

HOME Success Stories

Kentucky



The HOME Coalition
2015

CONTACT

Sandra Noble Canon
(859) 231-0054
scanon@cvky.org

PROJECT HIGHLIGHTS

Location: Nicholasville

Project: Rural Homebuyer Assistance and Owner-Occupied Rehabilitation

HOME: \$55,000

Total Cost: \$119,000

Other Federal: N/A

Units: 1

District: KY-06

HOME SUCCESS STORY

Kentucky

Community Ventures

Community Ventures (CV) strengthens communities by helping people achieve their dreams of greater economic opportunity. CV helps people own homes and start businesses because it believes in people's dreams. From affordable financing and education to counseling and neighborhood revitalization, CV creates opportunities to dramatically improve the quality of life for people across Kentucky.

Founded in 1982, CV has evolved in capacity and knowledge, but its mission has stayed the same—to strengthen communities by empowering individuals. CV is focused on the areas of greatest need, where it can make the most impact. CV is headquartered in Lexington, Kentucky with branch offices in Campbellsville, Frankfort, Louisville, Paris and Owensboro.

The Schwarz Family

Before buying her home in rural Nicholasville, Kentucky in 2014, Ms. Laura Schwarz and her two children rented an apartment nearby. While she wanted to become a homeowner so that she could provide her children with a safe, comfortable space to thrive, she needed to repair her credit and save money.

In 2012, she turned to the United Way of the Bluegrass to participate in their Back on Track program. Under the program, United Way provided Ms. Schwarz with an Individual Development Account (IDA) and matched her savings. With every credit card payment, she saw her credit score slowly go up.

In 2014, the United Way referred Ms. Schwarz to Community Ventures (CV) to help her find her dream home. The home was in foreclosure and had been vacant for about a year. Because the home needed significant repairs, CV helped Ms. Schwarz get a new HVAC system, hot water tank, and appliances.

CV also helped Ms. Schwarz obtain a low-cost, \$59,000 loan from the Affordable Housing Trust Fund and Kentucky Housing Corporation and more than \$55,000 in homebuyer assistance through the HOME Investment Partnership (HOME) program. Like many other low-income families, Ms. Schwarz would not have been able to become a homeowner without HOME.

Today, the Schwarz family pays just \$50 more to own their own home than they did to rent. And, because CV helped install new insulation and energy-efficient appliances and lightbulbs, their utility bills are much lower.

Looking back on her journey to becoming a homeowner, Ms. Schwarz says her favorite part was working with CV. "CV was there for me. They took me where I was and helped me make my dream come true."

CV is very excited to be able to help families like the Schwarzs, but it knows that this would not be possible without the United Way, Kentucky Housing Corporation, the Affordable Housing Trust, and its many other partners.



CONTACT

Aaron Phelps
(859) 986-2321
aphelps@fahe.org

PROJECT HIGHLIGHTS

Location: Monticello

Project: Rural Homebuyer Assistance

HOME: \$10,000

Total Cost: \$109,000

Other Federal: \$69,000
USDA Section 502 Direct Loan, \$7,000 Self-Help Homeownership Opportunity Program

Units: 1

District: KY-05

HOME SUCCESS STORY

Kentucky

Fahe

Since 1980, Fahe and its members have guided over 200,000 families to better lives, made over \$469 million in direct investments to the region, and achieved a total, cumulative financial impact of over \$1 billion.

Fahe provides Appalachian families the tools they need to build a better life through affordable housing, job creation, and the establishment of healthier communities. Fahe is a network organization comprised of over 50 members, serving the Appalachian areas of Kentucky, West Virginia, Virginia, Tennessee, Alabama, and Maryland.

Fahe requests HOME Investment Partnerships (HOME) funds annually to help clients seeking homeownership opportunities in Kentucky and Virginia. Fahe also facilitates HOME funds for its member networks in Tennessee and West Virginia.

The Rector Family

“My new home is so quiet and peaceful,” said Ms. Shelby Rector, age 20. “It’s amazing that as a single parent, I can afford to live in a home of my own that is also safe for my daughter.”

Ms. Rector and her 3-year-old daughter didn’t always have such a home to call their own. After Ms. Rector and her husband divorced, she became the primary caregiver of her then 1-year-old daughter. They lived in an apartment briefly, but the rent, utilities, and childcare bills were too expensive. Ms. Rector was forced to move back home with her parents and younger brother. Her parent’s home is small, and she and her daughter were forced to share a room.

The stress of living in close quarters with little to no privacy, while working and caring for a young child began to take its toll on Ms. Rector and her family. Luckily, her mother learned about Southern Tier Housing, a subsidiary of Fahe member, Kentucky Highlands Investment Corporation.

In 2013, Southern Tier Housing approved Ms. Rector for a home in rural Monticello, Kentucky. Ms. Rector was able to afford the \$108,607 home because Southern Tier Housing helped her secure \$10,000 in HOME funds, a \$69,000 U.S Department of Agriculture (USDA) Section 502 Direct Homeownership loan, and \$7,000 under the Self-Help Homeownership Opportunity Program (SHOP).

“Having a home has changed my life and given me and my daughter a great future. This home and this entire experience have given me a sense of independence I never expected to have. I’m very excited and grateful.”



CONTACT

Scott McReynolds
(606) 436-0497
scott@housingdevelop
mentalliance.org

PROJECT HIGHLIGHTS

Location: Jackson

Project: Rural Homebuyer Assistance

HOME: \$25,000

Total Cost: \$143,000

Other Federal: \$84,500
USDA Section 502 Direct Loan, \$17,200 Federal Home Loan Bank, \$9,000 Self-Help Homeownership Opportunity Program, \$8,000 Appalachian Regional Commission

Units: 1

District: KY-05

HOME SUCCESS STORY

Kentucky

Housing Development Alliance

The mission of the Housing Development Alliance (HDA) is to strengthen the community by creating high-quality, long-lasting, and affordable homes. It serves low- and very low-income households in Perry, Knott, Leslie, and Breathitt Counties in the heart of the coalfields of eastern Kentucky. These counties are part of the hard-to-serve central Appalachian core. Despite the War on Poverty, these communities still have some of the highest poverty rates in the nation.

For over 20 years, HDA has provided affordable homeownership, home repair, and rental housing. The HOME Investment Partnerships (HOME) program is the most critical piece of funding HDA has to support these efforts.

The Stamper Family

Mark and Mary Stamper worked hard to provide a good home and future for their eleven children. Unfortunately, health issues forced Mr. Stamper into early retirement, significantly decreasing the family's household income. The Stampers were only able to afford a dilapidated, two-bedroom, one-bath trailer for their family of 13.

In 2013, they were approved for a new home as part of HDA's New Home Construction Program. Tragically, Mr. Stamper passed away before the house was completed, but Ms. Stamper decided to continue the process in order to provide a better opportunity for her family.

The Stampers' home was built in rural Jackson, Kentucky through a "Community House Raising" event, where community volunteers build a house for a family in need. HDA's full-time carpentry crews built each home to meet or exceed the current code. To further ensure affordability for the Stampers, their home has a Home Energy Rating System (HERS) score of 54. Now, the Stampers' estimated energy costs are less than \$100 per month.

Thanks to HDA and the Jackson community, the Stampers now own a six-bedroom, 2.5-bath home, financed by combining \$25,000 in HOME funds, a \$84,500 U.S Department of Agriculture (USDA) Section 502 Direct Homeownership loan, \$9,000 from the HUD Self-Help Homeownership Opportunity Program (SHOP), an \$8,000 Appalachian Regional Commission loan, support from the Federal Home Loan Bank, and locally fundraised dollars.

Partnerships that combine federal, state, and local resources—like HOME—have the biggest impact in low-income communities. Without HOME, the Stampers would not have been able to make their dream a reality.



CONTACT

Charla Jackson Peter
(502) 564-7630
cpeter@kyhousing.org

PROJECT HIGHLIGHTS

Location: Springfield

Project: Rental Housing Development

HOME: \$394,000

Total Cost: \$1.6M

Other Federal: \$742,000
Community Development Block Grants, \$264,000
Historic Tax Credits

Units: 7

District: KY-02

HOME SUCCESS STORY

Kentucky

Kentucky Housing Corporation

Kentucky Housing Corporation (KHC) was created in 1972 by the General Assembly and is a self-supporting, public corporation of the Commonwealth of Kentucky. A portion of KHC's funds are derived from the interest earned through the sale of tax-exempt mortgage revenue bonds. From these proceeds, KHC has made homeownership possible for more than 86,000 Kentucky families.

KHC also operates through the receipt of fees for administering federal programs. This includes U.S. Department of Housing and Urban Development (HUD) rental assistance, which has made quality housing available to more than 27,500 low-income Kentuckians. Other programs offered by KHC include rental housing production financing, homeownership education and counseling, and a variety of rental assistance, housing rehabilitation, and home energy and repair initiatives.

Robertson Apartments

The Robertson Building is a historic property that was built in the 1800s in downtown Springfield, Kentucky. It has found new life as a mixed-use development with commercial space on the first floor and seven affordable, energy-efficient rental housing units aimed at households who cannot afford market-level rents. Three of the units are targeted to families who earn less than 60 percent of the area median income (AMI), and the remaining four units are targeted to households who earn less than 80 percent of AMI.

One of the new residents, Ms. Laura Brady-Peek, has a long history with the Robertson Building. "I worked at the Robertson department store as a clerk in high school. Later, when the building was sold, I took martial arts classes in a space on the same floor where I now live!"

To revitalize the Robertson Apartments, KHC allocated \$394,000 in HOME Investment Partnerships (HOME) funds. The project also leveraged \$742,000 in Community Development Block Grants (CDBG), \$264,000 in federal Historic Tax Credit equity, and additional state resources for a total project cost of \$1.6 million.

Moreover, because of the energy-efficient upgrades and appliances, the apartments will remain affordable for residents going forward.

Ms. Brady-Peek says, "When you live on your own at 45 years old, there aren't a lot of nice, safe, affordable places. I was going to have to find a roommate, whether it be helping to care for an elderly person or living with a younger college student, but that's just not the life I wanted. I don't qualify for housing assistance, but don't make enough to live on my own. This has made a HUGE difference on the quality of my life."



CONTACT

Dave Kreher
(606) 796-6333
davepshh@
windstream.net

PROJECT HIGHLIGHTS

Location: Vanceburg

Project: Rural Rental Housing Development

HOME: \$225,000

Total Cost: \$473,000

Other Federal: HOME Tenant-Based Rental Assistance

Units: 4

District: KY-04

HOME SUCCESS STORY

Kentucky

People's Self-Help Housing, Inc.

The importance of having a safe, secure, and comfortable place to call home cannot be overstated. Stable housing goes hand in hand with good health, improved job stability and performance, and increased success in school.

Since 1982, People's Self-Help Housing, Inc. (PSHH), a nonprofit organization, has helped address the housing needs of low- and moderate-income residents in Lewis County, Kentucky. PSHH is dedicated to improving housing conditions day after day—through blistering heat and finger-numbing cold—to make a visible difference in housing in its little corner of the world. More importantly, PSHH makes a difference in the lives of the hundreds of individuals and families it serves each year.

Central Crossings Development

After Ms. Geneva Lewis' husband died in 1993, she could only afford to rent an old mobile home in poor condition near Vanceburg, Kentucky, an isolated, sparsely populated rural community in the foothills of the Appalachian Mountains. "The windows were bad and there were holes in the walls. I burned up in the summer and froze in the winter, and still, my utilities bills were over \$200 a month." Rent and utilities took more than half of Ms. Lewis' \$753 monthly Social Security Supplemental Security Income check, her only source of income.

In 2015, Ms. Lewis was able to move into a new, affordable apartment at Central Crossings Development, located within walking distance of downtown Vanceburg.



This first phase of the Central Crossings Development, which included four units, was completed in 2015. PSHH designed and constructed the development and now manages the property. PSHH secured a \$225,000 deferred, forgivable, 20-year loan financed with HOME Investment Partnerships (HOME) funds and a \$225,000, deferred, forgivable, 30-year loan from the Kentucky Affordable Trust Fund to finance the project. The balance of the project was covered by donations of time, materials, and services, and rents are currently subsidized with \$694 in HOME Tenant-Based Rental Assistance each month to make them affordable to folks like Ms. Lewis.

The units are exclusively targeted to families earning less than 60 and 30 percent of the area median income. In addition, the development is energy efficient with a HERS rating of 45, meaning that it is 55 percent more energy efficient than standard new construction. As a result, heating and cooling bills have been cut in half, helping tenants save money.

PSHH is in the process of securing financing for a \$900,000 second phase of development to add an additional eight units of affordable rental housing at Central Crossings.

CONTACT

Josh Hooper
(502) 814-2730
jhooper@wearehpi.org

PROJECT HIGHLIGHTS

Location: Louisville

Project: Senior Rental Housing

HOME: \$315,000

Total Cost: \$4.1M

Other Federal: \$3.5M
Section 202 Supportive Housing for the Elderly

Units: 34

District: KY-03

HOME SUCCESS STORY

Kentucky

The Housing Partnership, Inc.

Incorporated as a private nonprofit organization, The Housing Partnership, Inc. (HPI) has provided affordable housing opportunities in Louisville, Kentucky for 25 years. HPI's mission is to create, sustain, and promote access to affordable housing opportunities. The organization strives to strengthen neighborhoods and improve lives through education and the preservation and development of affordable housing. In pursuit of this mission, HPI provides a wide range of services to the Louisville community, including homeownership counseling, financial literacy training, real estate development, resident services, and property management.

To date, HPI has developed over 6,000 affordable homes and apartments. In addition, 8,233 families have received home foreclosure counseling and \$98 million in federal, state, and local revenue have been leveraged. HOME Investment Partnerships (HOME) funds have been instrumental in HPI's work, specifically in the financing of single- and multi-family developments.

St. Denis

In April 2009, HPI partnered with the U.S Department of Housing and Urban Development (HUD), Catholic Charities, Louisville Metro, and Citizens Union Bank to develop St. Denis, a 34-unit, energy-efficient rental housing development exclusively targeted to low-income seniors in southwest Louisville, Kentucky.

The \$4.1 million project consisted of both new construction and the adaptive reuse of the former St. Denis Catholic School. Notably, over 956 tons of asphalt, metal, and concrete were recycled during construction. To finance the development, HPI secured \$315,000 in HOME funds and \$3.5 million in HUD Section 202 Supportive Housing for the Elderly funds.

Southwest Louisville is in desperate need of affordable housing for seniors. Even with rental assistance, low-income seniors struggle to pay for their living expenses and utilities. The average annual income of a senior living in HPI's senior housing is just \$12,047.



St. Denis was Louisville's first multifamily Energy Star building, and it was one of the first in the state. It was designed to minimize energy costs through an energy-efficient design. For example, a solar hot water heating system saves each resident over \$150 annually on energy costs. For this reason, St. Denis has received several awards, including Best Scoring Building at the 2011 Midwest Regional Energy Star Conference.

Given the significant development costs and HPI's commitment to keep rents affordable, St. Denis would not have been possible without HOME. Today, St. Denis averages 100 percent occupied and provides its residents the opportunity to age in place without financial stress.