



Louisville Metro Government

Action Summary - Final Community Affairs, Housing, Health and Education Committee

Chair Barbara Shanklin (D-2)
Vice Chair Kevin Triplett (D-15)
Committee Member Jessica Green (D-1)
Committee Member Donna Purvis (D-5)
Committee Member Marilyn Parker (R-18)
Committee Member Stuart Benson (R-20)
Committee Member Brent Ackerson (D-26)

Wednesday, November 3, 2021

1:30 PM

Council Chambers/Virtual

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

Call to Order

Chair Shanklin called the meeting to order at 1:30 p.m.

Roll Call

Chair Shanklin introduced the committee and non-committee members present. A quorum was established.

Note: All committee members and non-committee members present attended virtually, except for Council Member Hollander who attended in Chambers.

Non-Committee Member(s)

Council Member Keisha Dorsey (D-3), Council President David James (D-6), Council Member Paula McCraney (D-7), Council Member Cassie Chambers Armstrong (D-8), Council Member Bill Hollander (D-9), and Council Member James Peden (D-23)

Support Staff

Hollie Hopkins, Jefferson County Attorney's Office
Jason Fowler, Jefferson County Attorney's Office

Clerk(s)

Olivia Bennett, Assistant Clerk
Sonya Harward, Clerk

Special Discussion

1. [ID 21-1460](#)

HOUSING AND SECTION 8 - Lisa Osanka, Louisville Metro Housing Authority, Robert Kirchdorfer and Philip Crowe, Codes and Regulations/ Inspections, Permits and Licenses

The following spoke to this item:

- Lisa Osanka, Louisville Metro Housing Authority
- Committee Member Purvis
- Robert Kirchdorfer, Codes and Regulations
- Council Member Dorsey
- Council Member Hollander
- Council Member Chambers Armstrong
- Chair Shanklin
- Vice Chair Triplett

The following was discussed:

- The Louisville Metro Housing Authority ("LMHA") is an independent agency of Louisville Metro Government
- The Mayor appoints members of the Board with the recommendation of the Executive Director, then the Metro Council approves them
- LMHA has a separate governing structure
- Almost 100 percent of LMHA's funding comes from the U.S. Department of Housing and Urban Development ("HUD")
- LMHA receives about a \$130M budget each year -- these funds come through the Federal government as LMHA is a participating jurisdiction, and the majority of these funds supports the Housing Choice Voucher Program also known as ("Section 8")
- Section 8 approves approximately 10,000 families within this program
- The funds received from HUD also supports a public housing program, which are properties where LMHA has ownership interest in the specific units -- LMHA either manages about 3,500 units or they engage private property market firms to run about 1,000 units for LMHA
- LMHA serves about 14,000 families across Louisville Metro
- LMHA has staff of approximately 300 employees
- The goal of LMHA is to ensure safe, decent, and affordable housing, but they acknowledge they sometimes need to do a better job of maintaining that
- There have been recent news reports of the job that LMHA is doing, and they are actively addressing all of the issues
- LMHA wants to assure the Council that they are actively working on the units they currently own and operate and intend to get caught up and have a plan set in place to get this done
- LMHA has experienced delays due to the COVID-19 pandemic
- HUD provided waivers and programmatic requirements to keep families healthy at home and LMHA employees healthy at work, as well as not doing in-person inspections of the units due to the COVID-19 spike
- Concerns were shared about children riding bicycles inside buildings as well as people squatting inside the buildings -- the property H Temple Spears Retirement home, located on 1515 Cyprus St, has experienced some security

issues and has struggled with the door lock mechanisms. LMHA is currently undergoing a comprehensive modernization of the annex wing inside of this building, and have already gone through the process of relocating the families that were residing in these units. There is one unit that is still legally in the name of a resident that for unknown medical reasons is not currently living there but they have not been able to move their belongings out of the unit. LMHA is working with the family to see that this is done. This must be done so LMHA can secure the annex portion of the building and once secured they will be able to address the security issues

- Codes and Regulations has an understanding agreement with LMHA to provide the inspection services for Section 8 -- Codes and Regulations does the initial and annual inspections. Codes and Regulations does not do regular inspections of the LMHA's general owned units, however they will enforce the property maintenance on those units

- Codes and Regulations visited the H Temple Spears Retirement home on October 19, 2021 and saw that there were violations that needed to be repaired and are scheduled to return back to the property to look at the on-going repairs on November 23, 2021

- Questions as to whom does the inspections on LMHA-owned buildings -- on LMHA-owned properties that are not on the Section 8 program, they are only inspected by Code and Regulations when there is a complaint -- LMHA does their own annual inspections, these were delayed due to the COVID-19 pandemic, LMHA is currently back on schedule to complete these inspections

- HUD performs a Real Estate Assessment Center ("REAC") inspection -- these have not occurred since the pandemic started

- Questions regarding the deferred maintenance for LMHA -- approximately \$55M or more in deferred maintenance

- Questions regarding the approximate timeline for the remediation on the older buildings to be completed -- LMHA has a five year Capital Budget Improvement Plan they maintain that goes into detail about how LMHA plans to spend \$11M received from HUD every year to maintain the properties. LMHA's property management team collaborates with the Capital Improvements department and make determinations and prioritizes the maintenance issues in order of importance -- a copy of the Capital Budget Improvement Plan can be provided to Metro Council

- Questions regarding the amount of units that are currently not occupied due to maintenance issues -- LMHA does not have that answer but will get the answer and provide it to Metro Council

- Questions regarding the 4,500 units and the \$55M for maintenance repairs and if this amount would get all of the units needing repairs to meet standards -- LMHA agreed

- Some communities put local funds into public housing for improving public housing stock, however this is not done in Louisville

- Whether the money received from the Federal Government has increased or decreased over time -- it has been decreasing, mostly because of the Hope VI and Choice Neighborhood programs that LMHA has participated in

- Discussion about the Dosker Manor improvement needs and where this building falls in LMHA's Capital Budget Improvement Plan

- If the Build Back Better Bill also known as the Reconciliation Bill was passed in Congress, and how this would help the public housing stock in Louisville -- LMHA would welcome the opportunity to bring this stock up to current standards and would love to have the resources to be able to do that

- Since the revamping of the Section 8 rules, questions were asked if LMHA

- has seen more landlords sign up -- LMHA states LMCO Chapter 92.03, has become a game changer for the community and has made such a significant difference in allowing families to be able to live in neighborhoods where they were previously turned away because of the voucher
- Whether Metro Government will be able to hire new Inspections, Licenses and Permits ("IPL") Officers to do inspections in the districts or if they will mainly be working on Section 8 inspections -- IPL currently has 12 officers as well as a supervisor and support staff in which Section 8 pays to provide the services required -- in previous years there was staff dedicated to just Section 8 inspections but when employees are out, IPL often times had to reschedule inspections or pull other employees to do the inspections to keep from having to reschedule them
 - Questions regarding the housing voucher termination process -- there is a form sent upon move request from tenant to the current landlord, the current landlord is asked the following:
 - Total security deposit amount
 - Unpaid rent amount
 - Any known damages caused by the tenant, if the amounts of damages exceeds the security deposit, the tenants are not put in a termination of assistance process, but until this is taken care of, the tenant would not be able to move the continued assistance to another unit but are able to maintain their current unit
 - Whether this is the same process if the living conditions inside the unit or building are unsafe, unhealthy or problematic -- If the tenant is living in an unsafe living environment LMHA does the following:
 - Initial move-in inspection
 - Annual inspection
 - At any time a tenant can ask for a complaint inspection, in which Codes and Regulations would come to the unit to verify the unit meets the property maintenance code. If the unit does not meet the property maintenance code, and the instance is an emergency, the landlord is given a short amount of time to get the necessary repairs done but typically landlords are given 30 days to address the maintenance issues. If the issues are not addressed within the time frame given, the housing assistance payment will seize, as LMHA does not pay for a unit that does not meet the property maintenance code inspection
 - Regarding abatement, what the inspection process is with LMHA inspected properties versus Code Enforcement inspected properties -- of the 10,000 families that are living in units supported with the Section 8 vouchers, this consist of a 3-way relationship between the landlord and the tenant, LMHA and the landlord under contract, and LMHA and the tenant under contract
 - Questions regarding the amount of LMHA maintenance staff and current amount of inspection staff for the 3,800 units -- LMHA has over 150 maintenance staff
 - Questions regarding the Boards strategy in new builds and getting existing units up to standard -- the Board wants to ensure LMHA is completing the grants they have already approved and have open. LMHA is actively working on Beecher Terrace and are on HUD deadline for completion of this development by September 2023
 - Whether a program exists or if funding is available for constituents that would have to leave their current unit and move into another unit -- No, HUD does not provide the funding for this
 - Assistance for the larger Section 8 voucher is for the monthly rental

assistance subsidy and is not for security deposits or application fees
- Congress passed an Emergency Housing Voucher Program this year, and HUD received both funds for housing navigators as well as funds to help families get into units, however this does not apply to the 10,000 families already enrolled into the program -- All 129 vouchers have been issued
- Updates regarding the future development of Iroquois -- there is a location at 264 Taylor Blvd, the previous site of Iroquois Homes Public Housing, where the families previously residing at this site were relocated into new homes, and over the years the units were demolished in phases and is available to redevelop this site. LMHA plans to do a mixed-income development

Pending Legislation

2. [R-132-21](#)

A RESOLUTION HONORING MR. MCDANIEL BLUITT BY DEDICATING THE CORNER OF 44TH STREET AND WEST BROADWAY TO BE NAMED "MCDANIEL BLUITT WAY" IN HIS HONOR.

Sponsors: Primary Jessica Green (D-1)

Attachments: [R-132-21 V.1 102821 Honorary Street Sign for Mr. Mcdaniel Bluit.pdf](#)

A motion was made by Chair Shanklin, seconded by Vice Chair Triplett, that this Resolution be recommended for approval.

Committee Member Green spoke to this item.

The following was discussed:

- This Resolution is to honor Mr. McDaniel Bluit
- Mr. McDaniel Bluit graduated from the University of Louisville School of Music
- Mr. McDaniel Bluit has been a strong member and asset of the community for many years
- Mr. McDaniel Bluit founded the West Louisville Performing Arts Academy Boys Choir in 1990
- Support was asked of the Committee to approve this Resolution

The motion carried by a voice vote and the Resolution was sent to Old Business.

3. [R-137-21](#)

A RESOLUTION HONORING DARRELL GRIFFITH, A.K.A. DR. DUNKENSTEIN, AND HIS SUBSTANTIAL CONTRIBUTION TO THE CITY OF LOUISVILLE BY DEDICATING HALE AVENUE FROM CECIL AVENUE TO [41ST] 40TH STREET AS “DARRELL GRIFFITH AVENUE.”

Sponsors: Primary Jessica Green (D-1)

Attachments: [R-137-21 V.2 CAM 110321 Honorary Street Sign for Darrell Griffith, Dr. Dunkenstein.pdf](#)
[R-137-21 V.1 102821 Honorary Street Sign for Darrell Griffith, Dr. Dunkenstein.pdf](#)

A motion was made by Vice Chair Triplett, seconded by Chair Shanklin, that this Resolution be recommended for approval.

Committee Member Green spoke to this item.

The following was discussed:

- This Resolution is to honor Darrell Griffith
- Thanks were given to District 5 for their assistance in the making of this Resolution
- Darrell Griffith has been a wonderful part of the community
- Darrell Griffith is originally from District 1
- Darrell Griffith attended Louisville Male High school and then graduated to attend the University of Louisville where he won the school's first-ever NCAA men's basketball championship in 1980
- Darrell Griffith is widely regarded as one of the greatest college basketball players of all time

A motion was made by Committee Member Green, seconded by Vice Chair Triplett, that this Resolution be amended to change "41st" to "40th" in the title.

The motion to amend carried by a voice vote.

The motion to recommend for approval carried by a voice vote and the amended Resolution was sent to Old Business.

Adjournment

Without objection, Chair Shanklin adjourned the meeting at 2:31 p.m.

Note: Items sent to the Consent Calendar or Old Business will be heard before the full Council at the Metro Council meeting on November 11, 2021.