEO, will serve as the Task Force Leader Co-Leader and sit on the Coordinating Committee. At least 7.5% of our time will be committed to the planning process. LCCC will also host multiple meetings on behalf of the grant, including task force and large resident engagement meetings.

Sincerely,

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

Sam Watkins, Jr.
President & CEO

File



LOUISVILLE
DOWNTOWN
PARTNERSHIP

July 20, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

The Louisville Downtown Partnership (LDP) is pleased to offer our support of the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood and the Beecher Terrace public housing development. I am pleased to commit to serve on the Coordinating Committee for the duration of the grant term. I understand that this commitment will require approximately 7.5 percent of my time. In addition, I will serve as a member of the Neighborhood Task Force.

Our organization is dedicated to the long-term economic health of Downtown Louisville and represents the community's civic and business leadership. For the past 22 years, we have played a crucial role in bringing together both the public and private partners in Downtown Louisville's redevelopment and long-term planning, with the LDP serving as the lead entity in the development and implementation of the Downtown Master Plan.

As a former LMHA staff member (and as your Special Assistant), my work with your organization clearly pre-dates my tenure at LDP. First at the Housing Authority and now at LDP, I had the opportunity to work extensively on the Liberty Green HOPE VI Revitalization program. LDP partnered on this project in a number of ways. By way of example, we included the site in two key planning efforts for the East Market Street / NuLu district: our LEED – Neighborhood Designation strategic plan and the East Downtown Connectivity Study. To refresh your memory, the connectivity study:

- Suggested approaches to integrate open space and sustainability throughout East Downtown by creating green streets, pocket parks, greenway connections, and natural stormwater infiltration zones;

- Identified economic development opportunities to build upon recent and planned investment;
- Enumerated means for enhancing gateways and connections to create a cohesive network of walkable neighborhoods and districts; and
- Identified strategies to improve streetscapes to enhance connections and encourage additional economic development.

This is exactly the kind of planning work we hope to be able to continue in the Russell neighborhood.

In fact, we have already begun planning efforts to reduce the negative effects of the notorious “9th Street Divide,” which serves as both a psychological and physical barrier, severely curtailing our efforts to move economic development initiatives westward beyond the Central Business District to the adjacent Russell neighborhood. Over the past several years, we have looked at ways to improve both the 9th Street exit ramp from Interstate-64 and the unsightly underpass beneath it, and continue to assist the City as it seeks funding to continue this crucial work.

I look forward to working with you once again to revitalize a critical downtown neighborhood. Please let me know if there is any other way I may be of assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rebecca Matheny'.

Rebecca Matheny
Executive Director



August 4, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

The Louisville Free Public Library supports the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood.

The Louisville Free Public Library's mission is to provide the people of Louisville and Jefferson County with the broadest possible access to knowledge, ideas and information, and to support them in their pursuit of learning. Since opening its doors in 1905, The Western Branch Library has been dedicated to this mission and the community of the Russell neighborhood.

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 which focus on children and families. Programs include weekly Storytimes, the children and teen Summer Reading program, and the 1,000 Books Before Kindergarten Challenge.

During the grant period, the library will offer no-cost, technology based programs such as Treehouse, an online video and interactive learning platform that teaches people how to design and develop websites and mobile apps. We will also promote other online job training opportunities.

The library is committed to the Russell neighborhood planning efforts. Carrick Arehart will represent the library by serving on the People Task Force for the duration of the two-year grant period.

Sincerely,

A handwritten signature in dark ink, appearing to read "Julie Scoskie". The signature is fluid and cursive.

Julie Scoskie
Director of Educations and Outreach



DEPARTMENT OF PUBLIC HEALTH & WELLNESS

LOUISVILLE, KENTUCKY

GREG FISCHER

MAYOR

LAQUANDRA S. NESBITT, MD, MPH, DIRECTOR

July 30, 2014

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

Dear Mr. Barry:

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

As the Louisville Metro Director of Public Health and Wellness (LMPHW), I fully support the Russell Neighborhood HUD Choice Neighborhood Planning Grant. The basic needs of individuals greatly impact their health and well-being, and adequate housing is one of the social determinants of health that contributes to a distressed community. In Russell, 77% of the residents rent housing and have an average household income of \$21,593. Of the Russell residents, approximately 25% do not have a high school education, 60% live below the federal poverty level and 30% are unemployed. These factors take their toll on health. The residents in the Russell neighborhood have a lower life expectancy (71 years) when compared to all residents in Louisville Metro (77 years). The Russell residents have higher rates of death per 100,000 from heart disease (330), diabetes (63), and cancer (272) when compared to all Louisville Metro residents (197), (29), and (203), respectively.

LMPHW is committed to five strategic priorities for Louisville Metro: creating a culture of health and wellness; an expanded focus of social determinants of health and health equity; strengthening public-private partnerships; increased connection between public health and clinical medicine; and implementing an outcomes driven approach to program and policy development. We are shifting our culture to build the infrastructure that will support our residents with the poorest health outcomes and to foster preventive healthcare. Within a population-based framework, we have built the Mayor's Healthy Hometown Movement Leadership Team comprised of multi-sector decision makers including leadership from public housing. For example, as members of the leadership team and with support from the Centers for Disease Control and Prevention (CDC) Community Transformation grant funds, the

LaQuandra S. Nesbitt, MD, MPH
July 30, 2014
Page 2

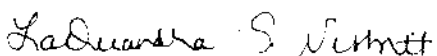
Louisville Metro Housing Authority (LMHA) and LMPHW are transforming multi-unit family housing into smoke-free environments, including the HOPE VI Sheppard Square site, to protect residents from secondhand smoke. Although that funding is coming to a close, we are committed to seeking other funding sources until additional housing sites are smoke-free.

The LMPHW has a history of working with LMHA and its other partners to transform communities through social and environmental policy changes and providing health services. We have obtained grants from a number of funders including the CDC and the Robert Wood Johnson Foundation that have helped us address weakened infrastructure by opening Healthy-in-a-Hurry corner stores, developing community gardens and promoting pedestrian and bicycling safety such as adding bike lanes and assessing the conditions of sidewalks. In addition to environmental changes, the LMPHW administers programs that benefit the Russell residents. One such program is Healthy Start. Our staff provide maternal, child, and family support to program participants engaging them at pre-conception and following through until the infant is two years of age. While the Healthy Start families have had improved birth outcomes, babies in distressed neighborhoods still are more likely to be born at a very low and low birth weight with a higher rate of infant mortality. More work remains to be done in Russell and other surrounding West Louisville neighborhoods where the infant mortality rate was 14 per 1,000 live births compared to Louisville Metro 6.2/1000 in 2010-2012. Researchers have linked infant mortality to the health of a community.

I perceive the Choice Neighborhoods planning grant as a vital movement in our community's set direction and commit to co-chair the People Task Force which I understand will require approximately 7.5% of my time. The key topics of the People Task Force – effective education, employment opportunities, quality health care, housing location, quality and affordability – all impact health outcomes. As health director, I have been appointed by Mayor Greg Fischer to address some of Louisville Metro's significant social issues. As co-chair of the Mayor's Violence Prevention Work Group, we developed a plan to make Louisville's neighborhoods safe. The working committees included (1) Community Building; (2) Education; (3) Employment and Economic Development; (4) Health and Social Wellness; and (5) Juvenile and Criminal Justice. Our community is experienced and in position to transform the Russell neighborhood. We will build upon our accumulative evidenced-based experiences to implement significant environmental and policy changes that bring opportunities for health and wellness.

If I can provide any additional information or evidence of support, please do not hesitate to contact me. I am in full support of your application for a Russell Neighborhood Choice Planning Grant and am eager to work with you on a successful transformation plan.

Sincerely,


LaQuandra S. Nesbitt, MD, MPH
Director



OFFICE OF THE MAYOR
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

August 5, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

Louisville Metro Government fully supports the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. The city is pleased to commit the following staff members to serve on committees and task forces:

Choice Neighborhoods Coordinating Committee

- Gretchen Milliken, Director, Advance Planning, Develop Louisville (Co-lead)
- Virginia Peck, Director, Housing, Develop Louisville
- Scott Love, Economic Development Coordinator, Small Business Outreach, Louisville Forward
- Katina Whitlock, Assistant Director, Community Services
- Rebecca Fleischaker, Assistant Director, Economic Development, Louisville Forward
- Dr. LaQuandra Nesbitt, Director, Louisville Metro Public Health and Wellness
- Tony Peyton, Mayor's Policy Director, Mayor's Office
- Anthony Smith, Director, Safe and Healthy Neighborhoods, Mayor's Office

Housing Task Force

- Virginia Peck, Director, Housing, Develop Louisville (Co-lead)
- Maria Koetter, Director, Sustainability, Louisville Forward
- Rachel Hurst, Executive Director, Louisville Affordable Housing Trust Fund

Neighborhood Task Force


- Scott Love, Economic Development Coordinator, Small Business Outreach, Louisville Forward (Co-lead)
- Ben Johnson, Assistant Director, Parks and Recreation
- Emily Liu, Director, Planning and Design Services, Develop Louisville
- Keith Hackett, Division Director, Solid Waste Management
- Anthony Smith, Director, Safe and Healthy Neighborhoods, Mayor's Office
- Aida Copic, AICP, Director of Planning, Transit Authority of River City

People Task Force

- Dr. LaQuandra Nesbitt, Director, Louisville Metro Public Health and Wellness (Co-lead)
- Tina Lentz, Executive Administrator, Financial Empowerment, Community Services
- Katina Whitlock, Assistant Director, Community Services
- Sarah Fritschner, Public Interest Broker, Business Incentives and Redevelopment, Develop Louisville

Again, Louisville Metro Government looks forward to partnering with the Louisville Metro Housing Authority and the U.S. Department for Housing and Urban Development on Choice Neighborhoods planning.

Sincerely,


Greg Fischer
Mayor



July 31, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As Chairman of the Louisville Metro Housing Authority (LMHA) Board of Commissioners and a Beecher Terrace resident, I fully support the LMHA's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood and the Beecher Terrace public housing development.

In aid of this effort, I commit to serving on the grant's Community Advisory Committee for the duration of the two-year grant period.

During the Housing Authority's previous HOPE VI Revitalization projects, I enjoyed leading resident meetings and assisting with resident outreach and capacity-building efforts, and look forward to continuing to help in this manner over the course of the proposed Russell planning process. On this note, I appreciated the opportunity to be able to speak to Beecher residents at the Choice Neighborhoods resident meeting on July 8, giving the background talk explaining what the Choice Neighborhoods program is and how it might affect Beecher residents.

I wish you the best of luck with your application.

Sincerely,

Manfred Reid, Sr.
Chairman, Louisville Metro Housing Authority Board of Commissioners
Resident, Beecher Terrace



420 South Eighth Street, Louisville, KY 40203 | 502.569.3400 | Fax 502.569.3459





Louisville
Urban League

*Empowering People.
Changing Lives.*

1535 West Broadway
Louisville, Kentucky 40203

(502) 561-6830
FAX (502) 585-2335

www.lul.org

August 6, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

I support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Neighborhood Task Force during the two-year grant period.

At Louisville Urban League, our mission is to assist African Americans, other minority groups and the disadvantaged to attain social and economic equality and stability through direct services and advocacy. We offer services through the following areas, Center for Workforce Development, Center for Housing and Financial Empowerment and Youth Development and Education. Some of our clients are residents of Beecher Terrace and the Russell neighborhood and I believe that they would greatly benefit in a more economically diverse community.

We are pleased to report that the Louisville Urban League is planning to improve its' outreach to residents and community stakeholders of the Russell neighborhood as part of improving our service delivery system. Equally important, we will be seeking job applicants to participate in our many training programs to enhance successful job search activities for low-income residents.

We also can make available meeting space for small and large groups as part of the planning process. In addition, we will promote this initiative to our participants and the broader community as well as encourage local residents to support the effort.

I am grateful to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood. Please keep me advised of the next steps for engagement.

Sincerely,

Benjamin Richmond
President/CEO



Metro United Way



Metro United Way

LIVE UNITED®

August 5, 2014

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

Metro United Way
334 East Broadway
PO Box 4488
Louisville KY 40204-0488

ph: 502 583-2821
fx: 502 583-0330

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

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

As president and CEO of Metro United Way (MUW), I am pleased to offer our full support for the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. Given our common interest in the revitalization of the Russell neighborhood, MUW is pleased to commit Daryl Unseld, Senior Manager Community Engagement, to serve on the People Task Force and John Nevitt, Senior Manager Family Stability, to serve on the Neighborhoods Task Force for the duration of the two-year grant period

Metro United Way envisions a community whose people achieve their fullest potential through education, financial stability and healthy lives. Strongly align with the Choice Neighborhoods goals, MUW's community aspirations are: *all children enter kindergarten ready to learn; all youth complete high school on time prepared for college, work and life; and parents and caregivers will have the knowledge, skills and abilities to maintain family stability and help their children succeed.* MUW also sustains a network of services that address basic needs for food, healthcare, shelter and other daily essentials

As you are well aware, MUW enjoys a strong working partnership with the Housing Authority and with Beecher Terrace. Tiffany Brown, a Beecher Terrace resident, is the MUW Parent Advocate who provides peer-to-peer mentorship to Beecher families. She works with the parents of young children encouraging them to fill out and return Ages and Stages Questionnaires (ASQ). MUW staff score these parent-completed developmental and social-emotional screeners that pinpoint developmental delays as soon as possible. Staff then mail feedback to families along with books and activity sheets to help parents become their children's first teacher. In some cases, they make referrals to Kentucky First Steps for additional services when the instrument identifies issues that are best addressed by professionals. Many Beecher Terrace and Russell families send their children to childcare, pre-school and after-school programs at the Chestnut Street Family YMCA and the Louisville Central Community Center, both funded by MUW. And, the Portland Promise VITA site works with residents to help with their tax forms

Again, Metro United Way is anxious to assist with the planning efforts for the revitalization of the Russell neighborhood and looks forward to working with the Louisville Metro Housing Authority on this effort

Sincerely,

Joe Tolian
President and CEO



New Directions Housing Corporation

July 23, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

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

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

New Directions is ready to help in both planning and implementation of Choice strategies, committing our skills in Real Estate Development, Asset and Property Management, Resident Services, Home Ownership Preservation, and Community Building and Organizing.

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

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

We believe in the power of collective action. New Directions delivers the region's most comprehensive efforts in Home Ownership Preservation, including the volunteer-driven Repair Affair which annually

1000 East Liberty Street · Louisville, 40204-1029 phone (502)589-2272 * Fax (502)589-3256 * 701 East Spring Street, New Albany, Indiana 47150
www.ndhc.org * Visit us on Facebook * <https://twitter.com/ndhcasa>

1 (800)743-3333 (Hearing Impaired Only) An Equal Opportunity Employer M/F/D





New Directions Housing Corporation

links over 1,200 caring volunteers to elderly or disabled home owners needing home repair help. We have had the honor of implementing Louisville's first Neighborhood Revitalization Strategic Area (NRSA) project with Portland Neighborhood residents in the area immediately north of Russell Neighborhood which has saved over 60 owner-occupied homes. Our Community Building initiatives include The Neighborhood Roundtable, our board's advisory group comprised of grassroots leaders and neighborhood association members.

We are proud of a legacy of partnership with Louisville Metro Housing Authority. Our agencies have worked together on several successful and cooperative redevelopments of historic properties, including the conversion of Tonini Station, a former Catholic church supply store. The Tonini Building is now a handsome apartment building serving 12 people with chronic mental illness.

We co-created a partnership of sister nonprofits to achieve development of 72 off-site housing units as a support to Clarksdale HOPE VI in alignment with neighborhood plans.

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

When New Directions received a share of Neighborhood Stabilization Program funds, we knew where to put this precious resource. With Shelby Park Neighborhood resident direction, we cleared a high-blight block of East Saint Catherine Street and developed six homes, all of which are occupied by new owners. Also by resident request and with Louisville Metro Government aid, we will develop three more abandoned homes this year on the next street, East Oak Street. This again will address blight, turning properties from "worst to first" quality. In nearby Midtown in New Albany, Indiana, New Directions developed and sold 29 NSP1 homes, developed a neighborhood resource center and collaboratively created a 44-bed urban garden and pocket park—*per the neighborhood plan*.

Mr. Barry, please forgive this inventory of our skills, but we want you to know what capacities we are prepared to deploy in Russell Neighborhood, which includes our values-driven ethic of working with residents to make their neighborhood visions happen.

We now look forward to continuing our strong partnership in the Russell Neighborhood, where New Directions owns 91 housing units, including the 83-unit Russell Apartments. Located on Madison between 17th and 18th streets, this HUD-assisted property (Project-Based Rental Assistance) meets the FY 2014 Choice Planning Grant NOFA's definition of Severely Distressed Housing, as evidenced by a recent Physical Needs Assessment.

Although we were disappointed to learn that HUD could not confirm our status as Eligible Target Housing (due to the fact that our property is insured under Section 221(d)(4)), we look forward to

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1 (800)743-3333 (Hearing Impaired Only) An Equal Opportunity Employer M/F/D





New Directions Housing Corporation

working with closely with the Housing Authority in the spirit of "Collaboration Among Housing Providers." New Directions is currently looking for funding to completely renovate Russell Apartments, and will apply for LIHTC funds this fall. Should the Housing Authority be awarded a Choice grant, planning for this transformation will be done in close coordination with the Choice planning process.

Our commitment to Russell Neighborhood housing quality goes beyond even this commitment. This year, New Directions has reinvested significantly in two historic Russell properties at 1506 and 1508 West Market Street, saving eight units from abandonment. These will soon serve as quality service-enriched transitional housing in collaboration with a local agency aiding relocating refugees.

It is our pleasure to invite two residents to join our Louisville Team for the 2014 Community Leadership Institute, a NeighborWorks America grassroots training event to occur in Cincinnati from October 23 to 26, 2014 and to enable access for one task force member to a NeighborWorks Training Institute in 2015, at the convenience of that resident or stakeholder.

In addition, New Directions will fully devote its access to the four-day 2015 Community Leadership Institute to the Russell Neighborhood, fielding a team of seven resident leaders for this training event to be accompanied by a New Directions staff community builder.

After an Action Plan is framed by these resident leaders, New Directions will leverage a (b)(4) Action Grant for them to propel the Russell Resident Action Plan forward. This training and agency staff effort, plus the Action Grant, has a value of (b)(4)

Also, our commitment to Russell's Choice planning endeavor includes the participation of our Executive staff and engagement of our board of directors.

- I am pleased to commit to serve on the Coordinating Committee for the duration of the grant term. I understand that this commitment will require approximately 7.5 percent of my time.*
- In addition, Lisa Thompson, our Chief Operating Officer, will serve as a member of the Housing Task Force and Neighborhood Task Force.*

With this possible expansion of our partnership into the Russell Neighborhood in mind, New Directions Housing Corporation is pleased to support the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood.

Sincerely,

Joe Glessner
Chief Executive Officer



August 6, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

I support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Community Advisory Committee during the two-year grant period.

At Plymouth Community Renewal Center, our mission is to enhance the quality of life of individuals, families, and youth living in the Russell neighborhood and surrounding metropolitan area through a variety of social, educational, recreational, and cultural programs and services. Children and youth services include our year round Academic Enrichment Program, Karate Classes, Out of Bounds (a program providing youth ages 13 - 19 38 to 42 weeks of paid service learning opportunities as Junior Counselors, and a variety of year round recreational opportunities for children, teens, and their parents. Adult Programs include our Food Pantry, Parenting Classes, and Information and Referral Services.

A significant number of our clients are residents of Beecher Terrace and the Russell neighborhood and I believe that they would greatly benefit in a more economically diverse community.

We are pleased to report that Plymouth Renewal Community Center has plans to increase our outreach to the residents of Russell as well as provide supplemental support to residents in need.

We also can make available meeting space for small groups as part of the planning process. In addition, we will promote this initiative to our participants and the broader community as well as encourage local residents to support the effort.

I am grateful to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood. Please keep me advised of the next steps for engagement.

Sincerely,

Ma 70

*Plymouth
Community Renewal
Center is tax-exempt
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Code. Donations are
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extent allowed by
law.*



Location:
1407 West Jefferson Street
Louisville, KY 40203

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

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

July 23, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

St. Peter's United Church of Christ is a large, antiquated structure located at 12th and Jefferson streets, directly across the street from Beecher Terrace. Exorbitant maintenance and utility costs recently forced our small congregation of about 100 active members to move out of this building and relocate our services to a leased space nearby at 15th and Jefferson. We are currently working with denominational leaders in Cleveland to explore options to renovate or rebuild the current structure, and ideally would like to have space for a community center, senior housing, and other contemporary facilities.

As a child, I stayed with relatives who lived in Beecher Terrace, so I have a personal commitment to the Russell neighborhood. But beyond that, we as a church are very invested in this community. Our Alcoholics Anonymous and Dare to Care programs and other ministries serve hundreds of people each week, while our Community Development Corporation, Molo Village, transforms, empowers, and renews the lives of those we serve through education, community service, and healthy living.

It is against this backdrop that I express my support for the Housing Authority's submission of a Choice Neighborhoods Planning Grant application to develop a future vision for both the public housing site and the wider neighborhood, including St. Peter's Church. I have enjoyed my work thus far with the Housing Authority during the "planning" phase for the Planning Grant. Leading a break-out group exercise during the Beecher Terrace resident meeting was a definite highlight.

As Senior Pastor of St. Peter's United Church of Christ, President of Molo Village and a Bingham Fellow, I am pleased to commit to serving as a member of the Coordinating Committee and as Co-Lead for the People Task Force for the duration of the two-year grant period. I understand that this commitment will require approximately 7.5% of my time. In addition, Teresa Walton O'Bannon (Assistant Pastor at St. Peter's and Executive Director of Molo Village) will sit on the Community Advisory Committee.

We look forward to working with you to discover creative and impactful ways in which the re-visioning process for St. Peter's United Church of Christ and Molo Village can help transform Beecher Terrace and the Russell neighborhood. St. Peter's and Molo Village are prepared to be an active part of a parallel visioning project with the Louisville Metro Housing Authority as we plan the renovation/construction of a new and more usable space at 1225 W Jefferson, that will complement the work that will be done as a result of the revamping of this neighborhood.

Sincerely,


Reverend Dr. Jamesetta Ferguson
Senior Pastor

ELP-21



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

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

August 5, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

Telesis Corporation supports fully the Louisville Metro Housing Authority's application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for further transformation of the Russell neighborhood. Since 1985, Telesis has planned, financed, and built urban communities that are livable, beautiful, and safe. We believe that physical and community development are inseparable. We develop and manage comprehensive revitalization: from affordable homeownership to mixed-income rental opportunities; from world-class architecture to world-class landscape design; from learning centers to employment centers; from community policing to community daycare. We continue to work in neighborhoods across the country and the Russell neighborhood is one of the most important. Russell has made great progress in the last 15 years, and we are committed to more positive change and growth.

As you are aware, Telesis has enjoyed a strong working partnership with the Housing Authority, as our partner, The CT Group (Neighborhood Partners LLC), manages two HOPE VI Revitalization sites in Louisville, Liberty Green, and Sheppard Square.

A Telesis affiliate owns City View Park, a HUD-assisted housing development with over 500 apartments in the Russell neighborhood, adjacent to the Beecher Terrace public housing development. Given our common interest in the revitalization of this neighborhood, Telesis is pleased that two of our CTG Group staff members, Andy Lasky and Deborah Todd, will serve on Choice Planning initiative task forces for the duration of the two-year grant period.

We are also pleased to report that Telesis plans to undertake several projects that we hope will further leverage your efforts to re-invigorate the Russell neighborhood. Within the next two years we expect to complete a comprehensive refresh of City View Park to update site aesthetics, including façade, landscaping, and streetscape, as well as interior improvements.

In addition, Andrew Lasky, Senior Property Manager with The CT Group, will organize a Housing Managers Forum to bring together the site managers of HUD-assisted housing developments in and adjacent to the Russell neighborhood. Our hope is this group will allow housing managers to share best practices and, in a time where resources to fund community services are ever more scarce, to plan ways to share services where possible.

Finally, as further described in our leverage letter, Telesis Corporation will bring in StreetSense, a national consulting firm with a strong background in community-level planning, to lead a resident- and neighborhood-driven visioning process for the redevelopment of a three-acre neighborhood commercial site at the center of City View Park, across the street from Beecher Terrace.

As a former Deputy Assistant Secretary for Housing at the Department of Housing and Urban Development, I share the Department's belief in the effectiveness of efforts to revitalize neighborhoods - and thereby strengthen cities - through the Choice Neighborhoods Program. Cities have always been the place of innovation and vivid civic experience. At Telesis, our goal is to preserve and enhance urban life by strengthening the essence of cities: their neighborhoods.

Sincerely,

A handwritten signature in cursive script, reading "Marilyn Melkonian", enclosed within a thin rectangular border.

Marilyn Melkonian
President



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

August 4, 2014

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

Dear Mr. Barry:

As Executive Director, School-Age Child Care Services for the YMCA of Greater Louisville, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I, and my Regional Director, John Lincoln, are pleased to serve on the People Task Force for the duration of the two-year grant period.

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 2500 children each day in 50 school sites through our Childcare Enrichment Program. A curriculum of nutrition, active play 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.

We also currently work with Thomas Jefferson Middle School to enhance school readiness through a free program that teaches caregivers to engage in their child's education through play and personal involvement. They are taught important milestones in their child's development and what each child should know as they prepare to enter school. We are extremely interested in expanding this program to Roosevelt Perry Elementary, following the learnings from the initial pilot.

Over the years we have participated in several events at Shepherd'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.

As you are aware, the YMCA has partnered with the Louisville Metro Housing Authority through the Chestnut Street YMCA Men's Transitional Shelter Program, offering programming and temporary housing for homeless men in a 41 bed facility.

We provide our residents with case management, computer training, tutoring and workshops to help them on the road to self-sufficiency. Several steps are taken to recognize and lift up the residents through our resident spotlight. The residents are spotlighted for completing chores and tasks without incident and also for their positive attitudes, furthering their education and maintaining employment. The residents need, and look forward to the structure, balance and commitment the program offers them. Following YMCA approval, the resident must make a formal application for housing with the Housing Authority for permanent accommodations.

We look forward to expanding our relationship with the LMHA and members of the Russell Community, and are honored to be involved in the transformation of Beecher Terrace and the Russell Neighborhood.

Sincerely,

Shannon Noonan
Executive Director

YMCA of Greater Louisville
School-Age Child Care Services

YMCA OF GREATER LOUISVILLE
2411 Bowman Avenue, Louisville, KY 40217
(P) 502 637 1575 (F) 502 637 1577
(W) ymcalouisville.org



YouthBuild Louisville
800 South Preston Street
Louisville, KY 40203
(502) 290-6121 Tel
(502) 290-6308 Fax
Info@YouthBuildLouisville.org
www.YouthBuildLouisville.org

August 1, 2014

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

Re: FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry:

As director of YouthBuild Louisville, an education, job training and leadership program designed to help young adults realize their potential, I fully support the Louisville Metro Housing Authority's (LMHA) application for FY 2014 Choice Neighborhoods Planning funds to develop a comprehensive plan for transformation of the Russell neighborhood. I am pleased to serve on the Housing Task Force for the duration of the two-year grant period.

At YouthBuild Louisville, young adults realize their potential through the development of life and job skills. Our mission is to assist young adult to be great citizens through building productive lives and sustainable communities. Education is a key component to the program. Since 2001, the program has graduated 387 participants with 86 percent of students obtaining a GED and/or vocational training certificate. Post-secondary education is also a focus. In the past three years, 45 students have attended college. The other major tenet of YouthBuild's mission is community service. Each student completes 675 hours of service during their program year. Since its inception, YouthBuild Louisville students have built 11 new homes, rehabbed 76 homes, created 250 community gardens (including years of support at the Russell Garden) and developed three miles of trails in local parks. YouthBuild Louisville's first two single family homes were built in Russell.

Key staff of LMHA have served on our agency board through planning and since our inception as a 501(c)3 organization. YBL built a new home in the Park DuValle HOPE VI project and have developed three new homes in Smoketown as replacement housing for that HOPE VI. Over the years, LMHA has assisted in recruiting over 125 young people from public housing for our programs and has offered our young people and our agency opportunities to serve, partner and grow our local communities to places of hope and prosperity. In Smoketown/Sheppard Square we are partnering to develop the entire neighborhood into a thriving, economically rich community with sustainable housing, active business and service options. As always, we will engage in development projects (including those in Russell) during the grant period that help our young people dignify and show respect for the neighborhood from which they come. Our program supports each young person who attends at a rate of (b)(4) per person and each year we recruit at least 4 young people from Russell. Additionally, our partnership with Project Warm will allow us to serve 20 Russell families per year through the Its My Home weatherization program.

We look forward to working with LMHA and members of the Russell community and are honored to be involved in planning for the transformation of Beecher Terrace and the Russell neighborhood.

Sincerely,


Lynn Rippey, Executive Director

Attachment 16. Documentation to Support Consistency with Other Planning Documents

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att16ConsistencyWithPlanningDocs.pdf

Attached to application in zip file: Attachments11thru20.zip

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

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

Applicant Name: Louisville Metro Housing 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 2014 Choice Neighborhoods Planning Grants Program

Name of
Certifying Jurisdiction: Louisville/Jefferson County Metro Government

Certifying Official
of the Jurisdiction
Name: William P. Schreck

Title: Director, Develop Louisville

Signature: 

Date: 7/30/2014

LOUISVILLE METRO HOUSING AUTHORITY

MOVING TO WORK DEMONSTRATION PROGRAM

FY 2014 ANNUAL PLAN

April 15, 2013

Revised July 23, 2013

First Amendment – December 2, 2013

Revised March 11, 2014

Second Amendment – April 14, 2014

Third Amendment – Board Approved August 6, 2014



II. General Housing Authority Operation Information

A. Housing Stock

The Louisville Metro Housing Authority projects that as of June 30, 2014 there will be a total of 4,255 annual contribution contract (ACC) units in its public housing stock, 3,463 of which are owned and managed by the Agency, and 792 HOPE VI/mixed finance units that are privately managed. This is an overall increase of 96 ACC and ACC/LIHTC units since the end of the previous fiscal year. LMHA anticipates it will be authorized 10,618 units in its Section 8 program in fiscal year 2013-2014, bringing the grand total of housing stock to 14,873 units by the fiscal year end.

Changes in Assisted Housing Stock (Units to be Acquired, Constructed or Removed)

During FY 2014, LMHA projects it will increase its public housing stock by 81 ACC and ACC/LIHTC units, bringing the total to 4,255 including 3,463 units owned and managed by LMHA, and 792 units that will be privately owned and/or managed. This net increase will result from the acquisition of 4 units at Stoddard Johnston Scholar House, 27 scattered-site HOPE VI replacement units in KY 1-056, construction of 50 new units of affordable housing onsite at Block B of the Sheppard Square HOPE VI Revitalization, and acquisition of 15 units at Wilart Arms. Stoddard Johnston Scholar House is a mixed-finance initiative of Family Scholar House.

Wilart Arms Apartments (formerly known as Hallmark Plaza Apartments) is a Mixed-Finance initiative of the Kentucky Housing Corporation (KHC), LMHA, the Housing Partnership, Inc. (HPI), and HUD's Federal Housing Administration (FHA) "Office of Multifamily Housing" (Multifamily Housing). The property is a 66-unit multi-family complex located off Dixie Highway in the Shively community. In 2007, the owners of Wilart Arms were delinquent on their loan. Also, the building had fallen into severe disrepair, and had been placed on HUD's troubled Multifamily Assets listing. In an effort to prevent the property from going into foreclosure and to preserve the housing complex, including project based Section 8, KHC reached out to Multifamily Housing for a possible solution. The solution was modeled on the work of other jurisdictions where such properties had been disposed of to the local Public Housing Authorities. KHC's proposal – a cooperative effort among KHC, Louisville Metro Housing Authority (LMHA) and the Housing Partnership, Inc. – was approved by Multifamily Housing and closed on April 29, 2010 with all participants except for LMHA.

Under the approved proposal, Housing Partnership, Inc. would renovate the site, reduce the density (originally 100 units), and own and manage the property. LMHA would acquire the use of 15 units at the property through Mixed-Finance development. LMHA and Wilart Arms Apartments, LLLP (Owner) would enter into a Regulatory and Operating Agreement and a Declaration of Restrictive Covenants (Declaration of Trust) would be recorded in favor of HUD. With board approval, LMHA agreed to fund a \$1,016,678 Promissory Note, for which owner is obligated to house public housing eligible residents in 15 units (2 one-bedroom units, 10 two-bedroom units and 3 three-bedroom units). Two of the units are also be accessible to persons with hearing and/or visual impairments. Of the remaining 51 units at Wilart Arms, 11 units are under the Tax Credit Assistance Program and 40 units are under the Project Based Section 8 Program.

LMHA does not have plans to remove any units from its housing stock in FY 2014.

On November 13, 2009, LMHA submitted an application for a FY 2009 HOPE VI grant to revitalize the Sheppard Square public housing development. The 67-year old development, which was built in 1942, suffers from inherent design deficiencies, as well as numerous operations failures. The FY 2009 application was not funded, therefore, LMHA submitted an application for a FY 2010 HOPE VI grant. The application was submitted on November 17, 2010 and the Agency has since been selected from

over 30 agencies as one of 8 public housing authorities to receive a FY 2010 HOPE VI grant. LMHA was awarded \$22 million, the maximum HOPE VI grant, for Sheppard Square.

On-site, the new Sheppard Square will consist of public housing, low-income 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. **At least 40% of the units on-site, including market-rate, ACC/LIHTC, and ACC units, will be designated as smoke-free.** Off-site, the public housing replacement units will include supportive 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 all revitalization plans following Park DuValle that require demolition of existing public housing units, **LMHA has committed to one-for-one replacement of the 326 units at Sheppard Square.**

Relocation of residents living at Sheppard Square has been completed. HUD approved demolition on February 22, 2012. The disposition plan was outlined in the HOPE VI application. LMHA submitted to the SAC a mixed-finance housing disposition application for Sheppard Square in October of 2012 for 14.7 of the 16.5 acres on site. LMHA anticipates the remaining 1.8 acres (Block G) will be disposed of at fair market value (appraised at \$96,000) to the Jefferson County Board of Education for use as green space open to the public.

In conjunction with the Sheppard Square HOPE VI Revitalization, LMHA is committed to exploring new opportunities to develop housing for disabled and homeless veterans and their families. The MTW Broader Uses of Funds Amendment, which authorizes LMHA to implement initiatives that fall outside of Sections 8 and 9 of the Housing Act of 1937, may assist the Agency with this endeavor. If this is the case, LMHA will submit a letter to HUD MTW that describes the activity requesting the Broader Uses of Funds authority.

In 2014, the Housing Authority intends to apply for a Choice Neighborhoods Planning Grant from HUD to support development of a comprehensive neighborhood transformation plan for the Russell Neighborhood and the Beecher Terrace public housing development. Other HUD subsidized housing in the neighborhood may be included as part of the application. If the grant is awarded, the effort will focus on directing resources to address the three core goals of HUD's Choice Neighborhood programs: housing, people, and neighborhoods. To achieve these goals, Russell Neighborhood residents and partners, including the Louisville Metro Housing Authority, who would be the lead applicant, would utilize up to (b)(4) in financial support provided by the planning grant to develop a comprehensive neighborhood Transformation Plan. This Plan would serve as the guiding document for directing the transformation of the Russell neighborhood and distressed HUD subsidized housing within those boundaries, including the public housing at Beecher Terrace. The duration of the planning grant and deadline for completion of the Transformation Plan is up to two years. Implementation of the Plan would be contingent on procuring and raising adequate funding.

Table II-A.1 summarizes the above changes in LMHA's public housing stock during the upcoming fiscal year. This table provides data by type of site (Family, Elderly/Disabled, Scattered Sites, and HOPE VI/Mixed Finance). Table II-A.2 shows the anticipated changes in the housing stock during 2014 by site and bedroom sizes.

Housing Choice Vouchers Authorized

The Agency anticipates being authorized 10,488 Housing Choice Vouchers in its leased housing program at the beginning of FY 2014 and does not anticipate receiving any new vouchers over the course of the year. All but 275 of the HCVs are included in the MTW block grant. The 275 non-MTW vouchers are earmarked for the Veterans Administration Supportive Housing (VASH) program, which requires participants to be veterans.

Appendix I. Choice Neighborhoods Planning Grant

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



OFFICE OF SUSTAINABILITY
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY

GREG FISCHER
MAYOR

MARIA KOETTER
DIRECTOR

August 5, 2014

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

Re: Local Government Support for FY 2014 Russell Neighborhood Choice Planning Grant Application

Dear Mr. Barry,

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

Our region can be one of the nation's greenest and most environmentally-friendly, and this document is the plan for getting us there. The plan itself has six major focus areas — Energy, Environment, Transportation, Economy, Community, and Engagement — with 19 broad goals and numerous programs and tactics to reach those goals. *Sustain Louisville* was a year in the planning and this document incorporates ideas and priorities we heard from citizens and community and business leaders.

The Louisville Metro Office of Sustainability supports the Louisville Metro Housing Authority's FY 2014 application for a Choice Neighborhoods Planning grant, and its proposed comprehensive planning efforts. This letter certifies that the proposed Russell transformation planning activities are consistent with the *Sustain Louisville* plan, and that the plan includes the geographical footprint of the targeted Russell neighborhood.

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

Sincerely,

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

Maria Koetter
Director of Sustainability

LOUISVILLE FORWARD
www.louisvilleky.gov

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

CPE-6

Attachment 15. Budget

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att15Budget.pdf

Attached to application in zip file: Attachments11thru20.zip

Attachment 15: Budget

Louisville Metro Housing Authority (LMHA) FY 2014 Choice Neighborhoods Planning Grant Budget

	CNI Grant	Leverage		Total
		Cash	Supporting	
SOURCES				
Choice Neighborhoods Initiative (CNI) Planning Grant	\$500,000			\$500,000
Local Partners				
Center for Neighborhoods			(b)(4)	
Community Ventures Corporation				
Louisville Metro Government		\$500,000	\$37,500	\$537,500
New Directions Housing Corporation	(b)(4)			
Telesis				
Total Sources				
USES				
Planning Coordination	(b)(4)			
Lead applicant staff and grant administration costs (LMHA) ¹				
Planning Coordinator (EJP Consulting Group, LLC) ²				
Evaluation (data collection, tracking, analysis, reporting)				
Other consultants ³				
Community Engagement & Capacity Building				
Community outreach & empowerment / Youth engagement & development ⁴	(b)(4)			
Resident outreach workers ^{4&5}				
Capacity building ⁶				
Translation / Interpretation				
Childcare during & transportation for community/resident meetings				
Meeting materials				
Housing, Neighborhood, & People Components				
9th Street Corridor Master Plan & transportation studies	(b)(4)			
Preliminary architectural & engineering fees (including geotechnical study)				
Beecher Terrace Phase I environmental assessment				
Critical community improvement projects				
Education consultant ⁴				
Financial consultant				
Legal consultant				
Market studies (residential and retail/commercial) ⁴				
Street Sense community-driven planning for City View commercial strip ⁷				
Planning for blocks surrounding CVC Kitchen Incubator				
Housing survey / Planning to increase homeownership rates				
Commercial survey / Planning to increase number of small business owners				
Healthy food access planning				
Food entrepreneur outreach plan				
Total Uses				

¹ LMHA will contribute (b)(4) in additional in-kind leverage towards administrative expenses

² Includes overall planning coordination, writing Transformation Plan, urban design and planning services, graphic layout, resident/community needs assessment, travel, etc. Full scope of services included in Attachment 3.

³ Technical writing & policy / best practices research

⁴ To be subcontracted by EJP

⁵ Six Resident Outreach Workers @ (b)(4) each

⁶ Supporting leverage includes 7 Russell residents & 1 New Directions staff community builder to attend 4-day, 2015 NeighborWorks America training event & receive (b)(4) Action Grant; 5 Russell residents to attend 12-week, 2015 Neighborhood Institute; & 1 Russell resident to attend 2015 NeighborWorks Training Institute event of their choice

⁷ Planning for commercial strip adjacent to Beecher Terrace (to be redeveloped as an emporium, including a grocery store, health clinic, & other small-scale retailers identified by neighborhood residents in coordination with Street Sense)

Attachment 14. Planning Schedule

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att14PlanningSchedule.pdf

Attached to application in zip file: Attachments11thru20.zip

ATTACHMENT 14: RUSSELL CHOICE NEIGHBORHOODS PLANNING SCHEDULE

	2015												2016											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1. RESIDENT & COMMUNITY ENGAGEMENT PROCESS																								
1	Confirm planning process and Task Force membership																							
2	Coordinating & Community Advisory Committees meet																							
3	Facilitate Task Force meetings (for each component)																							
	#1 Introduce CNI goals and TF responsibilities																							
	#2 Review existing conditions; confirm priorities																							
	#3 Discuss preliminary strategies for all components & CCI focal areas																							
	#4 Finetune programs, strategies, and partners																							
	#5 Transformation Plan DRAFT review for comment																							
	#6 Continue to identify implementation resources & secure commitments																							
	#7 Review Final Transformation Plan																							
4	Schedule Resident meetings																							
	#1 Discuss survey process and CN program (capacity-building)																							
	#2 Review survey results + housing options																							
	#3 Proposed strategies and relocation process																							
	#4 Review highlights of DRAFT Transformation Plan																							
	#5 Next steps - What to expect during implementation phase																							
	#6 Review highlights of FINAL Transformation Plan																							
5	Schedule Community Workshops/Charrettes																							
	#1 Present initial Russell Neighborhood Background Report																							
	#2 Community Needs Assessment + Learning from Others																							
	#3 Transformation Strategies + Design Charrette																							
	#4 The Transformation Plan and Next Steps																							
6	Information dissemination process (website, flyers, media, resident outreach)																							
2. RESIDENT & COMMUNITY NEEDS ASSESSMENT																								
1	Conduct detailed household-level resident survey																							
2	Assemble/summarize related studies and plan documents																							
3	Evaluate existing administrative data																							
4	Prepare results for distribution																							
3. HOUSING																								
1	Complete Phase 1 Environmental Assessment (LMHA)																							
2	Secure site control for any additional sites																							
3	Prepare program information for master & other developers/architects																							
	a Income mix requirements																							
	b Unit mix requirements																							
	c Environmental review																							
	d Design goals, including renewable energy																							
	e Secure zoning approval																							
	f Accessibility and visitability requirements																							
4	Architect prepares housing program options																							
5	Complete market studies																							
6	Design charrette with community																							
7	Finalize housing and unit plans (with LMHA & other developers)																							
8	Design phasing strategy																							
9	Prepare replacement housing plan																							
10	Describe implementation phasing and timeline																							
11	Prepare financials (proformas and funding applications)																							
4. PEOPLE/EDUCATION																								
1	Identify potential People Implementation Lead																							
2	Identify potential Education Implementation Lead																							
3	Undertake inventory of services availability																							
4	Prepare gap analysis for services																							
5	Meet with individual service providers re: services																							
6	Schedule resident focus groups, if needed																							
7	Identify early childhood education programs																							
8	Identify proposed educational improvements																							
9	Design services coordination system																							
10	Develop relocation return strategy with LMHA																							
11	Prepare People and Education plans																							
12	Develop budgets and financing options																							
5. NEIGHBORHOOD																								
1	Identify potential Neighborhood Implementation Lead																							
2	Prepare neighborhood assessment maps																							
3	Develop list of potential neighborhood improvements																							
4	Meet with city on infrastructure needs																							
5	Determine park + recreation needs																							
6	Meet with police and city officials to discuss crime and violence prevention issues																							
7	Develop public safety & violence prevention plan																							
8	Explore LEED-ND/green standards																							
9	Connect CNI activities to other planning efforts																							
10	Develop viable financing plan																							
6. OTHER																								
1	Design data management plan																							
2	Develop total RTP implementation budget / identify leverage																							
3	Critical Community Improvement Mini-Grant Process (Launch - Completion)																							
4	"Doing while planning" farmers' market project																							
7. HUD-related Schedule for Transformation Plan																								
1	Submit Quarterly Reports																							
2	Outline of Transformation Plan with Content																							
3	Draft Transformation Plan																							
4	Final Draft Transformation Plan																							

Based on 2013 CNI Planning Grant Agreement

Attachment 13. Staffing Plan

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att13StaffingPlan.pdf

Attached to application in zip file: Attachments11thru20.zip

Attachment 13: Staffing Plan

Louisville Metro Housing Authority (LMHA)
Lead Applicant
Decision Maker

Project Manager: Bernard Pincus, Director of HOPE VI Development (30%)
Assistant Project Manager: Kathleen O’Neil, Executive Planner (50%)
Other Key Staff
Tim Barry, Executive Director (25%)
Wavid Wray, Deputy Executive Director, Financial Services (10%)
Diane Foster, Director of Special Programs (25%)

***NOTE:** Numbers in parentheses represent the percent of the individual’s time (% FTE) that will be dedicated to the planning process for the duration of the Choice Neighborhoods Planning grant period.*

EJP Consulting Group
Planning Coordinator
Decision Maker

Project Manager: Rhae Parkes, Partner (20%)
Other Key EJP Staff
Nina Liou, Senior Associate (10%)
Katherine Carton, Associate (20%)
Emily Holt, Associate (5%)
Key Goody Clancy & Associates Staff
Ben Carlson, Director of Urban Design (5%)
Phil Schaeffing, Planning & Design Support (10%)

Coordinating Committee
Decision Makers
(Minimum time commitment for participation: 7.5%)

Co-Leads
Develop Louisville: Gretchen Milliken*, Director for Advance Planning
Louisville Metro Housing Authority: Tim Barry, Executive Director
Other Members
Beecher Terrace Resident Council: Marshall Gazaway, President
Building Industry Association of Louisville:
Tara Brinkmoeller*, Vice President of Public Affairs & Communications
Community Ventures Corporation: Johnetta Roberts*, Executive Vice President
CT Group / City View Park Apts (HUD-Assisted): Deborah Todd, Property Manager
Develop Louisville: Virginia Peck, Director for Housing
Fifth Third Bank: Adam Hall*, Community Development Relationship Manager
Jefferson County Public Schools: Diane Porter*, District 1 Board Representative
Louisville Central Community Centers: Dan Crutcher*, Board Chair & Sam Watkins, President / CEO
Louisville Downtown Partnership: Rebecca Matheny, Executive Director
Louisville Forward: Rebecca Fleischaker, Asst Dir for Economic Development & Scott Love, Economic Development Coordinator, Small Business Outreach
Louisville Metro Community Services: Katina Whitlock, Assistant Director
Louisville Metro Public Health & Wellness: Dr. LaQuandra Nesbitt, Director
Louisville Metro Office of the Mayor: Tony Peyton, Policy Director & Anthony Smith, Director for Safe & Healthy Neighborhoods
New Directions Housing Corp. / Russell Apts (HUD-Assisted): Joe Gliessner, CEO
St. Peter’s Church / Molo Village CDC: Jamesetta Ferguson*, Sr Pastor

Community Advisory Committee
Advisors

Co-Leads
Beecher Terrace Resident Council:
Marshall Gazaway, President (7.5%)
Louisville Central Community Community Centers:
Dan Crutcher*, Board Chair (7.5%)
Other Members
Beecher Terrace Resident:
Manfred Reid, LMHA Board Chair
Greater Salem Baptist Church: Keith Hackett, Pastor
Healing Place, The: Jay Davidson, Chairman
Joshua Tabernacle Missionary Baptist Church:
Rev. David Snardon, Pastor
Plymouth Community Renewal Center:
Markham French, Executive Director
Resident Outreach Workers
St. Peter’s United Church of Christ / Molo Village CDC:
Teresa Walton O’Bannon, Assistant Pastor / Molo ED

Housing Task Force
Working Group

Co-Leads
Community Ventures Corporation:
Johnetta Roberts*, Executive VP (7.5%)
Develop Louisville:
Virginia Peck, Director for Housing (7.5%)
Other Members
A.D. Porter & Sons Funeral Home
African American Initiative
CT Group / City View Park (HUD-Assisted)
Habitat for Humanity of Metro Louisville
Housing Partnership, Inc. (HPI)
Louisville Affordable Housing Trust Fund
Louisville Forward (Sustainability Division)
Louisville Metro Housing Authority
NDHC / Russell Apartments (HUD-Assisted)
Poe Companies
Rebound
YouthBuild Louisville

Neighborhood Task Force
Working Group

Co-Leads
Louisville Central Community Centers:
Sam Watkins, President / COO (7.5%)
Louisville Forward:
Scott Love, Econ Dvlpt Coord (7.5%)
Other Members
African American Heritage Center
African American Initiative
Community Ventures Corporation
Develop Louisville (Planning & Design Services Division)
Greater Salem Baptist Church
Louisville Downtown Partnership
Louisville Metro Housing Authority
Louisville Metro Parks & Recreation
Louisville Metro Office of the Mayor (Safe & Healthy Neighborhoods)
Louisville Metro Solid Waste Management
Louisville Urban League
Metro United Way
NDHC / Russell Apartments (HUD-Assisted)
Transit Authority of River City (TARC)

People Task Force
Working Group

Co-Leads
Louisville Metro Public Health & Wellness:
Dr. LaQuandra Nesbitt, Director (7.5%)
St. Peter’s Church / Molo Village CDC:
Jamesetta Ferguson*, Sr. Pastor, (7.5%)
Other Members
Develop Louisville (Business Incentives & Redevelopment Division)
Jefferson County Public Schools
Junior Achievement of Kentuckiana
KentuckianaWorks
Louisville Central Community Centers
Louisville Free Public Library
Louisville Metro Community Services
Louisville Metro Housing Authority
Metro United Way
University of Louisville Kent School of Social Work
YMCA of Greater Louisville

* Leadership Louisville Center - Bingham Fellows

Attachment 12. Need – Part I Violent Crimes Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att12PartIViolentCrimesDoc.pdf

Attached to application in zip file: Attachments11thru20.zip



LOUISVILLE METRO POLICE DEPARTMENT

GREG FISCHER
MAYOR

STEVE CONRAD
CHIEF OF POLICE

July 25, 2014

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 2011, 2012, and 2013. All incidents reported conform to the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting standards.

Please note the following regarding the data reported below:

1. The most recent population data available for Division 1, Beat 3 is for 2010. The 2010 population has been used to report data for all three years (2011, 2012, and 2013); and
2. Louisville Metro population data for 2011 and 2012 is from the FBI's annual *Crime in the United States* report. This report has not yet been released for 2013; thus, the 2012 population number has been re-used for 2013.

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

Part I Violent Crimes	2011	2012	2013	3-Year Average
Aggravated Assault	100	90	95	95.00
Rape	12	5	9	8.67
Murder	4	4	1	3.00
Robbery	85	91	80	85.33
Total Part I Violent Crimes	201	190	185	192.00
Population	6,463	6,463	6,463	6,463
Crimes Per 1,000 Persons	31.10	29.40	28.62	29.71

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

Part I Violent Crimes	2011	2012	2013	3-Year Average
Aggravated Assault	2,168	2,350	2,009	2,175.67
Rape	227	183	160	190.00
Murder	48	62	48	52.67
Robbery	1,643	1,394	1,427	1,488.00
Total Part I Violent Crimes	4,086	3,989	3,644	3,906.33
Population	665,152	666,200	666,200	665,850.67
Crimes Per 1,000 Persons	6.14	5.99	5.47	5.87

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

Very truly yours,



Major Robert J. Schroeder
Administrative Services Division

Attachment 11. Need – Design Deficiencies Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att11DesignDeficienciesDoc.pdf

Attached to application in zip file: Attachments11thru20.zip

July 21, 2014

Mr. Bernard H. Pincus, Director of HOPE VI Development
Louisville Metro Housing Authority
420 S. 8th Street, Louisville, KY 40203

Reference: Choice Neighborhoods Deficiencies: Part II – Design Deficiencies

Dear Mr. Pincus:

This letter is the second part of T.H.E. Engineers, Inc. summary of the physical needs assessment conducted at Beecher Terrace this year. Based on the site review and analysis, it was determined that Beecher is in a severe state of physical distress and suffers from the following major **design** deficiencies:

SITE DESIGN

- The site's sidewalks 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 although there is limited street parking available, the parking slots 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 walking and in 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, which house multiple mailboxes, which are located in unsafe center courtyards and prone to vandalism, theft, and decay.
- Original site and building design has resulted in the creation of super blocks with narrow internal alleys, which provide 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 provides 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 3 to 5 risers to the entrance.

- The units have an internal center 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 that are too small to meet the 100 ft²/2 person Louisville Property Maintenance Code, which assumes a use rate of 2 persons per bedroom. Units also have very limited storage, with small bedroom closets providing the only storage for items other than clothing. Most buildings are 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 this cost.
- Existing exterior wall construction is a combination structural brick/block, which does allow for insulation in the wall system.

PLUMBING

- All apartments were designed with one bathroom, which is adequate for one or two bedroom 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 for 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@theengrs.com



Attachment 11: Need – Design Deficiencies Documentation



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



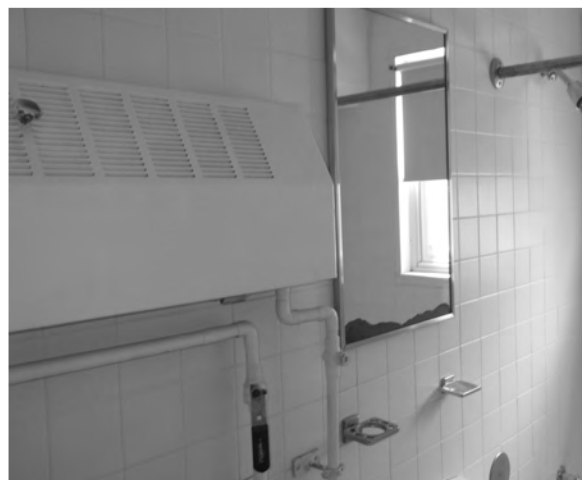
Barrier posts inserted and locked into receiver cylinders, and secured in concrete, protrude from above the surface in some cases, creating trip and fall hazards.



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



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



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

Attachment 9. Need – Rehabilitation Cost Estimate from Physical Needs Assessment (PNA)

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att9RehabCostEstimateFromPNA.pdf

Attached to application in zip file: Attachments1thru10.zip

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

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

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

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

(1.0) Development / AMP Data

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

(1.5) Total Units	808	LMHA Note: There are currently 768 units on the site. 40 of the original 808 units reflected in PIC have been merged with other units and no longer exist.	(1.9) Occupancy Type(s)	
(1.6) Total Buildings	59		S-F Detached	0
(1.7) ACC	768		SF Semi-Detached	0
(1.8) Non-ACC	40		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	InspectionDate	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
Totals	\$81,558,352.64	\$1,231,827.36	\$1,774,111.57	\$8,370,415.56	\$68,127,663.83	\$161,062,370.97

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

(4.0) Physical Needs Cost Estimate

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

CHOICE NEIGHBORHOODS – PLANNING GRANTS
Resident Involvement Certification

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

Lead Applicant: Louisville Metro Housing Authority
Name of Targeted Public and/or Assisted Housing Site(s):
Beecher Terrace

Resident Involvement threshold requirement (from Section III.C.2.b(7)) is as follows:

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

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

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

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

Name of Lead Applicant Executive Officer: Tim Barry

Title: Executive Director

Signature:  Date: 8-4-2014

Date of Resident Meeting: July 8, 2014

Attachment 7. Eligible Neighborhoods Documentation – Inadequate School Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att7InadequateSchoolDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

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 Authority

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

☐ Persistently lowest-achieving school

Indicate the school's relationship with the neighborhood:

☒ 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.

UNBROKEN
LEARNING

KENTUCKY SCHOOL REPORT CARD

College/Career-Readiness for All



Printer Friendly Report Card (PDF)



Back To Report Card Search

Profile

Accountability

Assessment

Learning Environment

Delivery Targets

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

Roosevelt Perry Elementary
Jefferson County
School Membership: 366
Grade Range: Preschool-5th
Status: Title I Schoolwide School

School Year: 2012-13
School Code: 275530
Classification: A1
Principal: Pamela Howell

Last Updated Date: 04/21/2014

2012-13 School Council Members

April Garrett	Carrie King	Nicole Curtis	Pamela Howell
---------------	-------------	---------------	---------------

Accountability Performance

Level	Year	Overall Score	Percentile in KY	Classification ¹	Rewards and Assistance Category ²
Elementary School	2012-2013	38.9	3	Needs Improvement	Focus School
	2011-2012	39.1	3	Needs Improvement	Focus School

Classification¹

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

Rewards and Assistance Category²

- School/District of Distinction scores from the 95th to 99th percentile, has met its current year AMO, meets student participation rate and the graduation rate is above 60. In addition, the school/district cannot be labeled as Priority or Focus.
- High Performing School/District scores from the 90th to the 94th percentile in the state, has met its current year AMO, meets student participation rate and the graduation rate is above 60. In addition, the school/district cannot be labeled as Priority or Focus.
- High Progress School/District has met its current year AMO, participation rate and graduation rate, has a graduation rate above 60 for the prior two years and has an improvement score indicating the school/district is in the top 10 percent of improvement.
- Progressing School/District has met its AMO, participation rate for the all students group and each subgroup, and has met its graduation rate goal.
- Priority School is a school that was identified as a Persistently Low Achieving (PLA) school.
- Focus School has a non-duplicated gap group score in the bottom 10% of the state, has an individual group of students scoring significantly low or has a graduation rate less than 60 for two consecutive years. Focus schools were identified based on the 2011-12 data and the label of Focus has been carried forward into the 2012-13 reporting.
- Focus District has a non-duplicated gap group score in the bottom 10% for all districts. Focus districts are identified based on data annually. Current identification is based on 2012-13 data.

Attachment 6. Eligible Neighborhoods Documentation –

Substandard Housing Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att6SubstandardHousingDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

N/A

Attachment 5. Eligible Neighborhoods Documentation – Eligible Neighborhoods Data

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att5EligibleNeighborhoodsData.pdf

Attached to application in zip file: Attachments1thru10.zip

MAPPING TOOL DATA FOR FY2014 CHOICE NEIGHBORHOODS PLANNING GRANTS

Corrected version – 07/10/2014

Russell

Target Area ID: 6721679

Email of User: sarah.jane.galloway@gmail.com

Name of Lead Applicant: Louisville Metro Housing Authority (LMHA)

Address of Lead Applicant: 420 S. 8th Street Louisville KY 40203

Email of Lead Applicant: sarah.jane.galloway@gmail.com

Name of Target Geography: Russell

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

Public Housing

Development-1: Beecher Terrace

Development-2:

Development-3:

Multifamily Assisted

Development-1:

Development-2:

Development-3:

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

Is the Target Area County non-Metropolitan (OMB 2009): No

Eligible Neighborhood Threshold:

Section III.A.3.a 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: (1) and (2b). 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 Threshold Requirements section of the NOFA for more information.

(1) at least 20 percent of the households estimated to be in poverty or have extremely low incomes

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 62.26

(2b) 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: 18.69

Vacancy Rate In Surrounding County: 4.20

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 2011) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2010).

Maximum of previous two criteria, poverty and ELI rate: 62.26

Long-term Vacancy:

Long-term vacancy rate (greater of USPS 2013 / ACS 2011)

In Target Area: 18.69

In Surrounding County/Parish: 4.20

Need for Affordable Housing in the community:

Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2010)

Target Area County ratio: 1.36

National ratio: 1.70

Data sources and methods:

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

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

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2011** refers to the US Census American Community Survey 2007-2011 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 2010** 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 2006-2010 five-year estimates see <http://www.huduser.org/portal/datasets/cp.html> for more information.
3. **Census 2010** refers to block-level 2010 decennial counts of housing units
4. **USPS 2013** refers to the United States Postal Service long-term vacancy data as of June 30, 2013.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2011 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 2010. 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 2011 and the USPS 2013, 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 2007-2011 rate. For more information on HUD's USPS dataset, see: <http://www.huduser.org/portal/datasets/usps.html>

Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2010. 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 6721679



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: Aug. 1, 2014

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 3. Documentation for Planning Coordinator

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att3DocforPlanningCoordinator.pdf

Attached to application in zip file: Attachments1thru10.zip



August 6, 2014

Ms. Gayle Epp
7 Greenough Avenue
Jamaica Plain, MA 02130

Reference: Notification of Choice Neighborhoods Planning Coordinator Selection, Contract No. FC-1412-HD, Proposal No. 1363 and Intent to Award Contract for Pre-Grant Award Planning Activities

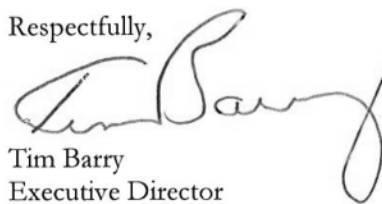
Dear Ms. Epp

We are pleased to inform you that EJP Consulting Group, LLC has been selected to provide Choice Neighborhood Planning Coordinator services for the Beecher Terrace Public Housing site and the Russell Neighborhood. The Louisville Metro Housing Authority's Board of Commissioners approved a resolution on August 6th, 2014 for a contract amount with EJP up to (b)(4) for planning services performed prior to grant award.

Upon award of a FY2014 Choice Neighborhood Planning grant, the Louisville Metro Housing Authority will enter into an additional contractual agreement with EJP for the additional services required to complete a comprehensive Transformation Plan for Beecher Terrace and the larger Russell Neighborhood. This second contract will last for the duration of the grant period. A Scope of Services is attached outlining EJP's role and responsibilities.

If you have any questions about this selection or contract, please feel free to contact me.

Respectfully,



Tim Barry
Executive Director

cc: Wavid Wray
Bernard Pincus
Kathleen O'Neil
Ron Sharp
Rhae Parkes
File



420 South Eighth Street, Louisville, KY 40203 | 502 569.3400 | Fax 502 569.3459



Planning Coordinator Scope of Work

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

Task 1: Implement a Comprehensive Resident and Community Engagement Process

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

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

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

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

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

Community Workshop #1: Neighborhood Background Report

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

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

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

Community Workshop #3: Transformation Strategies and Design Charrette

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

Community Workshop #4: The Transformation Plan

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

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

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

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

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

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

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

Task 3: Create the Vision and Program Components

Schedule Community Workshop #1: Neighborhood Background Report

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

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

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

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

Schedule Community Workshop #3: Transformation Strategies and Design Charrette

Task 4: Prepare Comprehensive Neighborhood Transformation Plan

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

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

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

Schedule Community Workshop #4: Transformation Plan

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

4838-1975-8876, v. 1

Attachment 2. Eligible Applicants Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att2EligibleApplicantsDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

N/A

CHOICE NEIGHBORHOODS PLANNING GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood Russell

ELIGIBLE APPLICANT

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

Lead Applicant: Louisville Metro Housing Authority

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

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

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

Executive Officer Name & Title: Tim Barry, Executive Director

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

Primary Contact Name & Title: Tim Barry, Executive Director

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

Co-Applicant (if any): N/A

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

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

Mailing Address: _____

Executive Officer Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

Primary Contact Name & Title: _____

Telephone: _____ Fax: _____ Email: _____

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

Planning Coordinator: EJP Consulting Group, LLC

Mailing Address: 20201 21st Place NW, Shoreline, WA 98177

Executive Officer Name & Title: Rhae Parkes, Partner

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

Primary Contact Name & Title: Rhae Parkes, Partner

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

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

1125 Cedar Court

(include city, state and ZIP)

Louisville, KY 40203

Unit Information as of Application Date

Total Number of Units in Project 768

Number of Public and/or Assisted Units in Project 768

Number Occupied 724

Number Vacant 44

Project #2 (if applicable)

Project Name: N/A

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 of Public and/or Assisted Units in Project _____

Number Occupied _____

Number Vacant _____

Attachment 10. Need – Structural Deficiencies Documentation

Louisville Metro Housing Authority (LMHA)

Individual attachment file: Att10StructuralDeficienciesDoc.pdf

Attached to application in zip file: Attachments1thru10.zip

July 21, 2014

Mr. Bernard H. Pincus, Director of HOPE VI Development
Louisville Metro Housing Authority
420 S. 8th Street, Louisville, KY 40203

Reference: Choice Neighborhoods Deficiencies: Part I – Structural Deficiencies

Dear Mr. Pincus:

From May through July 2014, engineers with T.H.E. Engineers, Inc. and inspection personnel toured, inspected, analyzed architectural drawings, performed multiple energy audits on, and assessed the physical needs of the Beecher Terrace public housing development. Based on our site review and analysis, we have determined that Beecher is in a severe state of physical distress. This letter summarizes the major **structural** deficiencies at the site. A second letter summarizes the site's **design** deficiencies:

ON-SITE INFRASTRUCTURE

- Construction of Beecher Terrace began in 1939. The buildings and grounds were initially, I am sure, a picturesque neighborhood with minimal vehicular traffic, appropriate landscaping, and minimal electrical loads. There were no TV cables and minimal phone cables around the area. Over time the trees and roots have invaded storm drains, raised sidewalk areas, damaged sewer lines, and expanded to encroach 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, based on the density and activity of the residents in the area. 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 around its perimeter just below the ceiling height of the first floor. This flashing is stuffed with wires and cables, becoming an inverted "trough" for cable TV, phone and other utility source cables, many of which are probably no longer necessary or operational. Birds have decided that this handy covered area with perfect wire perches is an excellent place to build nests and raise their families, and they have done just that. There were numerous bird nests visible as we walked around buildings. Not only is this quite unsightly, but, due to the massive amounts of droppings, it creates a significant health hazard for all residents and guests, especially for small children, who might play in the area, and/or come into physical contact with some of the waste. Rerouting the wires and enclosing all of the wires are just a few of the tasks required to fix this single item. More of this will be discussed in electrical.
- Beecher's roofs were installed over 20 years ago. When installed, the type shingles used had a life expectancy of 20 years. Maintenance staff has made numerous repairs in an effort to extend the life

of the roofs; however, they currently require replacement. There are numerous missing or torn shingles. Many roofs have noticeable variations, indicating structural shifting, sagging and failure.

- Existing exterior wall construction is a unique combination brick and concrete block, with no insulation.

MECHANICAL SYSTEMS

- The 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, so this equipment is now 2/3rd through its projected lifecycle. 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 conventional heating methods.
- The units are heated with hot water, which is piped through convectors in each room. Residents have little or no method of regulating heat resulting in open windows during winter months. The exposed pipes, which lead to each convector, become extremely hot and have caused burn injuries.
- Because units were constructed in 1939, there is no central air-conditioning. Window units installed by residents are frequently overloading the electrical circuits especially when there are multiple A/C units in an apartment. To provide air conditioning to each unit, it would be necessary to install individual PTAC units in multiple rooms, which would be inappropriate and quite expensive, especially on the second and third floors. The only feasible method would be to install "split units", such that one compressor could supply heat and cooling to multiple wall-mounted air handlers in various rooms in the unit. This would preclude the need for ducting, since there is not sufficient space for a central air handler and ducting. With split units the compressor can be mounted outside on the wall of the building, high enough to preclude theft and vandalism, but low enough to repair or replace, using a small man lift or scissor lift, or perhaps a ladder. Any A/C solution includes the need for additional electrical service. Split units provide great performance in heating and cooling with the added maintenance convenience of modular change-outs, not requiring refrigeration personnel to get a unit's heating or cooling restored in a short period.
- All of the units have range hoods but only a portion are vented to the exterior.
- The accumulation of heat and humidity in units has led to condensation, which in turn has developed a mold and mildew problem. It has also caused paint to peel, thereby exposing previously-encapsulated lead-based paint.
- The kitchen cabinets and all associated fixtures are antiquated and failure prone. The units are just not livable with the existing conditions. Numerous years of water spills, leaks, poor cleaning, mold, water run over from multiple sinks and tubs, coupled with the high humidity and temperatures has created a breeding ground for roaches and mold behind every cabinet.

ELECTRICAL SYSTEM

- To say the electrical system is outdated is a serious understatement. The panel boxes in each unit are undersized and located in either the kitchen or living room, and the ones in the kitchen are often mounted in close proximity to the stove, which would make it nearly impossible to reach the box, if there was a fire on the stove. Also the meters must be read from within the unit. Depending on the size and quantity of air conditioning units, overloading the circuits is a common occurrence during summer months. The increasing addition of numerous power dependent systems, televisions, and device chargers, makes the situation even worse for maintaining stabilized power in the units. Without major electrical upgrades to the units and buildings, the installation of dryers, central air conditioning, and other amenities is not possible. Upgrading the electric system in each unit is just the beginning. The entire building and site would need to be reevaluated, and the adjacent electrical

grid would have to be upgraded, as well. Adding amenities like dishwashers to an already taxed system would require penetrating every unit in multiple places and revising building electrical supply infrastructure. Due to the construction of the buildings, being concrete block, including most load-bearing walls, it would be necessary to use unsightly surface conduit for all additional electrical service 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

- These units are equipped with electric stoves. During the spring and fall, when the heating boilers are not operating, some residents use their stoves as a source of heat, creating dangerous situations.
- The 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 Louisville Metro Housing Authority has indicated that the removal of asbestos materials in crawl spaces and basements has been completed. However, there is a possibility that buried hot water pipes between buildings are wrapped with an asbestos-containing material. There is also a possibility that there is tar parging behind the brick/block which contains asbestos, as it was found during the demolition of Beecher's sister site, Clarksdale. These environmental issues will need to be addressed prior to any demolition or reconstruction.

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

Craig Morgan, PE
T.H.E. Engineers, Inc.
(859) 263-0009
craig@theengrs.com



MASTER WALL - CEILING - SLAB - DOOR VALUES

HOUSING AUTHORITY: LOUISVILLE METRO

PROJECT: KY 1-2 BEECHER TERRACE

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

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

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

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

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

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

SLAB PERIMETER INSULATION:

DIMENSIONS	MATERIAL	F VALUE
	None	0.00

DOORS:

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

WINDOWS & GLASS DOORS:

MATERIAL	U VALUE
Aluminum with Single-Glaze	1.10

Attachment 10: 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.

Exhibit F – Likelihood of Implementation

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitFLikelihoodImplementation.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit F: Likelihood of Implementation

Creating Lasting Momentum: While Russell still bears many of the markers of a distressed neighborhood, multiple forces are clearly aligning to build momentum for its successful transformation. Its geographical desirability – directly adjacent to a vibrant, culturally rich Downtown and Central Business District, close proximity to the 85-acre Waterfront Park, as well as direct access to the city’s major transportation corridors – has recently pushed it to the forefront for sustainable housing and business redevelopment. Enterprise Zone tax incentives have further catalyzed growth in Russell, as have rehab and economic activities underway in Portland, a Neighborhood Revitalization Strategy Area directly north of the neighborhood. Russell is also home to many of the city’s anchor educational, civic, cultural and faith-based institutions, including the Kentucky Center for African American Heritage, a Carnegie library (the first free public library in the nation built for and staffed by African-Americans), the Louisville Metro Fire Department’s headquarters, Central High School and its football stadium, three elementary schools, the Urban League, Louisville Central Community Centers (LCCC), and several historic churches (see City and Neighborhood maps in Attachment 21).

Stabilizing and enhancing the housing stock has been a primary focus of several of our CNI partners, who have obtained \$4.5 million in federal and local funds to construct and refurbish 600+ neighborhood homes since 1990. Pioneer Park, a four-block redevelopment focus area, includes 84 newly-constructed homes at a variety of price points that have weathered the housing bubble well, with some now valued over \$300,000. Habitat for Humanity (HFH) has built or renovated over 100 homes in Russell, and has plans to invest an additional \$500,000 to renovate two and build four new homes over the grant period. HFH is employing innovative, cost effective technologies to improve the energy efficiency of older housing stock, which they will share with our Housing Task force. One of Habitat’s three ReStores is located in the nearby Portland neighborhood, providing reasonably priced construction materials to homeowners,

Exhibit F: Likelihood of Implementation

builders and rehabbers in the area (see Att. 17, Letter ELP-4). Our housing partner New Directions (ND) is currently renovating two historic Russell properties to serve as housing for eight relocating refugee families, and applying for LIHTCs to renovate the 83-unit, HUD-assisted Russell Apartments complex (Att. ELP-19). A large section of Russell is a National Register District containing many architecturally distinct, yet affordable homes with solid bones awaiting restoration. This area is the focus of several redevelopment activities that will enhance our Russell Transformation Plan (RTP) efforts including the Cedar Street Development (between 19th and 20th Streets), which involves significant improvements to Muhammad Ali Park and the sale of 43 vacant parcels for the construction of market-rate homes, and the restoration of 14 historic structures in Russell and the adjacent Shawnee neighborhood by Oracle Design, including the landmark Ouerbacker-Clement House, a vacant 19th-century mansion that will be adaptively rehabbed into apartments.

Louisville Central Community Centers, Inc. (LCCC) is leading many of the efforts to recreate a vibrant Russell neighborhood, having invested more than (b)(4) to help generate jobs in West Louisville and to revitalize the Old Walnut Street Development - a multi-purpose commercial, cultural and family service hub, and home to their central offices. LCCC will be investing an additional (b)(4) over the next few years to expand their headquarters and launch an on-campus “Family Strengthening Center.” They also operate two licensed early childhood education centers in Russell – one adjacent to the Beecher site. LCCC is encouraging our CNI partnership to embrace their bold “West of Ninth” vision for Muhammad Ali Boulevard, which foretells an international destination that brings tourism and drives economic development westward from downtown (Att. ELP-11). St. Peter’s United Church of Christ has recognized the momentum currently underway in Russell and is looking at ways their re-visioning process for their church and community development corporation can be tied into the

Exhibit F: Likelihood of Implementation

RTP to help transform, empower, and renew the lives of their members, as well as the lives of other Beecher and Russell neighborhood residents (Att. ELP-21).

Our CNI partnership's proposed RTP efforts were presented at a recent two-day economic summit convened by the African American Initiative (AAI) and led by State Senator Gerald Neal, a former Beecher Terrace resident. The presentation detailed numerous educational, safety, health, economic development and built environment strategies developed by Mayor Fischer's administration to invest in West Louisville and improve the lives of its residents, including: 1) an agreement with Jefferson County Public Schools to improve education outcomes; 2) an \$800K commitment from the City's FY15 budget to support programming and extended hours at community centers; 3) the launch of a Cultural Pass allowing children free access to over 20 local educational and cultural institutions; 4) the 15K initiative designed to support 15,000 African Americans in obtaining college degrees; 5) building a "cradle to career" framework that encourages employers and industries to improve wages; 6) the creation of the City's Office for Safe Neighborhoods, which has received over \$2.25 million in grants since 2013 to implement violence prevention programs for youth connected to the juvenile justice system or otherwise identified as high risk; 7) financial education and asset building classes held in partnership with six banking institutions; and 8) the release of Healthy Louisville 2020, a comprehensive roadmap to help improve the city's health over the next six years, including specific goals to improve West Louisville residents' health measures. Planned built environment improvements were also highlighted including (b)(4) in infrastructure investments along Russell's main north and south corridors (Broadway and Market) to upgrade sidewalk, crosswalks, trees and benches.

A critical strategy to reduce blight and abandonment in the area is the Vacant and Abandoned Properties (VAP) initiative, which is helping the City to gain control of and transform vacant properties into marketable assets that support stable housing and economic development. Recent

Exhibit F: Likelihood of Implementation

successes in the economic development arena include plans for a retail shopping center, anchored by Wal-Mart, at the corner of 18th and Broadway, along with a new YMCA next door. Wal-Mart has shown their commitment to the area by donating (b)(4) to the LCCC for workforce development. In addition, the City is utilizing an interactive mapping platform, Opportunity Space, through a private sector partner, to allow people from around the world to follow public real estate holdings and projects from visioning to reality, with the hopes of inspiring other investment.

Extensive efforts to provide healthy and affordable food choices to residents of Russell and West Louisville are also underway. Telesis, owner of City View Park (CV) apartments and commercial strip, envisions building a small emporium for goods and services providers, including a quality grocery store. They are bringing in StreetSense, a national consulting firm with a strong background in community-level planning, to help lead these efforts, and plan a general “refresh” of the CV property to update its curb appeal (Att. ELP-22). Community Ventures Corporation (CVC), a community based non-profit helping Kentucky residents increase income and build assets through small business ownership, homeownership and job creation, is converting a former Russell cafeteria into a food business incubator, restaurant and small-scale grocery outlet that is scheduled to open in March 2015. Other services and loan products will also be available at the site (Att ELP-2). CVC is providing technical support for our farmers’ market “doing while planning” project, described in Exhibit E.1. The City, in conjunction with several strategic RTP partners, is developing a Food Hub at 30th and Muhammad Ali Boulevard, which will provide urban farming, access to fresh food, and new jobs, and include several additional satellite locations within Russell.

Russell’s Coleridge Taylor Elementary is one of only two public schools in Jefferson County that offers the Montessori method of teaching, through its Magnet Program. It also provides an

Exhibit F: Likelihood of Implementation

Early Childhood Jumpstart Montessori program for 3 and 4-year olds, along with before and after school care. Named in March 2014 by Magnet Schools of America as “a magnet to replicate,” the school’s successful strategies will be used as a model for improving student outcomes at Roosevelt-Perry Elementary, our RTP partner school. In 2005, Junior Achievement raised over (b)(4) to move their headquarters and build two learning labs in a refurbished warehouse attached to Central High School’s football stadium.

Looking ahead, the future can be bright for Russell. Its advantages are clear, and many stakeholders are working together to set a new course. But their plans are currently fragmented and focus on singular issues and areas. No cohesive neighborhood plan currently exists to prioritize issues, or to galvanize the needed people and resources to achieve lasting change. A Choice Neighborhood Transformation Plan for the Russell neighborhood and Beecher Terrace will provide that focused framework for a comprehensive planning process.

Transformation Plan Committees and Task Forces: Our extensive partnership is assembled and committed to begin working on the RTP immediately (see Att. 13). Many of our partners are already diligently at work, both independently and collaboratively, to bring aspects of the plan to fruition. To ensure that our RTP reflects a diverse array of neighborhood constituents, each task force is co-led by a key Russell stakeholder and a City agency representative. Neighborhood-based organization representatives and Russell residents sit on all three task forces and the Coordinating and Community Advisory committees. Our proposed staffing plan is also designed to include representatives well versed in the many disciplines necessary to develop a comprehensive Transformation Plan, including early childhood and youth development; education; economic and workforce development; health and human services; sustainability; transportation; safety; parks and recreation; communication; housing, infrastructure and community development; food production and distribution; homeownership counseling; finance

Exhibit F: Likelihood of Implementation

and financial literacy; the arts and spirituality. The owners and residents of other HUD-assisted properties in Russell are also represented on our committees and task forces.

Likelihood of Funding for Implementation: The City is currently considering legislation to adopt a local option sales tax of no more than 1% that would be dedicated to funding local capital projects. This 1% LIFT (Local Investments For Transformation) tax would create an estimated \$90 to \$120 million a year that could accelerate transformative projects for the 9th Street and Muhammad Ali Corridors and the western expansion of Waterfront Park and improve public transportation in Russell. An underwriter has also shown interest in using tax increment financing (TIF) as a potential funding source for implementation. Many of our partners are already investing in Russell (See Atts. 17 and 19) and others have applications pending that can be applied towards the implementation of the RTP, including a \$500,000 TIGER grant from the Department of Transportation to fund the City's work on the 9th Street Corridor. The City will also apply for Byrne Criminal Justice and Promise Neighborhoods grants to enhance the implementation of Russell's Transformation Plan.

LMHA and its consultants are examining phasing strategies and funding sources for the redevelopment of Beecher, including LIHTC, RAD and first mortgage debt, along with Section 8 reserves. With 220 Beecher residents age 55 and older, LMHA will explore the use of Section 202 funds to help ensure an ample supply of accessible, service-enriched housing for our growing senior population. LMHA will also look at acquiring replacement units within market-rate properties in Russell and in non-impacted areas of the city, a strategy we have used successfully to acquire HOPE VI replacement units. The fungibility provided through our MTW status may also provide other avenues to finance Beecher related construction, acquisition and rehab activities.

Conformance with Local and Regional Plans: As described in Exhibit E and Att. 16, our

Exhibit F: Likelihood of Implementation

proposed Transformation Plan for the Russell neighborhood and Beecher is consistent with local and regional plans. LMHA and its partners will also ensure that the RTP is fully integrated into all relevant neighborhood, city and regional planning documents once planning is underway.

Local Partnerships: As demonstrated by the letters in Att. 17, we have assembled a strong cadre of partners from nearly 20 Louisville Metro Government departments (ELP-14), including Public Health and Wellness (ELP-15); revolving loan and HOME fund manager the Louisville Affordable Housing Trust Fund (ELP-10); and the Louisville Free Public Library (ELP-13). Our partnership is also comprised of educational organizations, including the University of Louisville Kent School of Social Work and Jefferson County Public Schools (ELP-6); non-profit funder Metro United Way (ELP-18); key anchor institution Louisville Central Community Centers (ELP-11); workforce investment center KentuckianaWorks (ELP-8), job training and youth leadership program YouthBuild (ELP-24); youth entrepreneurial developer Junior Achievement; downtown development and master planner Louisville Downtown Partnership (ELP-12); market-rate developer Poe Companies; affordable and mixed-income housing developers New Directions (ELP-19), Telesis Corporation (ELP-22), Housing Partnership, Inc., and Habitat for Humanity (ELP-4); recovery services and housing provider the Healing Place (ELP-5); small business and homeownership assistance provider Community Venture Corporation (ELP-2); along with the African American Heritage Center, the Louisville Urban League and their Rebound program (ELP-17), the Building Industry Association of Louisville, the YMCA (ELP-23), and four members of the African American Community Agenda Initiative (ELP-1).

Neighborhood stakeholders who complete our CNI Team and ensure that it reflects the interests of Beecher residents and community members include Beecher Terrace Resident Council President Marshall Gazaway, Beecher Terrace resident and LMHA Board Chair Manfred Reid (ELP-16), and four faith-based organizations – Greater Salem Baptist Church

Exhibit F: Likelihood of Implementation

(ELP-3), Joshua Tabernacle Missionary Baptist Church (ELP-7), Plymouth Community Renewal Center (ELP-20), and St. Peter's United Church of Christ (ELP-21). Many of the above partners are also members of the Leadership Louisville Center's Bingham Fellows (as indicated on the organizational chart in Att.13), who have selected West Louisville as their community focus issue for this year (ELP-9).

This extensive group of individuals and organizations are on board and firmly committed to work along with LMHA staff and EJP on the proposed planning activities outlined in this application. Many of these same partners have been part of previous collaborative efforts to successfully turn around other struggling areas of our city, including the Park DuValle, Phoenix Hill and Smoketown neighborhoods – where 3 award-winning HOPE VI communities now take the place of formerly distressed public housing developments. Over recent years, our joint resources have been carefully leveraged to obtain millions in additional funds (including grants from the Robert Wood Johnson Foundation, Annie E. Casey Foundation, Norton Foundation, Centers for Disease Control, Artsplace and HUD's Neighborhood Stabilization Program to name just a few) to go beyond infrastructure and housing improvements to create sustainable neighborhoods that promote health, improved educational outcomes, economic vitality and overall quality of life for all residents.

Local Government Support: As evidenced by Mayor Fischer's letter in Att. 18, the City is in full support of our CNI planning process for Russell and Beecher Terrace. This support is backed by a firm commitment of \$500,000 in City funds and an additional \$100,000 upon approval of the CDBG Action Plan. The City has also committed \$37,500 in supporting leverage for the development of a multi-modal streetscape master plan for the 9th Street Corridor between Market and Broadway, and the Mayor has dedicated staff support from nearly every division of Metro Government (see ELP-14).

Exhibit E - Plan

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitEPlan.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit E: Plan

E.1 - Planning Activities: Louisville Metro Housing Authority (LMHA), as Lead Applicant, will serve as the Project Manager for the CNI planning process, with EJP Consulting Group as Planning Coordinator. EJP will manage the day-to-day activities of all planning team members to ensure that a coordinated and collaborative process will result in an impactful and feasible Transformation Plan for Beecher Terrace and the surrounding Russell neighborhood. Both LMHA and EJP will work closely with a Coordinating Committee, a Community Advisory Committee, and 3 Task Forces organized around Neighborhood, Housing and People. Our process for the Russell Transformation Plan (RTP) will be built upon three pillars: 1) resident and community needs combined with market-tested data will serve as the foundation of the RTP, 2) the vision and goals of the RTP will be realistic and implementable, and 3) the RTP process will be transparent and provide extensive opportunities for public participation and meaningful resident and community engagement and capacity building.

Pre-Grant Award: To develop an effective RTP, it is essential that local stakeholders and community members share a common understanding of the current conditions in Russell. The use of consistent baseline data is also paramount if progress is to be accurately measured throughout the planning and implementation phases. Therefore, our Team has already begun gathering data from existing sources, including demographic, land use, zoning, housing, education, employment, transportation, health, crime, asset, and environmental information to compile into a “Russell Neighborhood Background Report,” which will serve as the foundation for the work of the Task Forces. This report will be expanded upon after grant award as additional assessment pieces are completed, including market studies, asset and service gap analyses, resident and community needs assessments, etc. The report itself will be prepared using easy-to-understand tables, graphics, and maps. Overall findings will be accompanied with information about specific sub-populations – the elderly, disabled, families with children, non-

Exhibit E: Plan

English speaking families – to help identify populations with the greatest needs and what those needs are. The report will also contain a capacity-building section that defines planning terms and explains how the local planning process works. The Background Report will be presented at a community workshop held soon after grant award, in an open house format with experts staffing “topic stations.” Each Task Force will use the Background Report to identify challenges, assets, and opportunities related to their planning component, understand service and amenity gaps, ascertain the capacity of existing resources, and target strategies to populations with the highest needs.

Resident and Community Needs Assessments: LMHA will complete a *household-level needs assessment/survey* of Beecher residents and a representative sample of Russell households within five months of grant award. EJP will assist with the survey instrument design in consultation with the Task Forces and community, and train the local surveyors, including Resident Outreach Workers, to conduct the survey. LMHA and a local community-based organizer partner will lead the survey process and summarize results, with EJP analyzing survey data. To augment this survey, LMHA, along with city staff and other partners will gather and analyze *existing demographic and socioeconomic data* for the Russell neighborhood using national sources like the American Community Survey and decennial Census, and local sources like Public Schools, and the city’s health, planning, and economic development departments. Data to be collected includes school performance, health characteristics, and employment projections for the neighborhood compared to the City, County and State. If needed, EJP will conduct open houses, community meetings, and/or focus groups.

EJP will also build on the initial Russell Background Report to more fully describe *existing neighborhood conditions* by working with the city’s LOJIC staff to map the location of existing amenities, including: fresh food retail, community-serving retail, services, and civic and

Exhibit E: Plan

community facilities. This background work will also include a review of other past planning documents, including the Louisville Central Community Centers' "West of 9th" vision for Muhammad Ali Boulevard and the Office of the Mayor's recent "West Louisville Strategies for Success". The Russell neighborhood has no city-adopted Neighborhood Plan.

EJP will also identify methods for involving youth in the planning process, including *neighborhood photo-journal* exercises and separate *design meetings*. EJP will also *inventory existing supportive services* in and around the neighborhood such as educational, health, and workforce programs. This list will be compared to resident needs identified by the survey to develop a detailed services gap analysis, which will serve as the starting point for the People component of the Transformation Plan. *Market studies and Phase 1 environmental assessment* will be completed to further understand opportunities and constraints. LMHA will also contact the Kentucky Heritage Council (the State Historic Preservation Office) to ensure there are no negative historic impacts from demolishing the Beecher site. Needs assessment results will be augmented by LMHA occupancy data including income sources, sex, age, race, elderly/disabled status, household size, etc.

Community meetings and workshops will be held throughout the planning process to present data, propose design and strategy alternatives, and solicit feedback from residents and the community. The meeting format will be interactive, enabling the public and community stakeholders to ask questions and provide input. Participants will be asked to discuss results, identify additional obstacles to neighborhood revitalization, and prioritize those problems most salient to the Russell neighborhood. These workshops will also highlight best practices from other localities that have had measurable success in planning for and sustaining neighborhood-wide transformations.

CNI Coordinating Committee, Community Advisory Committee and Task Forces: As

Exhibit E: Plan

depicted in the organization chart in Attachment 13, LMHA has created a Choice Neighborhood (CNI) Team comprised of the Lead Applicant, Planning Coordinator, two Committees, and three Task Forces to assist in the development of the Transformation Plan. *The Coordinating Committee*, comprised of LMHA, the City and other key stakeholders, is responsible for ensuring that a truly transformative set of strategies are developed, for adherence to HUD grant requirements and for final decision-making regarding the Transformation Plan. The Coordinating Committee will empower each Task Force to think innovatively and will meet monthly to review the status of the planning process and address any challenges or concerns. The *Community Advisory Committee* is comprised of Beecher and Russell residents and other neighborhood stakeholders who will help ensure that Task Force and Coordinating Committee members continuously receive input and feedback from those most affected by the Transformation Plan (Public housing and community residents will also sit on the Coordinating Committee and each Task Force to provide resident voices throughout the process.). *Task Force members* will be charged with analyzing the specific needs associated with each plan component (e.g. Neighborhood, Housing, and People) and proposing initiatives to create meaningful and sustainable change. Each Task Force will be co-led by a member of a key neighborhood stakeholder group and a city agency staff member who can provide technical assistance and help build capacity. Task Force co-leads will also sit on the Coordinating Committee. Organizations and stakeholders have already agreed to participate on the CNI Team as outlined in the staffing plan in Att. 13 and the letters in Att. 17. Given the breadth of service areas to be addressed by the People Task Force, smaller working groups will be established for Workforce Development, Health and Education. Similarly, the Neighborhood Task Force may also establish smaller working groups to address Infrastructure Improvements, Vacant and Abandoned Properties, Safety, and Economic Development.

Exhibit E: Plan

Developer Procurement: LMHA, with its extensive development experience, will act as its own Master Developer. As necessary, EJP will assist LMHA in procuring other team members, such as education, community outreach and empowerment, database systems, and evaluation consultants.

Transformation Plan Development: EJP will draft and finalize the Transformation Plan based on the planning process described previously. The Plan will identify priority initiatives; outline detailed action steps for each initiative; pinpoint implementing entities and funding sources; and lay out a schedule for implementation.

Doing While Planning: The People's Market, a fledgling farmers' market led by Beecher Terrace Resident Council President Marshall Gazaway, is currently operating from a temporary, outdoor location in a commercial strip situated between Beecher and City View Apartments. Our CNI team will work with Mr. Gazaway to expand and strengthen this market as our "doing while planning" project. Goals for this project include: finding a permanent location for the market that is protected from the weather; establishing a year-round market schedule; increasing the number of farm vendors; recruiting small, local food entrepreneurs as vendors; and obtaining permanent market equipment, such as freezers, a credit card reader, and an EBT machine. CNI partner Community Ventures Corporation (which will open a food business incubator in Russell in March 2015) will provide technical assistance for this project (see Att. ELP-2).

Our Team has also allocated (b)(4) of its CNI budget for critical community improvements (CCI), and developed a process to identify, review and award mini-grants for this purpose. Task forces will recommend a list of top issue "focus areas" eligible for mini-grants and a seven-member CCI Review Committee will issue a request for proposals for mini-grants of up to \$15,000. Grantees will complete their projects and summarize the outcomes and lessons learned by the end of October 2016 for inclusion in the Transformation Plan.

Exhibit E: Plan

E.2 – Use of Data: An essential component of any informed planning and decision-making process is the use of reliable data and best practices. Therefore, needs assessments; Census data and tenant demographics; city data on code enforcement, vacant lots, and foreclosed properties; inventories of services and utilization rates; crime statistics; local health data; school enrollment and performance; transit information; market studies; and other third party data sources will all be utilized to create standard, quantitative baseline metrics. These will be supplemented with qualitative data from focus groups, stakeholder interviews, and community feedback mechanisms. As described in Exhibit E.1, in the initial stages of the planning process, this data will be used to compile a “Russell Neighborhood Background Report,” which will serve as the foundation for development of the RTP. With guidance from LMHA and EJP, each Task Force will use these baseline measures to pinpoint priority needs, identify existing service and amenity gaps, and understand what can be realized in light of market potential and resources in the area. This will provide a foundation of common understanding to inform a collective vision for each Plan element, shape the accompanying action plans, and allocate and align resources to meet needs most efficiently. It will also help identify essential partners and focus collective attention on key goals and outcomes. Since the ultimate goal is to achieve positive, measurable differences in the community, each Task Force will develop clear priority needs, goals, outcomes, metrics, and strategies in a matrix format to track progress during implementation.

As part of the planning process, the CNI Coordinating Committees and Task Forces will establish a detailed data management system and negotiate the necessary data-sharing agreements for regular and meaningful review of key indicators. They will also utilize the City’s Open Data Portal and LOJIC systems, which contains hundreds of data sets, to document and share information. Ongoing monitoring of this data will ensure accountability among partners and highlight which strategies are effective, and which need refinement.

Exhibit E: Plan

E.3 – Policy Priority – Educational Opportunities Planning: 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, our educational strategy will be grounded in a holistic approach that incorporates cradle-to-career strategies to break the cycle of intergenerational poverty. Our CNI Team will leverage current efforts by Bellarmine University, the Louisville Urban League, Metro United Way Success by 6, Jefferson County Public Schools (JCPS), 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.

While JCPS has three elementary schools (Roosevelt-Perry, Byck and Coleridge Taylor) and one high school (Central) within Russell, the planning will focus most heavily on improving the educational and life outcomes for students at Roosevelt-Perry Elementary (RPE), a low-performing Title I school (where reading and math scores are in the lowest 3% statewide) in corrective action since 2003. Nearly 40% (142) of the school’s 366 students reside in Russell, and 95.6% qualify for the Free and Reduced Meal Program. RPE has a Technology Magnet program, which includes STEM initiatives in the areas of Engineering and Robotics. In partnership with Bellarmine University professors Drs. Robert and Kathleen Cooter, who are authors of the upcoming book *Urban Literacy Education: Helping City Kids in Regular and Special Education Classrooms*, RPE has 10 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 professional development to remain on the cutting edge of effectiveness. Building on these initiatives, the People Task Force will seek additional ways to support school capacity coupled with a continuum of effective community services and

Exhibit E: Plan

strong family supports to turn around student achievement.

Compelling evidence exists that links achievement gaps to early childhood development. Based on Kentucky's School Readiness Assessment (the Brigance Kindergarten Screener), last fall less than half (48.4%) of students residing in Russell were ready for Kindergarten. The People Task Force (with assistance from the Education Consultant) will assess access and usage of quality early learning centers and develop strategies to maximize their use to ensure children enter Kindergarten ready to learn. Using the resident survey and other data, the Task Force will 1) map existing childcare resources; 2) project future demand; 3) quantify the mismatch between supply and demand; 4) identify ways to expand physical capacity if needed; 5) identify ways to build capacity and strengthen existing programs; 6) evaluate best practices for mixed-income early learning centers; and 7) educate parents on the benefits of early learning programs and reduce barriers to participation.

There also is compelling evidence that many gains low-income students make during the school year are lost over the summer, playing a huge role in drop-out rates and lack of work or college readiness for high school students. This can be successfully addressed through quality afterschool and summer programming. Partnering with Louisville's Out-of-School-Time Coordinating Council, the planning process will 1) assess afterschool and summer time program use; 2) identify barriers to access; and 3) work with partners to create strategies to increase use and improve the quality of existing resources and expand afterschool centers.

Parent involvement in the planning and execution of educational programs also strengthens their commitment to help their children achieve academic success. The People Task Force will identify opportunities to create parent support classes and strategies to increase parent engagement in early learning, area schools and afterschool/summer programs, and will encourage partners to employ evidence-based strategies that promote and improve family

Exhibit E: Plan

engagement in positive child development and learning.

Policy Priority – Renewable Energy: LMHA certifies that the Russell Transformation Plan will incorporate renewable energy technologies on-site in the redevelopment of Beecher Terrace, our target housing. LMHA is well-versed in energy efficient construction. Our premier green property is the Liberty Green HOPE VI site, the first mixed-income development in Kentucky to receive the EPA Energy Star National Award in Excellence in Affordable Housing (2007). The site was also the winner of Energy Star Regional Awards from 2008 through 2010, and its Community Building has LEED Certification. All rental and homeownership units at the new Sheppard Square HOPE VI site are being constructed according to Enterprise Green Community (EGC) standards, and LMHA has applied for LEED-ND for the Smoketown neighborhood where Sheppard is located. In addition, both Liberty Green and Sheppard Square feature several buildings with geo-thermal and photovoltaic systems. LMHA shares its successes with green and renewable technologies via its website, print media and other housing forums.

E.4 – Policy Priority – Capacity Building and Knowledge Sharing: To kick off its capacity building efforts for the Russell transformation planning process, LMHA staff, Beecher residents, other community members and CNI Team members met on July 8, 2014 for a training session. LMHA gave a presentation on the goals of the CNI program, along with the proposed planning activities and timetable. Attendees also participated in small group exercises to identify neighborhood strengths and weaknesses, and prioritize top issues. Each group presented their findings, which were then posted on LMHA’s website. Three Coordinating Committee meetings were also convened in the months leading up to grant submission to shape the planning process proposed in our application. Several of the Leadership Louisville Center’s Bingham Fellows participated in the training session and committee meetings, relaying the outcomes back to their larger group, which has selected “Investing In West Louisville’s Path to Prosperity” as their

Exhibit E: Plan

community issue focus for this year.

As a supporting commitment to the CNI planning process (see Att. 19, letter LEV-1), the Center for Neighborhoods will train five neighborhood residents through their Neighborhood Institute during spring 2015. Resident council members from the HUD-assisted properties in Russell and our Resident Outreach Workers will be encouraged to enroll in this 12-week leadership-training program, which will fully prepare these community members to participate in the decision-making and planning processes. Among the topics to be explored during the seminar are community and economic development; getting your message out; conflict resolution; consensus building; accessing the power structure; working with public sector agencies; organization building; resource building and tapping resources; strategic planning; planning, zoning, and land use; legal issues; and law enforcement. An integral part of the Neighborhood Institute curriculum is the completion of a community class project, which allows participants to apply the knowledge they gain in the classroom to real-life situations, and our CNI Team has proposed our “doing while planning” project be that class project.

As described in Att. 19 (LEV-5), New Directions Housing Corporation is also providing access to capacity-building opportunities as a supporting commitment. During 2015, they will send seven Russell residents to NeighborWorks America’s (NWA) three-day Community Leadership Institute. Once they have completed the training, participants will be given a \$2,000 Action Planning Grant to implement a “doing while planning” project. In addition, New Directions will send one Russell resident to any 2015 NWA training course of their choosing. Finally, in an effort to enhance resident capacity in anticipation of grant award, two Russell residents will attend the 2014 NWA Community Leadership Institute.

To help promote participation in the planning process among residents at HUD-assisted properties in Russell, a resident from each site will be hired as a CNI Resident Outreach Worker.

Exhibit E: Plan

Each outreach worker will attend at least one of the neighborhood leadership training institutes described above to help prepare for this work. Outreach workers will sit on the Community Advisory Committee to stay abreast of planning events, and provide regular reports on the planning process to their resident councils and other residents at their sites. These formal capacity building opportunities, along with active participation on the CNI Team, and collaboration with the Planning Coordinator, will provide meaningful opportunities for resident and community member engagement.

EJP will conduct a survey with Committee and Task Force members to gauge technical knowledge, understand expectations, and identify preferred learning and communication methods. This survey will be given at the beginning and end of the planning process to measure the level of knowledge transfer. EJP will also provide evaluation forms at each workshop to assess the meeting's effectiveness in providing information, engaging participants, and responding to community concerns. It is our expectation that the Transformation Plan – both process and product – will reflect resident and community concerns.

Our CNI Team also welcomes the opportunity to cooperate in HUD-funded research and evaluation studies. In the past, we have derived significant value from participating in trainings, best practices calls, networking opportunities, and conferences with other program grantees.

E.5 – Staffing Plan: As described in Exhibit C, LMHA will assign a Project Manager (30% FTE) and Assistant Project Manager (50% FTE) to the CNI Team. They will serve as the primary liaisons to Planning Coordinator EJP, whose work will be spearheaded by partner Rhae Parkes (20% FTE). A detailed and feasible staffing plan for completing all proposed planning activities is enumerated in the organizational chart in Att. 13, and described above in Exhibit E.1. LMHA, together with EJP, will lead the planning process and coordinate the work of the various Committees and Task Forces. (EJP's specific scope of services is outlined in Att. 3.)

Exhibit E: Plan

E.6 – Planning Program Schedule: A detailed and feasible schedule for completing all proposed planning activities within 24 months of grant execution is included in Att. 14. The first quarter will focus on finalizing the Committee and Task Force membership, roles and responsibilities, as well as starting the household-level needs assessment, collection of administrative and baseline data, and completion of a “Russell Neighborhood Background Report.”

E.7 – Budget: The total budget for the CNI planning process is (b)(4). The \$500,000 in requested Choice funds has been leveraged with an impressive (b)(4) in firm commitments (b)(4) in direct financial assistance and (b)(4) in supporting commitments). A complete schedule of sources and uses can be found in Att. 15, along with a description of each line item. This budget was carefully crafted to ensure that projected sources will fully support the planning activities and critical community improvements needed to ensure a successful transformation process.

Consistency with Other Planning Documents: As indicated in Att. 16, the proposed Transformation Plan for the Russell neighborhood and Beecher Terrace is consistent with both the Louisville/Jefferson County Metro Government’s Consolidated Plan and LMHA’s FY 2014 MTW Plan. The proposed Transformation Plan is also consistent with *Sustain Louisville*, a regional sustainability plan covering over 400 square miles, including the geographical footprint of the Russell target neighborhood, that has been adopted by a consortium of 84 local jurisdictions.

Exhibit D - Need

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitDNeed.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit D: Need

Severe Physical Distress of Public Housing

Current Rehabilitation Costs: A Physical Needs Assessment (PNA) completed in May 2014 by an independent, registered engineering firm, T.H.E. Engineers, Inc., confirms that the Beecher Terrace site and its units are severely distressed. A signed letter from the firm's registered engineer and excerpts from the PNA in Attachment 9 show an average estimated per unit current rehabilitation cost of (b)(4) or 57% of HUD's TDC Limit for a 2-BR walkup unit (\$186,341).

Structural Deficiencies: The PNA also served as the basis for T.H.E. Engineers letter in Att. 10, which outlines the extensive structural, systems and infrastructure deficiencies at the site.

Construction at Beecher began in 1939, at the same time as its twin public housing development Clarksdale (a severely distressed site that LMHA razed in 2004 in conjunction with its Liberty Green HOPE VI Revitalization).

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

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

Exhibit D: Need

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

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

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

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

Exhibit D: Need

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

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

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

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

Exhibit D: Need

A third of units have bedrooms less than 100 ft² (the Louisville Property Maintenance Code minimum requirement for two-person occupancy), closet space is scarce, and no units meet current ADA accessibility or visitability standards. Center load-bearing walls make room reconfiguration extremely difficult, and restrict our ability to make the needed mechanical systems upgrades that would allow for additional amenities and bathrooms (even three-bedroom units only have one bath). Per the engineer's letter and energy audits excerpts in Att. 11, Beecher units are also extremely energy inefficient with utility costs 37.7% higher than comparatively sized units at LMHA's Sheppard Square site.

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

Severe Physical Distress of the Targeted Neighborhood

Neighborhood Poverty: The Poverty/ELI rate for the Russell neighborhood is 62.26% (see Att. 5). **Long-term Vacancy:** The long-term vacancy rate is 18.69% - nearly a fifth of Russell housing (see Att. 5). **Part I Violent Crime:** Part I violent crimes per 1,000 persons for the Patrol Service Area in which Beecher is located (Division 1, Beat 3) averaged 29.71 for the 3-year period from 2011 to 2013 - over 5 times the rate for Louisville Metro (5.87) (see Att. 12). **Need for Affordable Housing in the Community:** The shortage ratio of housing units affordable to very low-income renter households in Jefferson County is 1.36 (see Att. 5). **Inadequate Schools:** Russell's Roosevelt-Perry Elementary is a low-performing, Title I school (see Att. 7).

Exhibit C - Capacity

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitCCapacity.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit C: Capacity

Capacity to Lead the Planning Process: LMHA (Lead Applicant) and EJP Consulting Group, LLC (Planning Coordinator) will serve as the planning leaders for the development of a comprehensive Transformation Plan (TP) for the Russell neighborhood. Each organization has the capacity and demonstrated success in leading multi-faceted, complex planning processes, and each is extremely qualified to facilitate an inclusive community engagement process that will be vital to the success of the Plan. LMHA's Board has approved a resolution selecting EJP as Planning Coordinator, and a selection letter and scope of services outlining how they will work hand-in-hand with LMHA to manage, guide, and provide technical assistance during the planning process and the development of the TP is included in Attachment 3.

Lead Applicant Experience: LMHA has served as master developer for three award-winning HOPE VI Revitalization communities - Park DuValle (funded in 1996), Liberty Green (2003 and 2004), and Sheppard Square (2011). Through these projects, we have gained invaluable experience using a mixed-income, mixed-finance development approach to deconcentrate poverty. LMHA has learned to balance the delicate ratio between subsidized and market-rate rental and homeownership units to successfully address the city's need for affordable housing, while attracting households with a variety of incomes to the revitalized neighborhood. Upon completion of the Sheppard HOPE VI, LMHA and its partners will have replaced 1,652 public housing (PH) units with 3,222 newly-constructed or acquired mixed-income units across the city, including 951 for-sale units. These outstanding production levels, which include one-for-one replacement of PH units at Liberty Green and Sheppard, were made possible through funding sources totaling over ½-billion dollars, including HOPE VI, PH development, other federal and city funds (RHF, Section 8 reserves, CDBG, HOME, LIHTC) and private investments.

LMHA also brings extensive in-house design expertise to the CNI Team, including two architects, two designers, and a landscape architect with LEED AP certification. Their efforts,

Exhibit C: Capacity

along with those of our architectural consultants, have resulted in multiple national and local awards for incorporating Energy Star, Enterprise Green Community and LEED standards into our HOPE VI communities, which feature several buildings with geo-thermal and photovoltaic systems. In addition, LMHA has applied for LEED for Neighborhood Development certification for the Smoketown neighborhood, where the Sheppard Square HOPE VI site is located.

Our experience with the Sheppard revitalization is an example of LMHA's approach to working with residents and community partners to move beyond housing production to develop and implement a focused vision for neighborhood transformation. Multiple neighborhood groups and stakeholders, including LMHA, joined together years prior to the Sheppard HOPE VI submission to form the Smoketown/Shelby Park Neighborhood Coalition. This Coalition engaged residents and other community members in an extensive planning process that resulted in a comprehensive Smoketown Neighborhood Plan, which was later adopted by the City. A key recommendation in the Plan was to develop a separate in-depth housing strategy. Toward that end, the City and LMHA engaged Paul Brophy, Senior Advisory at the Center for Community Progress, and Ray Gindroz of Urban Design Associates to conduct a series of neighborhood workshops that resulted in schematic plans for housing and for the neighborhood's most troubled blocks. Imperative to the success of this plan was the demolition of Sheppard, to be rebuilt as a mixed-income community, along with in-fill single-family development and the adaptive reuse of underutilized or vacant commercial properties, which were also identified in the plan. Another outcome of this extensive planning process was the creation of the 2011 Quality of Life Action Plan (QLAP) for Smoketown/Shelby Park. One of our CNI housing provider partners, New Directions, led that planning process and authored the QLAP, which was built on 5 pillars of community - Housing; Safety, Health, Wellness and Greenspace; Education; Jobs; and Economic Development – which continue to serve as the guiding forces behind the

Exhibit C: Capacity

transformation currently underway in Smoketown. In addition to \$95 million in HOPE VI funds and leverage, which have been invested in Sheppard and the Smoketown neighborhood, our partnership has obtained millions in funds from the Centers for Disease Control (CDC), the Robert Wood Johnson Foundation (RWJF) and other sources to make changes in the built environment that promote safety, increase physical activity, enhance access to affordable, healthy food, and improve health outcomes for all residents. Some of these funds were used to support a farmers' market, and to create a community garden and "edible" classroom for middle school students in the neighborhood.

Our Smoketown neighborhood planning efforts also included a comprehensive assessment of resident needs. This included a household level survey of Sheppard residents, along with a series of public meetings, training sessions and focus groups that included participants from both the site and the larger neighborhood. These assessments, along with data from a variety of sources, including the school system, U.S. Census, and the CDC's Behavioral Risk Factor Surveillance System, were then used by LMHA's Special Programs Department and more than 20 partners to design and implement an array of community and supportive services (CSS) that responded to identified needs. LMHA is also well-versed in Uniform Relocation Act regulations, and has successfully conducted six large relocation efforts in-house. Relocation specialists and case managers use *Tracking at a Glance* software to follow HOPE VI and Family Self-Sufficiency (FSS) households' progress on case management goals. LMHA Special Programs Department Director Diane Foster will bring this extensive and successful relocation and CSS planning expertise to the planning table to inform the People component of our Transformation Plan. Adding capacity are LMHA's two FSS Coordinators and 12 case managers, who have received HUD Best Practices awards for their outstanding Neighborhood Network and FSS programs.

Exhibit C: Capacity

LMHA Project Management: Bernard Pincus, a licensed architect and LMHA Director of HOPE VI Development, will be Project Manager for the CNI process. In addition to his extensive experience with mixed-use urban development, including rental, homeownership and commercial construction, Mr. Pincus is well versed in renewable energy sources, and has established guidelines for using green technologies in the development, maintenance and modernization of all LMHA properties. Previous to his 27 years heading LMHA's development activities, Mr. Pincus worked in commercial design and for the City's Parks department.

Kathleen O'Neil, MSW and LMHA Executive Planner, will be Assistant Project Manager. Ms. O'Neil has 32 years of housing experience, including HOPE VI and other affordable and market rate housing development. As an Associate with the Schiff Group, she coordinated the CSS and Evaluation components of Lexington's Bluegrass/Aspendale HOPE VI program and co-authored its Evaluation Report. She also worked with several of our CNI partners to co-author the RWJF and CDC grants that are now enhancing Smoketown's transformation.

Planning Coordinator (PC) Experience: EJP, a certified Woman Owned Business, has been actively engaged in the CNI program since its inception. EJP has successfully acted as PC or technical advisor for 11 CNI Planning and Implementation grantees. Renowned for its HOPE VI expertise, EJP has more than 20 years of on-the-ground experience structuring and implementing neighborhood revitalization, mixed-finance development, impactful resident services programs, and productive public/private partnerships. EJP led planning efforts resulting in 32 HOPE VI grants, and was program manager for 30+ large-scale revitalization efforts that leveraged over (b)(4)

(b)(4) in place-based investments. EJP is also known for their work in the redevelopment of public and assisted housing, as well as their expertise in green development, case management, education initiatives, data collection, outcome measurement, and strategic planning. EJP partners are co-authors of HUD's *Mixed-finance Guidebook*, *Cost Containment* and *Safe Harbor*

Exhibit C: Capacity

guidelines, and numerous policy alerts related to mixed-finance development.

The EJP team includes Goody Clancy and Associates (GCA), a planning, urban design, and architecture firm that has worked with a number of CNI grantees, both at the planning and implementation stages. GCA also has local experience, having created the RiverPark Place Master Plan, a key component of Louisville's efforts to revitalize its downtown waterfront. This new neighborhood includes 1,500 housing units, a marina, restaurants, a health club, and stores arranged around a central square. The marina and first phase of residential development were recently completed, and Phase 2 is underway. GCA's experience with complex urban settings will ensure a thoughtful plan for weaving together Russell's public and private realms in a way that brings new life to the neighborhood and the larger City. Their work has been published extensively and has won over 100 design awards from the American Institute of Architects (including 6 national AIA Honor awards), the United Nations, the Urban Land Institute, and the Congress for New Urbanism, among others. The EJP team also includes local community-based organizations to assist with community organizing, outreach and capacity building.

Norwalk's CNI Planning Grant (FY 2010) provides a specific example of EJP's ability to lead a comprehensive, community-based planning effort driven by local needs, while also building community capacity. The Norwalk TP (which received a \$30 million CNI implementation grant) encompasses the Washington Village PH site and the South Norwalk neighborhood, located just blocks from a regional multi-modal transportation hub connecting New York and New Haven. The plan focused on the redevelopment of 136 PH units as part of a new mixed-income community. EJP staff were fully involved in all aspects of the TP development including: designing and facilitating the planning process; assisting with key procurements (developer, legal counsel, and case management entity); facilitating all community and task force meetings; completion of all assessments including neighborhood conditions and a detailed resident survey;

Exhibit C: Capacity

developing key strategies for each CNI plan component based upon local assets and providers and evidence-based research; developing a data management plan; facilitating partnership agreements; and writing/producing the South Norwalk TP. Based on a resident survey that achieved a 98% response rate and numerous community open houses, the resulting Plan built upon the recently adopted transit-oriented development strategy for the rail station while addressing numerous other neighborhood needs. Two primary community concerns were poor educational outcomes and displacement of long-term residents. In response, EJP worked closely with Norwalk ACTS, a collaborative of 45 providers and educators, to translate their education goals and programs into a robust place-based initiative targeting South Norwalk youth. The plan identifies specific affordable housing production goals to ensure no net loss of affordable units. Additionally, EJP provided the training and technical assistance necessary to ensure that, despite their lack of previous experience with mixed-finance redevelopment, the staff and the Norwalk Housing Authority Board are poised to complete the closing on their first phase of housing this fall. Finally, EJP led the effort to submit a successful FY2013 CNI implementation grant to fulfill vision of the comprehensive TP; one of only four awards granted nationwide in June 2014.

Project Management: Rhae Parkes will serve as EJP Project Manager, and People and Education Advisor to the CNI Team. She brings nearly 20 years of experience in affordable housing development and human capital planning. Her areas of expertise include Choice Neighborhoods, HOPE VI, mixed-finance development (including RAD), relocation strategies and integrating supportive services into community development efforts. Ms. Parkes has a Masters degree in Urban and Environmental Policy and Planning from Tufts University.

Resident and Community Engagement: In the past, whenever either LMHA or EJP has engaged in neighborhood planning efforts, our agencies have always brought a wide group of stakeholders to the table, utilizing a variety of outreach and engagement activities including

Exhibit C: Capacity

community, resident, and task force meetings; key stakeholder interviews and focus groups; resident surveys; and multi-pronged communications strategies (including newsletters, websites, and local print, television and radio media), designed to reach a variety of audiences. These are all effective strategies we will build upon once again during the Russell planning process.

Capacity building is another element that has always been fundamental to any large-scale planning effort undertaken by either LMHA or EJP. LMHA believes every new planning process must begin with extensive training for staff, residents, consultants and other community members; it is the only way to ensure everyone can engage meaningfully in the process. Similarly, EJP typically coordinates community information fairs early in the process, to gather input and preferences from a broad array of residents and other neighborhood stakeholders on all aspects to be covered during the planning process (services, educational programs, housing design, park facilities, etc.). EJP also hires local organizations and individuals to work with residents to develop their capacity, so they can meaningfully participate in the planning process. EJP has also integrated activities to engage youth, such as the “Picture My Neighborhood” photo journal documentary and “Postcards from the Future” in Newark.

Both EJP and LMHA hold all public and resident meetings in accessible spaces with interpreter services for those with Limited English Proficiency. LMHA also provides childcare and transportation services for public housing residents attending meetings as needed.

Exhibit B – Threshold Requirements

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitBThresholdRequirements.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit B: Threshold Requirements

The LMHA's application meets all threshold requirements as specified in the FY 2014 Choice Neighborhoods Planning Grants NOFA and the General Section of HUD's FY 2014 NOFAs for Discretionary Programs. LMHA, a Public Housing Authority, is an **eligible applicant**. Beecher Terrace, a severely distressed (see Attachments 4, 10, and 11) Section 9 public housing project (see Attachment 1) is **eligible target housing**. The target neighborhood, Russell, meets the **eligible neighborhood** criteria (see Attachments 5, 7, and 12). The neighborhood boundaries (9th Street, I-264, Market Street, and Broadway) conform to those published in Louisville's adopted comprehensive plan, *Cornerstone 2020*. The LMHA held a **resident meeting** and training session with Beecher Terrace residents on July 8, 2014, which covered the planning process anticipated to be funded by the Choice Neighborhoods Planning grant. This meeting fulfilled all relevant requirements, including those for physical accessibility, limited English proficiency, and effective communication, as certified to in Attachment 8.

The LMHA is submitting a single **FY2014 Planning Grant application**, and will not submit an **FY2014 Implementation Grant application**. Beecher Terrace has not received a **prior HOPE VI Revitalization grant**, nor has it received **ARRA CFRC funds** under Category 2 or 3 or Category 4 Option 1. No public or assisted housing project in the Russell neighborhood, including Beecher Terrace, has a **prior Choice Neighborhoods grant**. This application is consistent with a HUD-approved **Consolidated Plan**, the LMHA's **MTW Plan** (see Attachment 16) and with the jurisdiction's **Analysis of Impediments to Fair Housing**. The LMHA has no outstanding **civil rights matters**, no **federal debarments and/or suspensions**, and no **delinquent federal debts**. Choice Neighborhoods **applicant certifications** are included as Attachment 25. Required **standard forms** are included as Attachments 26, 27, 28, and 29. The LMHA's **DUNS number** is 5574256420000, and the LMHA is an active registrant in **SAM.gov**.

Exhibit A - Executive Summary

Louisville Metro Housing Authority (LMHA)

Individual narrative exhibit file: ExhibitAExecutiveSummary.pdf

Attached to application in zip file: ExhibitsAthruF.zip

Exhibit A: Executive Summary

The City: Louisville - on the rise and ripe with possibilities. Two decades of visionary thinking and \$1.8 billion in reinvestment have resulted in a reinvigorated downtown that recently made Forbes' "15 U.S. Cities' Emerging Downtowns" and "Top 20 Markets with the Most Economic Momentum Going into 2014." Public-private partnerships have restored West Main Street's nationally renowned 19th century, cast-iron commercial buildings; constructed the \$252 million, 22,000-seat KFC Yum! Center arena; and built the \$80 million Muhammad Ali Center, an interactive museum. Restaurants, nightspots and retail establishments have moved back downtown, adding to the success of adaptive reuse and newly constructed residential developments, including LMHA's award winning \$219 million HOPE VI community, Liberty Green. These projects have brought thousands of new jobs with them, and helped boost the city's population about 10% (to 741,096) from 2000 to 2010. A Frederick Law Olmsted designed ring of parks around the city, an expanding network of multi-modal "Complete Streets," a thriving arts and cultural scene, and an affordable cost of living are just some of the reasons Louisville has been recognized among the "Top 10 Green Cities" (Livability.com), "Top 10 Cycling Cities" (Travel Channel) and "Best of the World's Destinations" (*National Geographic Travel*).

The Neighborhood: Immediately adjacent to all of this economic momentum is 9th Street – once the shining gateway to the city's West End – now, a physical and psychological symbol of Louisville's great racial and socio-economic divide. **Russell**, our target CNI neighborhood, lies directly west of this "9th Street Divide." Also referred to as Roy Wilkins Avenue after the prominent Civil Rights activist, 9th Street is a major North-South thoroughfare that connects directly to Interstate 64 via a series of large, elevated ramps that pose a severe barrier to anyone wishing just to cross the street to reach Louisville's vibrant Downtown and Central Business District. In addition to 9th Street, Russell is bounded by I-264, Market Street and Broadway (per the city's adopted comprehensive plan, *Cornerstone 2020*). For years, West Louisville

Exhibit A: Executive Summary

stakeholders have advocated for reinvestment in Russell, bemoaning the systemic poverty that engulfs the neighborhood (population 7,140), where 62% live in poverty; 40% depend on government subsidies to meet their housing needs; residents are primarily African American (90% versus 21% city-wide); and where employment opportunities have slowly dwindled, making homeownership out of reach for most (23% are homeowners versus 63% city-wide). Russell has six HUD-assisted housing sites, with two directly abutting our target housing, the 768-unit **Beecher Terrace**, one of only two remaining large, barrack-style, family public housing sites owned by the Louisville Metro Housing Authority (LMHA). Despite previous modernization efforts, Beecher remains severely distressed, with serious structural, building and site design deficiencies (see Exhibit D), and current rehabilitation costs estimated at 57% of HUD's TDC Limit for a two-bedroom, walkup unit.

Although all are affected, low-income families have suffered most from decades of general disinvestment in the Russell area, which is sadly lacking in amenities and is one of the city's largest food deserts. Poor health indicators, including one of the city's highest death rates due to all causes, make the Park DuValle Health Center one of its few thriving businesses. Russell's high long-term residential vacancy rate (19%) also speaks to its problems. Three of the neighborhood's four public schools have Title I status, and its violent crime rate is almost five times the city's. Beecher residents rightly complain that their home is an epicenter of violent crime. Since this April, three young men have lost their lives to homicide, and another struggles on life support as we write. A recent episode of PBS' *Frontline* series indicated one of every six adult Beecher residents cycles in and out of prison each year.

But it was not always this way - mere blocks from the Ohio River - Russell was one of Louisville'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

Exhibit A: Executive Summary

the income strata. As new housing was developed away from the river, many white families began leaving the area, and by the 1940s, Russell was known as “Louisville’s Harlem.”

Muhammad Ali Boulevard, formerly Walnut Street, became a mecca for black entrepreneurs, replete with thriving professional offices, theaters, restaurants and nightclubs. The neighborhood’s steady decline did not begin until after World War II, and was inadvertently hastened by Urban Renewal and “slum” clearance efforts, which razed much of Russell’s thriving commercial district. Large subsidized housing complexes began filling in the gaps.

The Momentum: Multiple forces are clearly aligning to return Russell to its halcyon days. Its proximity to Downtown Louisville and its 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. Since 1990, Russell stakeholders have obtained \$4.5 million in federal and local funds to construct and refurbish more than 600 neighborhood homes, and there are many more architecturally distinct, yet affordable homes with solid bones awaiting restoration. In 2005, Junior Achievement raised over \$5.5 million to move their headquarters to Russell and build two learning labs in a refurbished warehouse attached to Central High School’s football 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 station as the Kentucky Center for African American Heritage.

And more investment is on the horizon - in 2015, Telesis, owner of the HUD-assisted City View Park apartments and the commercial strip adjacent to Beecher, will begin planning for a small emporium for goods and services providers, including a quality grocery store, and Community Ventures Corporation is beginning the conversion of a former Russell cafeteria into a food business incubator, restaurant and small-scale grocery outlet this fall. Meanwhile,

Exhibit A: Executive Summary

Louisville Central Community Centers, Inc. continues to expand on their recent investment of more than (b)(6) to help generate jobs in West Louisville; to revitalize their headquarters - a multi-purpose commercial, cultural and family services hub; and to promote their bold vision for Muhammad Ali Boulevard, one that foretells an international destination that bolsters tourism and maximizes economic development throughout Russell.

The Need: These key stakeholders, other strong community institutions, and private investors, along with Louisville Metro Government and our nationally renowned Planning Coordinator, EJP Consulting Group, have joined with LMHA to formalize a partnership that ensures a successful, implementable Transformation Plan for Russell (see staffing plan in Attachment 13 and partner letters in Attachments 17 and 19). A Choice Neighborhoods planning grant will give this extensive partnership the essential funds (matched by local leverage commitments of (b)(6)) needed to unite their separate efforts into a comprehensive, unified planning process that addresses the biggest barriers to prosperity in Russell, including the absence of an official neighborhood plan, by creating - a **Housing Plan** that creates a safe and sustainable mixed-income, mixed-use community to replace Beecher, that builds on the momentum of concurrent redevelopment activities (see Exhibit F) and that catalyzes future investments in the area; a **People Plan** that improves health and educational outcomes, and that increases economic vitality and quality of life for all Russell families; and a **Neighborhood Plan** that marks a path for critical community improvements, addresses underutilized and vacant properties, deters criminal behavior using proven CPTED (Community Policing Through Environmental Design) principles, rebuilds infrastructure, attracts businesses using incentives offered through the area's Enterprise Zone designation and creates new in-fill housing. When these pieces are assembled, the resulting **Russell Transformation Plan** will once again make Russell a highly sought neighborhood of choice.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

0348-0046

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name <input type="text" value="Louisville Metro Housing Authority"/> * Street 1 <input type="text" value="420 South Eighth Street"/> Street 2 <input type="text"/> * City <input type="text" value="Louisville"/> State <input type="text" value="KY: Kentucky"/> Zip <input type="text" value="40203"/> Congressional District, if known: <input type="text" value="KY-3"/>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: <input type="text" value="HUD"/>		7. * Federal Program Name/Description: <input type="text" value="Choice Neighborhoods Planning Grants"/> CFDA Number, if applicable: <input type="text" value="14.892"/>
8. Federal Action Number, if known: <input type="text"/>		9. Award Amount, if known: \$ <input type="text"/>
10. a. Name and Address of Lobbying Registrant: Prefix <input type="text"/> * First Name <input type="text" value="N/A"/> Middle Name <input type="text"/> * Last Name <input type="text" value="N/A"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
b. Individual Performing Services (including address if different from No. 10a) Prefix <input type="text"/> * First Name <input type="text" value="N/A"/> Middle Name <input type="text"/> * Last Name <input type="text" value="N/A"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: <input type="text" value="Kathleen O'Neil"/> * Name: Prefix <input type="text" value="Ms."/> * First Name <input type="text" value="Kathleen"/> Middle Name <input type="text"/> * Last Name <input type="text" value="O'Neil"/> Suffix <input type="text"/> Title: <input type="text" value="Executive Planner"/> Telephone No.: <input type="text" value="502-569-6459"/> Date: <input type="text" value="08/09/2014"/>		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

Application for Federal Assistance SF-424*** 1. Type of Submission:**

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
- ☐ Continuation
- ☐ Revision

*** If Revision, select appropriate letter(s):***** Other (Specify):***** 3. Date Received:**

08/09/2014

4. Applicant Identifier:**5a. Federal Entity Identifier:**

KY001

5b. Federal Award Identifier:**State Use Only:****6. Date Received by State:****7. State Application Identifier:****8. APPLICANT INFORMATION:***** a. Legal Name:**

Louisville Metro Housing Authority

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

61-1447539

*** c. Organizational DUNS:**

5574256420000

d. Address:*** Street1:**

420 South Eighth Street

Street2:*** City:**

Louisville

County/Parish:

Jefferson County

*** State:**

KY: Kentucky

Province:*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

40203-1906

e. Organizational Unit:**Department Name:**

Executive

Division Name:**f. Name and contact information of person to be contacted on matters involving this application:****Prefix:**

Mr.

*** First Name:**

Tim

Middle Name:*** Last Name:**

Barry

Suffix:**Title:**

Executive Director

Organizational Affiliation:

Louisville Metro Housing Authority

*** Telephone Number:**

502-569-3420

Fax Number:

502-569-3459

*** Email:**

barry@lmha1.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.892

CFDA Title:

Choice Neighborhoods Planning Grants

* 12. Funding Opportunity Number:

FR-5800-N-13

* Title:

Choice Neighborhoods Planning Grants

13. Competition Identification Number:

FR-5800-N-13

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Russell Neighborhood and Beecher Terrace Choice Planning

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="500,000.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="1,000,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Facsimile Transmittal

U. S. Department of Housing and Urban Development

OMB Number: 2535-0118
Expiration Date: 12/01/2016

1404401793-9167

Office of Department Grants
Management and Oversight

Name of Document Transmitting: N/A

1. Applicant Information:

Legal Name: Louisville Metro Housing Authority

Address:

Street1: 420 South Eighth Street

Street2:

City: Louisville

County: Jefferson County

State: KY: Kentucky

Zip Code: 40203-1906

Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

Organizational DUNS: 5574256420000

CFDA No.: 14.892

Title: Choice Neighborhoods Planning Grants

Program Component:

3. Facsimile Contact Information:

Department: Executive

Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Mr.

First Name: Tim

Middle Name:

Last Name: Barry

Suffix:

Phone Number: 502-569-3420

Fax Number: 502-569-3459

5. Email: barry@lmha1.org

6. What is your Transmittal? (Check one box per fax)

☐ a. Certification ☐ b. Document ☐ c. Match/Leverage Letter ☒ d. Other

7. How many pages (including cover) are being faxed?

1

Form HUD-96011 (10/12/2004)

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2510-0011
Expiration Date: 12/31/2015

Applicant/Recipient Information

* Duns Number: 5574256420000

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

Louisville Metro Housing Authority

* Street1: 420 South Eighth Street

Street2:

* City: Louisville

County: Jefferson County

* State: KY: Kentucky

* Zip Code: 40203-1906

* Country: USA: UNITED STATES

* Phone: 502-569-3420

2. Social Security Number or Employer ID Number: 61-1447539

* 3. HUD Program Name:

Choice Neighborhoods Planning Grants

* 4. Amount of HUD Assistance Requested/Received: \$ 500,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: Beecher Terrace Public Housing

* Street1: 1125 Cedar Court

Street2:

* City: Louisville

County: Jefferson

* State: KY: Kentucky

* Zip Code: 40203

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

☒ Yes

☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

☒ Yes

☐ No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Louisville Metro Government

Government Agency Address:

* Street1: 527 West Jefferson Street

Street2:

* City: Louisville

County: Jefferson

* State: KY: Kentucky

* Zip Code: 40202

* Country: USA: UNITED STATES

* Type of Assistance: General Funds

* Amount Requested/Provided: \$ 500,000.00

* Expected Uses of the Funds:

Choice Neighborhoods related planning activities

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
EJP Consulting Group, LLC	261850576	Consultant	\$ (b)(4) %
			\$ %
			\$ %
			\$ %
			\$ %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation. I certify that this information is true and complete.

* Signature:

* Date: (mm/dd/yyyy)

Kathleen O'Neil

08/09/2014