



**2017 Investment  
Impact Report**

*Opening Doors for a Stronger Kentucky*

# Opening Doors for a Stronger Kentucky

We create affordable housing opportunities that improve the quality of life for all Kentuckians. Through safe, quality, affordable housing, we strengthen our communities.

Kentucky Housing Corporation (KHC), as the state housing finance agency, pulls together private lenders, public funders, developers, and other industry partners to address housing needs in the Commonwealth and help Kentuckians live better lives.

Through open doors and stable housing, we better the lives of Kentuckians, revitalize communities, and impact Kentucky's social and economic growth by creating sustainable communities.

This report showcases the impact of open doors and opportunities.



*"The strength of a nation lies in the homes of its people."*

*~Abraham Lincoln*

# Open the Door to Affordable Housing

Affordable housing is crucial to healthy communities. Opening Doors for a Stronger Kentucky shares Kentucky Housing Corporation's (KHC) dedication and passion for investing in real housing solutions that make lasting, positive impacts on individuals and families.

Over the last 45 years, KHC has made great strides in providing affordable housing opportunities. When a homeless person finds the shelter he needs during a cold or rainy night; when a single mother earns a college degree, gains self-sufficiency, becomes a contributor to society, and pays taxes because of services received in a Scholar House program; when a former addict hugs his children after arriving home from a new job because of the support he received in a Recovery Kentucky program to achieve and maintain sobriety; when a young, newly married couple goes into their local community bank to buy their first home through KHC's down payment assistance program; we have achieved our mission. It all begins with an open door to walk through and a space to call home.



Home is the foundation that provides families the stability to access more opportunities for education, healthcare, and jobs that create family success.

Together, we open doors, minds, and opportunities to help others become self-sufficient.

Opening doors is about preventing and ending homelessness.

Opening doors is about fairness in housing opportunities and breaking barriers for safe, quality housing for everyone.

Opening doors is about creating hope, and ultimately, investing in people.

Opening doors is about healthy children and healthy people who strengthen and transform communities.

This report showcases the impact of opening doors to opportunity. Join us on this journey, leading people home...

Over the last year, we invested \$911 million in Kentucky communities and impacted more than 50,000 low- to moderate-income Kentucky households, which created an additional economic impact of \$1.6 billion for the state.

Thank you to our Board of Directors, to our employees, and to our partners for their passion and commitment to opening doors of opportunity for Kentuckians.

A handwritten signature in black ink, appearing to read 'E. King'.

Edwin King  
Executive Director, KHC



*"Home is where one starts from."*

*~T.S. Eliot*



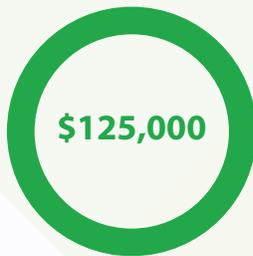
# Investments in Homeownership Open Doors

Homeownership strengthens neighborhoods and communities. For more than 45 years, KHC has been investing in homeownership solutions, expanding our partnerships, and helping over 94,000 families find a place to call home. Our down payment assistance makes a home loan affordable and attainable, and homebuyer education provides a critical resource for sustainable homeownership.

**3,520**  
New Homeowners



**88%**  
of Borrowers Used  
KHC's Down  
Payment Assistance



**\$125,000**

Average Purchase Price



**\$58,798**

Average Borrower Income



**1,267**

Homeowners  
Received Financial  
Assistance to  
Prevent Foreclosure



**4,028**

Homeowners  
Received KHC  
Housing  
Counseling

## Mortgage Lending Partners in KHC's Network

**100**

Lenders



**622**

Loan Officers

# Down Payment Assistance Makes Homeownership More Attainable

## *Savannah's Story*

Since having their first child, Savannah and her husband wanted to buy a home to raise their growing family. However, saving enough extra cash for the down payment on the loan seemed impossible, so they continued to rent while saving for a home of their own.

In July 2017, Savannah saw a notice that KHC was offering the Hardest Hit Fund (HHF) Down payment Assistance Program (DAP) in her county and knew that it held the key to homeownership for her family. "HHF DAP is the only way that we could have bought this house," said Savannah, from a chair in her new living room.

With a goal to help stabilize neighborhoods experiencing foreclosure from the impact of the recession, KHC offered these special funds for down payment costs to existing homeowners in Christian, Hardin, Jefferson, and Kenton counties. These were areas of Kentucky that were deemed "hardest hit" by the economic downturn and met federal funding eligibility requirements, such as negative equity in the home, high levels of 90-day delinquencies on existing loans, large numbers of short sales, high foreclosure rates, and a high amount of real-estate-owned sales.

Through the HHF DAP, Savannah received a zero percent interest rate, non-repayable second mortgage for \$10,000, which is forgiven after living five years in the home purchased with the funds. Savannah credits this help with the down payment as the key to purchasing a home for her family. "If you're thinking about owning a home instead of renting, go for it! Try to find the money for the down payment and just go after it, because you're paying the same amount for rent every year that you're going to pay in a mortgage payment." Pleased that she can now put her monthly rent payment toward her new home, Savannah encourages others to make the same decision. "The house is in my name. It's an asset that you have—rather than just giving your money to someone else by renting."

KHC and its partners are proud to offer unique opportunities to open doors of opportunity for families such as Savannah's through programs such as the HHF DAP.





*"People are usually the happiest at home."*

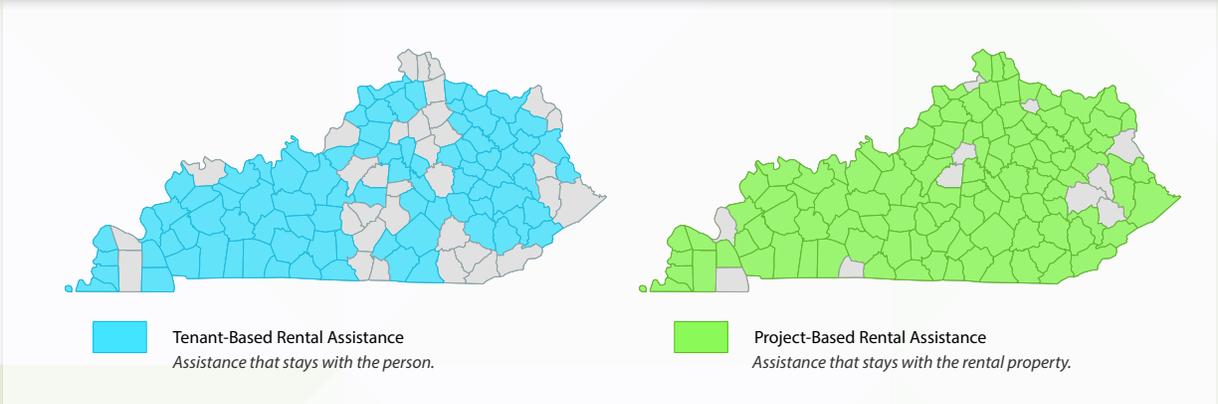
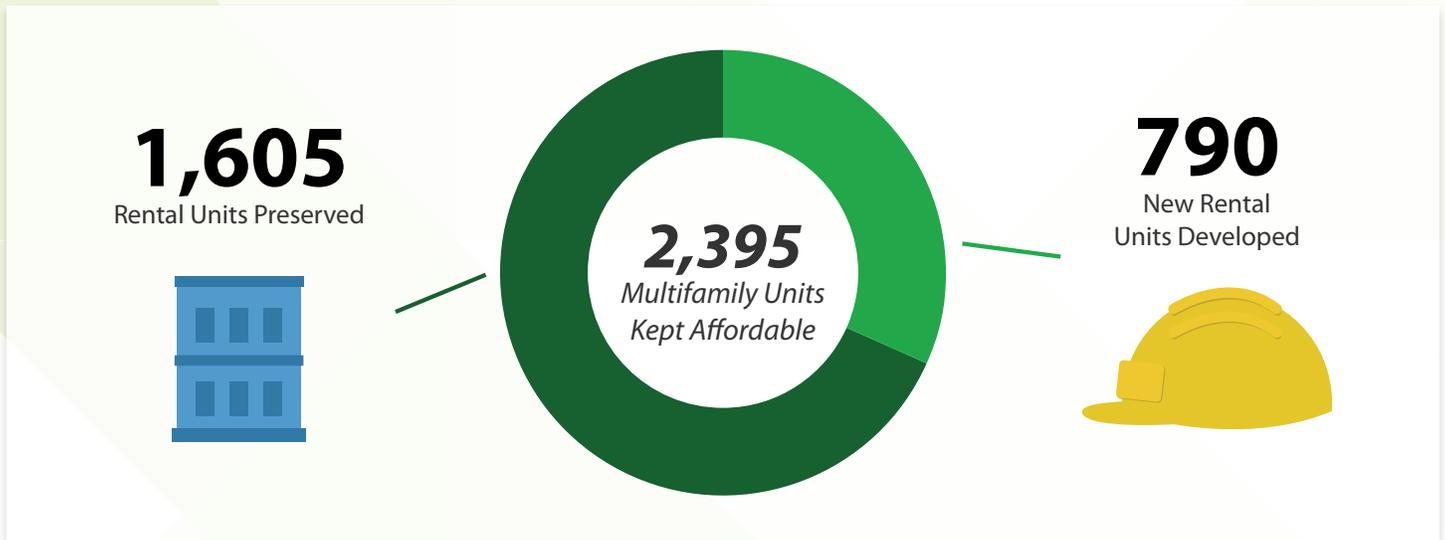
*~William Shakespeare*



# Multifamily Development and Rental Programs Open Doors

As housing costs and fair market rent for units continue to outpace wages, affordable rental units and preservation of units to keep them affordable have been a key priority for investment across the state.

Housing needs in Kentucky tend to be localized and diverse in a mostly rural state, outside of the urban triangle of Lexington, Louisville, and the northern Kentucky region. With a variety of resources, including the Low Income Housing Tax Credit, the Affordable Housing Trust Fund, and Section 8 rental assistance, delivered in partnership with developers and providers across the state, KHC helps low-income families, the elderly, and disabled persons obtain housing and support services for independent living.



# Brayton Apartments Receives a Makeover

## *Keith's Story*

Keith, a resident of Brayton Apartments for over 10 years, was pleased when Greystone Affordable Development and Winterwood, Inc., together began the renovation of his community. "They made lots of improvements in each apartment to make living here better, including upgrades to plumbing and our appliances."

As part of a \$65 million recapitalization and rehabilitation transaction, Greystone and Winterwood invested in 18 affordable housing communities in 14 counties across the state. This investment impacted 563 apartments that were aging and at risk of leaving the market of affordable units available.

The tenant-in-place renovations at Brayton Apartments included approximately \$33,650 in improvements in each apartment, which included new HVAC systems, plumbing, more efficient kitchen appliances, and aesthetic updates to both the interiors and exterior of the property. Additionally, the renovations made great strides to address accessibility, outdated and less useful design features of older components of the apartments, as well as deterioration.

Keith has a sense of pride and a new positive outlook on his home as a result of the improvements, and he appreciated that both Greystone and Winterwood were able to keep people in their homes while they were undergoing renovations. "They were so good that nobody had to leave their home during the process."

Sometimes, we open doors of opportunity when we shine, polish, and protect the community we have already built.





# Keeping Seniors Active and Independent

## *Carolyn's Story*

Carolyn is an active senior who was looking for an opportunity to relocate to Kentucky and found exactly what she was looking for in the newly constructed, Brea's Crossing. "I was living out of the state and it was important to me to be closer to my family," Carolyn said. Carolyn's daughter found a new subdivision being built near the family in Kentucky that offered amenities that appeal to seniors. "She kept me up-to-date by sending me videos of all the construction of the houses," added Carolyn.

Brea's Crossing, a newly constructed senior development, offers residents garden-style homes with single car garages. The property design is intended to create a community where seniors can have both a sense of independence and ownership, as well as security. Carolyn appreciated the support that Brea's Crossing offered to build a community of neighbors, specifically, the neighborhood included a community room with a kitchenette for gatherings, a fitness room, and a computer lab.

When asked what she would tell other seniors looking for a home that supports independence, Carolyn said, "Look first for a place with safety in mind. At Brea's Crossing there are no issues with steps. The doorways are wide, and the bathrooms are large enough to move well." Carolyn moved into Brea's Crossing in October 2017, and has been extremely happy since she set foot in her new home. "It has everything you need, it's affordable, and you have as much privacy as you'd like. If you want to make a friend, there are plenty of people close by."

By encouraging active senior living, we open doors of opportunity for independence and community to a significant population of Kentuckians.





# Breathing New Life into Aging Properties

## *Patricia's Story*

Built in 1982, the 40-unit apartment community at Echo Hill looked dated and unappealing to renters looking for a new home. Patricia was one of the aspiring renters who passed by Echo Hill and, at a glance, felt the aging property was not the community to meet her needs. While living with family to be able to afford to pay a portion of rent, Patricia decided it was time for a change and was looking for a new home. "I had a baby on the way, and I wanted a place to call home and raise my child," she said.

In her small community, Patricia heard that Echo Hill was undergoing renovations to fix the cosmetic needs and maintenance upgrades necessary to provide the property with a fresh, contemporary look. After seeing the changes taking place at Echo Hill, she applied to receive Project-Based Section 8 assistance, which is used at Echo Hill to provide families and veterans with help paying rent. Through this assistance, Patricia received funding to pay for a portion of her rent, making it affordable for her growing family.

The renovations at Echo Hill updated all the buildings with both exterior and interior improvements, as well as incorporated green building materials and energy star amenities. Investments in aging properties like Echo Hill add value to the rental community and make the property more appealing to renters like Patricia.

Residents at Echo Hill have access to a community room, off-street parking, a playground, and onsite laundry facilities. "I would definitely recommend these apartments to anyone," said Patricia. "They're affordable, and it makes it possible for me to live independently."

Through preservation of affordable units, we open doors to opportunities that provide ongoing affordability and stability in local communities.





# Transition to Self-Sufficiency

## *Desiree's Story*

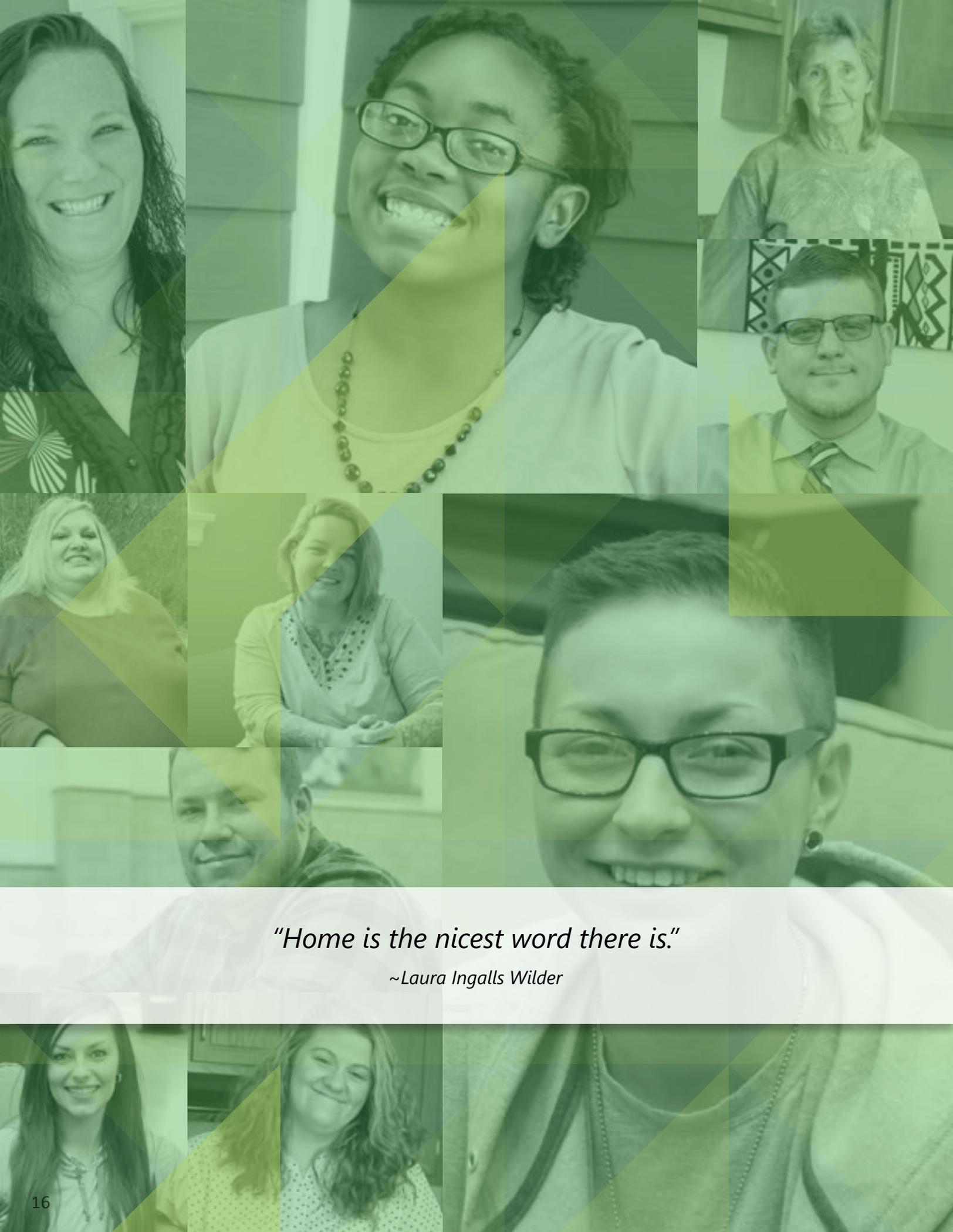
"I've always been a hard worker," said Desiree, "but, it's tough to get ahead." Desiree, a participant on the Section 8 Housing Choice Voucher program, receives help to pay a portion of her rent each month, but, she wasn't sure where to start to save money.

Through the Housing Choice Voucher program, Desiree learned she could participate in the Family Self-Sufficiency (FSS) program, which is designed to help individuals like Desiree grow life skills needed to become financially independent. The FSS program coaches individuals and families to increase their earned income and reduce their dependence on government assistance and subsidies. By offering participants child care, transportation, education, job training, employment counseling, homeownership counseling, and financial literacy training, the program supports long-term goals developed by each individual participant. For most tenants, a key component of the program is an interest-bearing escrow account that collects any difference in rent subsidy from the tenant's increase in earned income. At the program's end, Desiree, like other participants, can use the escrow account for any purpose.

"FSS strengthened my life in many ways," said Desiree. "With commitment and hard work, I've been able to improve my credit and pay off debt." Desiree now coaches her family and friends to set goals, come up with a plan, and stick to it. As an FSS graduate, Desiree has not only met her goals, but, is planning to use her escrow savings to buy a home. "This program helped me to know that I can save money and work harder to get where I want to be."

By building self-sufficiency, we open doors of opportunity for Kentuckians to become financially independent and achieve their personal financial goals.





*"Home is the nicest word there is."*

*~Laura Ingalls Wilder*

# Homeless and Special Needs Programs Open Doors

Housing and housing stability are basic human needs and are the foundation for other successful life outcomes, such as health, education, and economic prosperity. The face of homelessness includes families and children; survivors of domestic violence; veterans in desperate need of support, training, and counseling to integrate back into civilian life; those who are addicted to substances, those suffering with mental health issues; and others. It takes a strong network of partners, impactful programs, and services to help families and individuals gain skills and find holistic solutions they need to be self-sufficient and break the cycle of violence, addiction, and poverty. KHC invests in programs that meet these unique needs facing many Kentuckians unable to find housing.



**10,700**

Homeless Persons  
Provided Housing or  
Support Services



**1,370**

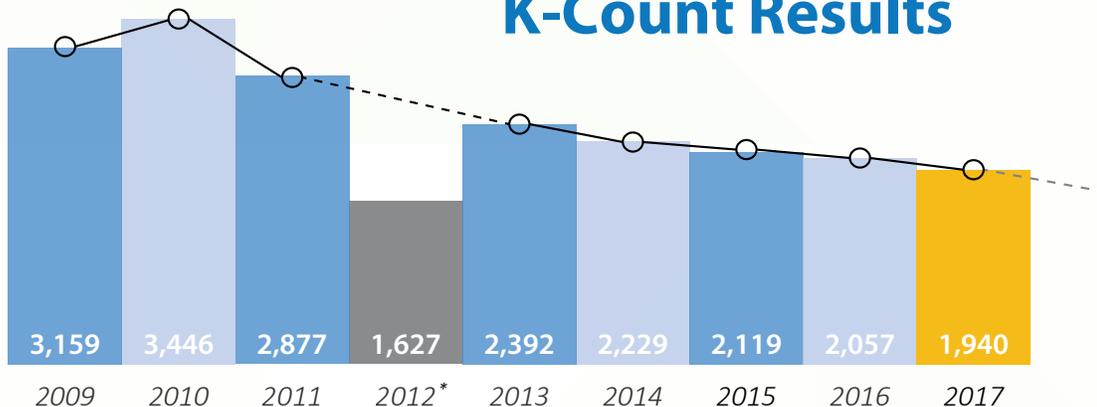
Persons with Special Needs  
Provided Housing Assistance



**4,860**

Victims of Domestic Violence  
Accessed Housing Services

## K-Count Results



\*Sheltered Count Only

Every year, KHC conducts the K-Count, a point-in-time count to best monitor the homeless situation in Kentucky. The U.S. Department of Housing and Urban Development (HUD) requires such a count every other year, but KHC believes it best serves the people of Kentucky to conduct this count yearly. Results of the K-Count demonstrate the need for resources for housing and services for homeless persons in each community.

# Overcoming Addiction

## *Wes' Story*

Evicted and jailed due to his drug addiction, Wes found his way to one of Kentucky's thirteen addiction recovery centers with the help of his mother. At the Men's Addiction Recovery Campus (MARC) in Bowling Green, Wes found a place to live outside the prison system, and a path to recovery from the addictions that plagued his life.

Recovery Kentucky helps Kentuckians address substance abuse, which often leads to chronic homelessness. MARC, one of the newest centers in the state, can house up to 100 men at a time while they are working to achieve recovery and stability goals. This includes a shelter as the point-of-entry which can bring in 29 men into a safe-off-the-streets environment.

Designed to reduce the state's drug problem, provide drug offenders an alternative to a jail sentence, and help resolve homeless issues, the centers assist people recovering from addiction gain control of their lives and, ultimately, return to permanent housing.

"Kentucky Housing has helped me and the other men here by paying the rent for our units. This allows us to focus more on the program itself and bettering ourselves," Wes said. "Without this place, I'd probably still be in jail or homeless."

By giving second chances, we open doors of opportunity to recovery and restoration to those at risk of continuing addiction.

## ***Recovery Kentucky***

*Recovery Kentucky was created to help Kentuckians recover from substance abuse, which often leads to chronic homelessness. At the time of publication, there are 13 Recovery Kentucky centers across the Commonwealth. These centers provide housing and recovery services for up to 2,000 Kentuckians simultaneously across the state, and were designed to reduce the state's drug problem and resolve some of the state's homeless issues. They help people recover from addiction and help them gain control of their lives to eventually reside in permanent housing.*



# Surviving Domestic Violence

## *Amy's Story*

When victims of domestic violence and intimate partner abuse leave a relationship, they need a nurturing place to find safe shelter, answers to tough questions, people to support their legal cases, and support from those in similar situations. They also need peace and privacy to find rest, healing, and restoration. This is what Amy found when she reached out to Greenhouse17. “The support system and the staff at Greenhouse17 make the program,” said Amy.

Greenhouse17, in partnership with Kentucky Coalition Against Domestic Violence (KCADV), offers survivors of intimate partner abuse a safe place with 24 housing units and 12 cottages on a working farm, as well as 12 apartments located in central Kentucky. Providing housing stability in conjunction with an array of crisis intervention and stabilization services, Greenhouse17 gave Amy the opportunities she needed to heal from trauma. From shelter to support, from counseling to advocacy, from education to prevention, this program takes a holistic approach to helping individuals regain control of their life — safe and free of violence.

Amy said, “Just knowing that the people in the community here are going through the same thing that I’ve been through is a great help.”

By providing shelter to enhance services, we open doors of opportunity to healing and renewal for some of our most vulnerable Kentuckians.



# Single-Parents Succeeding in Higher Education

## *Devon's Story*

Devon was a homeless single-father of two who was living out of his car when a friend recommended that he go to the orientation for the Lincoln Grant Scholar House in Covington, Kentucky. There Devon met individuals who not only encouraged his educational process, but gave him an opportunity to help others who share similar stories.

Scholar House is a housing and education initiative that enables the head-of-household to reach self-sufficiency. Participants receive counseling, attend workshops, and experience support from neighbors and staff, while fulfilling academic or vocational training coursework as full-time students. Each Scholar House includes an on-site child care facility, which allows time for the parents to attend classes and focus on their education.

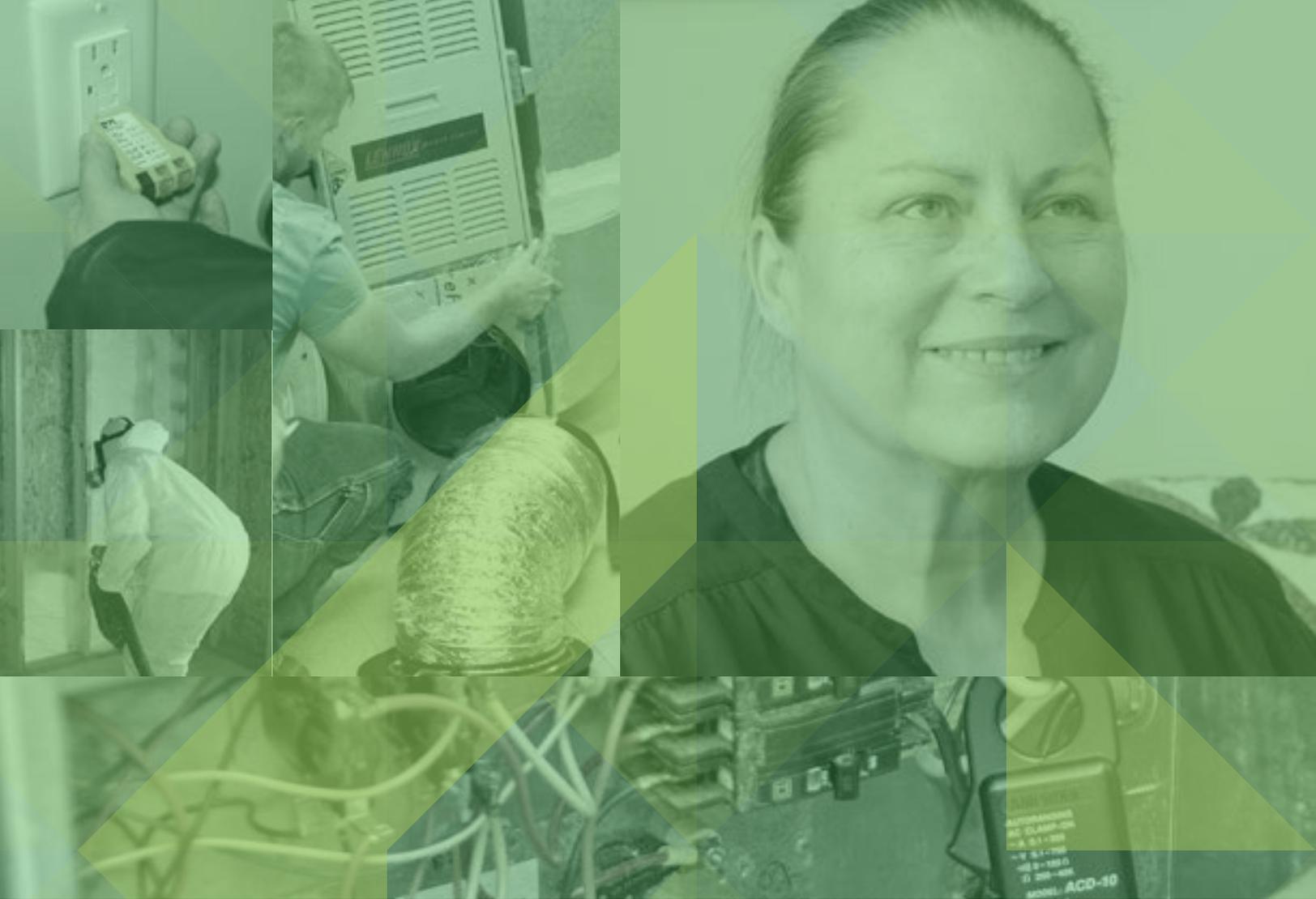
Devon believes that without KHC and Scholar House, he would still be homeless. "This program has affected my sons tremendously. Not having structure in their life was stressful, now they have freedom, schedules, and less stress."

By pairing housing assistance with educational programs, we open doors of opportunity to fulfill careers and achieving dreams.

## ***Scholar House***

*Scholar House is a housing and education initiative that enables the head-of-household to reach self-sufficiency. The housing and education components are operated as one unit, with housing depending on the client's successful participation in the affiliated educational institution. Participants must be at least 18 years of age, be eligible for a Housing Choice Voucher, and be full-time students in a degree or specialty institution of higher learning. Single parents are given first priority.*





*"The ache for home lives in all of us, the safe place where we can go as we are and not be questioned."*

*~Maya Angelou*



# Weatherization and Energy Programs Open Doors

Weatherization and energy efforts improve the operations of a home, and make homeownership more affordable, while strengthening the housing stock for future generations.



# 1,150

Homes Receiving Energy Improvements and Rehabilitation

# 173

Students Trained at the Weatherization Training Center



# 59

Certification Exams Administered Through the Training Center



KHC's Residential Energy Efficiency (REE) Training Center offers an array of training courses for professionals in the building and energy efficiency industries. The 7,200 square foot training facility is equipped with high-tech classrooms and state-of-the-art training labs to provide students with a high-quality learning environment. SMART technology allows students to participate in the instructional process in the classroom while fully functioning training labs provide students with hands-on application of the techniques learned.



# Improving Quality of Life with Weatherization

## *Christy's Story*

After losing her husband, Christy was concerned about maintaining her home with only half of her household income. Specifically, the \$500 electric bill she paid each month was no longer manageable for her budget. A close friend convinced her to call Kentucky River Foothills, who put her in touch with Bluegrass Community Action Partnership for help.

Christy was placed on the waiting list to obtain help through the Weatherization Assistance Program (WAP), administered by KHC through community partners. She still recalls the day when she received that wonderful phone call that she could participate in the WAP. In partnership with JB Remodeling, Mrs. Miller made energy improvements to her Garrard County home.

After implementing the recommended changes, she saw a \$300 decrease in her electric bill. Christy said, "This program allowed my family, children, and grandchildren to maintain memories of being in my home, which is priceless to me."

Through providing energy efficiency updates, we open the doors of opportunity to maintain homes and preserve memories.



# \$911 Million

Invested in Affordable Housing  
Across the Commonwealth

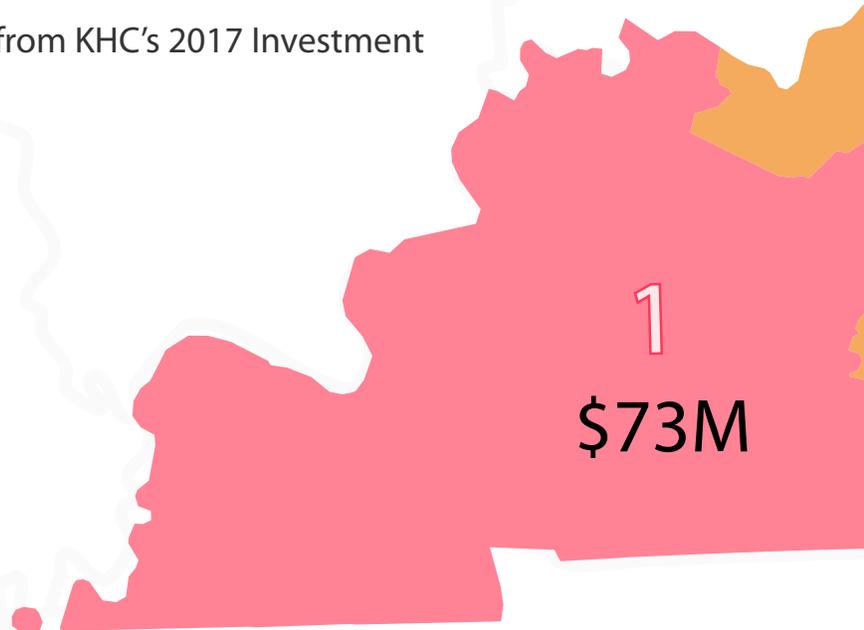


## \$1.6 Billion

Impact on Kentucky from KHC's 2017 Investment



Aggregate Impact by KHC's Investments



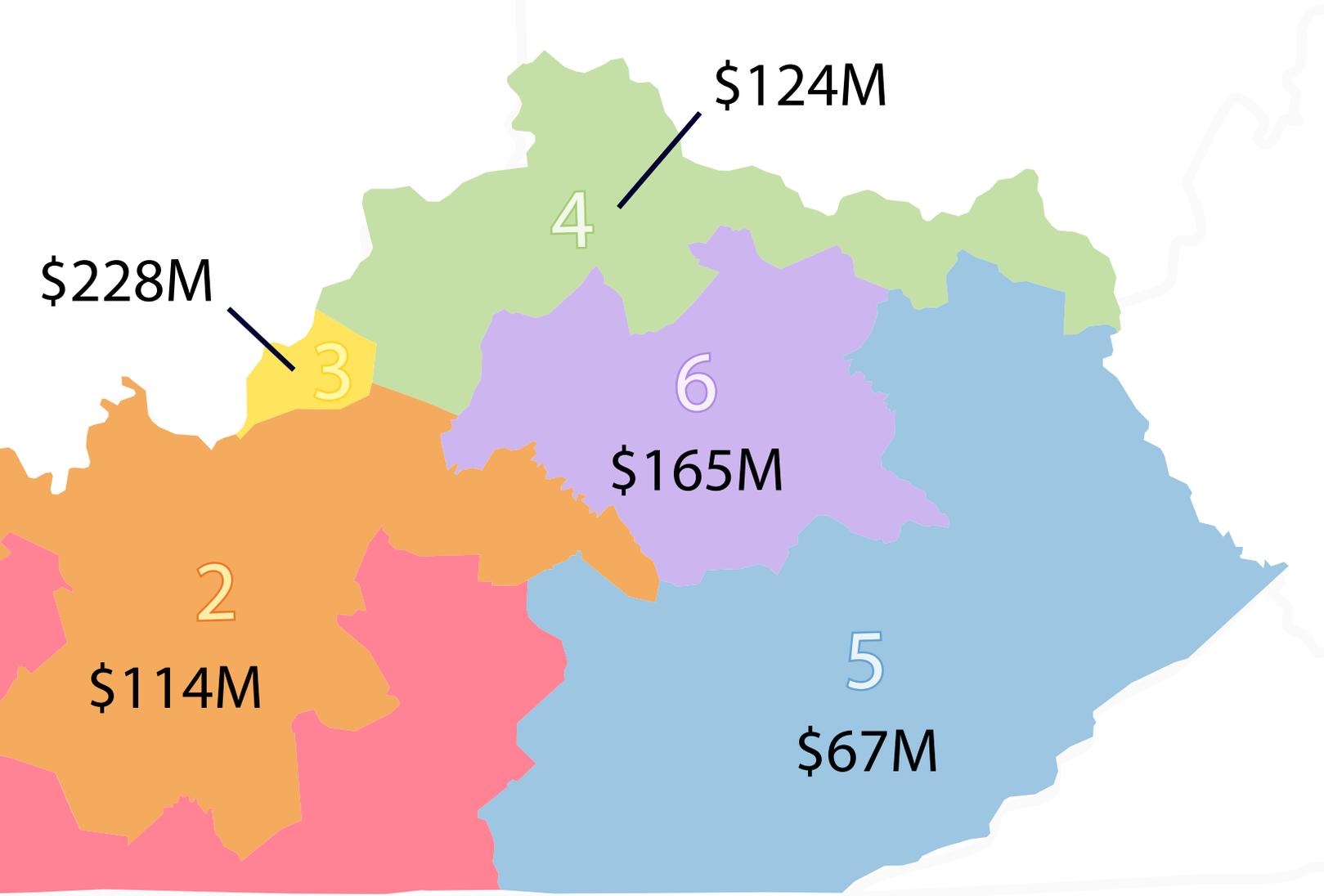
*"The strength of a nation derives from*

# KHC's Investment Impact on Kentucky

Housing is part of the foundation that encourages families and communities to succeed. KHC's investment in affordable housing in Kentucky makes an economic impact in our local communities and creates and sustains jobs throughout the Commonwealth.

**The Economic Multiplier Effect**—The impact of new housing, rehabilitated housing, rental payments, single-family financing programs, and homeless assistance is more than the dollars directly invested by KHC. Funding for affordable housing directly impacts construction, leasing, finance, services, and other industries. For example, construction creates demand in industries that provide lumber, concrete, plumbing, electrical, heating and air conditioning, and other products.

**The Employment Multiplier Effect**—Affordable housing programs create and maintain jobs. Jobs in finance, construction, services, property management, leasing, legal, engineering, and other related professions are directly benefited. In addition, the employment impact is felt throughout the community and state in other jobs that benefit from the economic impact of the wages paid.



*"Protect the integrity of the home." ~Confucius*



*"Be an opener of doors."*

*~Ralph Waldo Emerson*



# Connect with us to open doors!



### EGrams –

KHC's electronic newsletter  
(Distributed weekly, generally  
Wednesdays/Thursdays)  
Register via KHC's website, [www.kyhousing.org](http://www.kyhousing.org)



### Social Media –

Facebook - @ kyhousing  
Twitter - @ KYHousing  
LinkedIn - @ Kentucky Housing Corporation  
YouTube - KyHousingCorp  
Google+



### Blog & Podcast– Strategic Housing

[www.StrategicHousing.com](http://www.StrategicHousing.com)  
(Posts monthly with guest bloggers)  
Sign up to receive notifications for new posts.



### Websites –

[www.KYHousing.org](http://www.KYHousing.org)  
[www.ProtectMyKyHome.org](http://www.ProtectMyKyHome.org)



## *Opening Doors for a Stronger Kentucky*

To learn more about KHC's programs and services, visit

[www.kyhousing.org](http://www.kyhousing.org)

1231 Louisville Road  
Frankfort, Kentucky 40601  
800-633-8896 (Toll-free in Kentucky)  
TTY 711

Kentucky Housing Corporation (KHC), created by the 1972 General Assembly, is a self-supporting public corporation of the Commonwealth of Kentucky, dedicated to investing in quality housing solutions. No taxpayer dollars were used to produce this document.

KHC's financial statements for the fiscal year as well as the independent auditors' report ending June 30, 2017, can be reviewed on KHC's website at [www.kyhousing.org](http://www.kyhousing.org), under *Resources, Data Library, Annual Reports and Financial Statements*.

