

Goal D - Increase the Availability of High Quality Mixed-Income Housing (Draft 07.15.21016- Still in progress)

	Strategies	Metrics	Lead Agency and Partners	Timeframe*	Leverage Resources
D.1. Beecher Terrace replacement is located in vibrant, sustainable, mixed-income communities that serves as catalysts for new investment.					
<i>Objective D.1.a.: Beecher Terrace replacement units are energy-efficient and located in mixed-use, mixed-income communities with amenities that supports family members of all ages and abilities.</i>					
	Meet nationally recognized green certification for building designs, construction processes, as well as the ongoing operation and maintenance of buildings.	- Achieve nationally recognized certification for new Beecher Terrace replacement units and LEED ND certification for Beecher Terrace footprint.	LMHA, Housing Developer	MT	LMHA Funds
	Develop high quality housing and amenities that meet identified needs (surveys, market analysis)	- Rental occupancy and home purchase rates.	LMHA, Housing Developer	LMHA Funds	LMHA Funds
	Create unit mixes that foster economic diversity among residents on the redeveloped sites and throughout the neighborhood.	- 50% of housing plan units are unsubsidized.	LMHA, Housing Developer	LMHA Funds	LMHA Funds
	Conduct an affirmative marketing and outreach campaign for BT replacement housing units.	- Rental, race and ethnicity demographics	LMHA, Housing Developer	LMHA Funds	LMHA Funds
				LMHA Funds	LMHA Funds
<i>Objective D.1.b.: Beecher Terrace residents who wish to, have the opportunity to return to replacement housing units.</i>					
	Minimize displacement by creating new replacement housing units that BT households can move into directly from their current units	- Number of Beecher Terrace residents moving directly to Beecher Terrace replacement units.	LMHA, Housing Developer	MT	LMHA Funds
	Include a first priority for BT residents in relocation plan and promote the BT replacement housing units to current residents during relocation meetings and mobility counseling sessions. Work with residents to establish utilities in their own names.	- Number of Beecher Terrace residents returning to Beecher Terrace replacement units.	LMHA, Housing Developer	MT	LMHA Funds
Goal D.2. Russell offers a variety of high quality, affordable and market-rate homeownership and rental housing opportunities.					
<i>Objective D.2.a.: Existing owners and renters benefit from the economic revival of Russell, and new residents are attracted to the neighborhood.</i>					
	Offer renters the opportunity to build equity and pursue homeownership, if desired.	Several affordable wealth building homeownership models.	LMG, LMHA, Housing Developers	MT	Developer funds
	Provide existing owners the opportunity to own lots adjacent to their property including simplified acquisition process, reduced and/or no cost	Number of adjacent lots purchased by existing homeowners.	LMG	ST	LMG property transfers
	Provide incentives and training to existing homeowners and landlords to repair and upgrade their homes - energy efficiency/weatherization retrofits, roofing replacement and façade improvements, historic rehab	Number of existing homeowners and landlords who utilize repair and upgrade opportunities and resources.	LMG, Plato Academy, Project Warm, Louisville Urban League	ST	CDBG Funds
	Provide repair assistance to existing elderly and disabled homeowners through NDHC's Repair Affair program, and link participants to other available resources.	Number of existing elderly and disabled homeowners who utilize NDHC's repair affair program and other provided resources.	New Directions Housing Corporation, LMG, KHC	ST	Repair Affair Program funds and volunteers, KHC funds, CDBG Funds
	Establish tax moratoriums for existing and new homeowners.		LMG, One West (?)	MT	
	Utilize LMHA's Section 8 Homeownership program for BT and Russell residents who are interested in becoming HOs.	- Number of BT residents using LMHA's Section 8 HO program to purchase homes/condos. - Number of Russell resident using LMHA's Section 8 HO program to purchase homes/condos.	LMHA	ST	LMHA Section 8 Funds
<i>Objective D.2.b.: Previously vacant and/or underutilized land have been repurposed into mixed-income housing and other uses that enhance quality of life and neighborhood housing values.</i>					
	Provide incentives and technical assistance for owners/developers/faith based organizations to turn VAPs into quality newly constructed and/or rehabbed in-fill housing (revolving loan funds, tax abatement, assessment moratoriums, lien forgiveness, necessary zoning and form district changes, expedited planning review process, fee waivers, etc.)	- Number of VAPs which are redeveloped into housing - Total number of housing units created on VAPs - Assessed property values	LMG, LAHTF	MT	CDBG
	Expand ownership opportunities through targeted infill development on 'opportunity sites'				

<i>Objective D.2.c. Russell's housing is high quality with varied typology, styles and price points that appeal to diverse groups of people.</i>				
Adopt Russell Transformation Plan as official LMG Neighborhood Plan.	- Plan adopted	LMG	ST	LMG Staff
Designate Russell as a HUD approved Neighborhood Revitalization Strategy Area	- Designation received	LMG	ST	LMG Staff
Provide technical assistance on historic guidelines and update neighborhood pattern book to include design guidance for historic and contemporary housing typology.	-Pattern book is updated. Number of property owners/developers receiving	LMG	ST	LMG Staff
Foster networking and partnerships among property owners/developers to support housing development	- Number of units developed through networking	LMG, LMHA, Housing Developers	ST	LMG, LMHA, Housing Developers staff
Launch a marketing and rebranding campaign to encourage existing renters and homeowners to stay within Russell, and new people to move into the neighborhood.	Stable or increased homeownership rate.	LMG, LMHA, Housing Developers	MT	
Provide down payment assistance and soft 2nd mortgages to new homebuyers. Conduct special outreach for down payment incentives to teachers, police officers, early childhood workers, etc.	New homebuyers that receive down payment assistance and 2nd mortgages.	LMG, Housing Developers, Louisville Urban League	ST	CDBG

* ST = Now thru 2017; MT = 2018-2023; LT = 2024+