

The **POWER** of **HOME**

Creating Strong Communities



Kentucky Housing Corporation
2018 Impact Report



Edwin King,
Executive Director

Our Mission and Purpose are Powerful

We are pleased to present the 2018 Impact Report, *The POWER of HOME, Creating Strong Communities.*

Affordable housing impacts everything from education outcomes and healthcare to economic development and workforce participation. It is a powerful factor in the health of our Commonwealth. The following pages highlight Kentucky Housing Corporation's (KHC) impact on our state, and more importantly, the transformative impacts of what it means for families and individuals we serve to have a home through our programs and services.

As the State Housing Finance Agency for Kentucky, we strive to connect housing partners and resources to meet housing needs. Together, we innovate and meet challenges in an ever-changing housing market.

I hope the successes on the following pages will inspire you to consider what it means to have a home.

Knowing how we positively impact lives and communities fuels our quest for excellence to create solid foundations for others, ensuring everyone has a safe place to call home.

As I reflect on the accomplishments of Fiscal Year 2018, there is no power for change greater than having a purpose and pulling together those in the community to work towards a common mission.

A Spectrum of Powerful Programs

Having an affordable home can be powerfully transformative for families to live successfully. It is also pivotal for economic growth in our state and our nation.

KHC is purposefully investing and creating housing solutions, administering the following:

Homeownership

- Mortgage loans and down payment assistance financing
- Loan servicing
- Homebuyer education
- Borrower default counseling and resources

Rental Housing Assistance

- Federal rental assistance administration

Project Financing

- Construction loans
- Federal housing resources
- Tax credits
- Gap financing

Homeless and Special Needs Housing

- Federal grant administration for provider network
- Homeless Management Information System

Leadership and Advocacy

- Kentucky Affordable Housing Conference
- Forums and public hearings
- Legislative advocacy
- Community engagement

Housing affordability, accessibility, and sustainability are complex issues for working families, young adults learning to become self-sufficient, and our seniors who want to age in place and live in communities that support diverse needs through education, healthcare, and jobs.

However, the concept is simple for families and communities to succeed.

Families need housing stability, which is the foundation for better life outcomes.

Stronger families directly correlate to stronger communities.

Since 1972, when the Kentucky General Assembly created KHC, we have helped families have a better foundation for success, because we invest in quality housing solutions.





Strong Families Create Strong Communities

*"As a family goes, so goes the nation,
and so goes the whole world in which we live."*

~John Paul II

Impacts At-A-Glance

Having a stable place to call home is a powerful catalyst for all other successes in life.

Everyone has basic needs in order to achieve their best life:

- Nutrition
- Health
- Education
- Skills
- Employment

However, to achieve the best outcomes, children and families need the stability of a safe, affordable home, near schools, services, and places of employment.

By taking holistic approaches to develop housing solutions, we can break the cycle of generational poverty and help people learn to live self-sufficiently...and successfully.

\$1.2B

Invested in affordable housing across Kentucky.

53,497

Kentuckians have a safe place to call home.

\$11.5M

Federal Tax Credits awarded; generating \$106 million in equity invested in affordable housing.

\$130M

Bond Cap allocated, creating \$7.3 million in tax credits, generating \$68 million in equity.

7,650

Jobs supported through housing activity investments.

Homeownership

3,900	Clients who utilized down payment assistance.
2,416	Clients served through KHC's homebuyer education counseling services.
\$60,371	Median income of KHC homebuyer.
\$130,667	Median home purchase price.
687	Median credit score.
Bullitt McCracken Nelson Oldham Warren	Counties showing most homeownership growth outside of the golden triangle: Lexington, Louisville, and Northern Kentucky.
864	Energy improvements and rehabs that improved the safety and quality of homes.



Homeownership Made Possible for Jerusalem and Her Family

Multicultural Customer Service

KHC's multicultural customer service coordination consists of developing marketing and outreach strategies to empower Kentucky's growing minority and immigrant homebuyers.

To increase first mortgage financing to minority and immigrant populations, KHC formed a collaborative partnership that connects referral agencies working directly with minority and immigrant populations (churches, local governments, non-profit agencies, etc.) to services available (housing counseling, real estate agents, lenders, down payment assistance, etc.). Materials were also translated and made customizable.

In 2017-2018, KHC further strengthened its Limited English Proficiency (LEP) plan that began in 2014, to help borrowers understand and participate in all facets of the mortgage life cycle.

Through KHC's online and print advertising empowering Spanish-speaking homebuyers, over the last year, users accessing KHC's website have increased 28.14 percent. In 2013, 1.5 percent of KHC's loans were to Spanish-speaking homebuyers. In 2017-2018, overall loan production doubled, and KHC saw the percentage of Hispanic homebuyers jump to 4.6 percent.

Jerusalem and her husband decided that it was the right time to make an investment for their family through homeownership. Upon discovering that they would be paying less in living expenses by owning a home rather than renting, they decided that KHC's Regular Down payment Assistance Program (DAP) of \$6,000, repayable over a 10-year term, would help them achieve their dream.

Jerusalem said that they were looking for a comfortable place for their family that an apartment was not providing, "So, our first-born inspired us - we wanted him to have a place to play, a place to just be himself without being restricted."

A home gives families a place to learn, play, and grow.





Strong Partnerships Create Strong Communities

“We will respect family life. We will develop it and encourage it in any way we can, for strong families are the foundation of strong communities.”

~Tony Blair

Riverport Landings

An Intergenerational Community

Innovative Achievement

In this time of extreme competition for scarce resources, a housing model in Louisville, Kentucky was created to cut across traditional housing lines, create deeper connections among residents, and support an entire community. Riverport Landings – An Intergenerational Community is the perfect solution to bridge the growing generation gap while satisfying shared needs of seniors, families, and youth. This project truly reflects an innovative response that solves not just one, but a number of community needs. The development integrates a broad spectrum of residents in three different types of affordable housing developments merged with community services, neighborhood retail, and a community park in an area of Louisville in dire need of revitalization.

Innovative Response to a Need

Through the creation of a Community Revitalization Plan, the intergenerational housing model was designed to help revive the Cane Run Road Neighborhood and support the creation of new, affordable housing units in a Qualified Census Tract. Situated on a 36-acre site, the combined development created 412 new affordable housing units in an underserved neighborhood in southwest Louisville. Although the vast size of the project alone is quite impressive, the benefits this type of comprehensive living community provides to its residents is inspiring and refreshing.

The first of three buildings to be built was Riverport Senior Living. The population served at this development is seniors age 55 or older. Occupancy of all 108 units is



Riverport Landings Development Rendering

Rent Assistance and Multifamily Development

926	New housing units created from utilizing Low Income Housing Tax Credits (LIHTC) and tax-exempt financing.
1,642	Housing units that were rehabilitated to remain affordable.
11,859	Number of units that were monitored for compliance in 379 projects.
34	Median age of renting household.
\$10,470	Median income of household renting.
\$25 M	Total investment in the Housing Choice Voucher rental program.
491	Senior housing units
91	Accessible units
1,999	Family units

\$11.5M

Total LIHTC invested in multifamily developments

\$130M

Invested in Section 8 Rental Assistance program for Kentucky Families

27,567

Families received Section 8 rent assistance

restricted to households with incomes no higher than 60 percent of the HUD Area Median Income (AMI). Low income HOME units are further restricted to incomes no higher than 50 percent of AMI.

Next, Riverport Family Apartments were built to serve families with children, individuals, and for general occupancy. Occupancy of all 240 units is restricted to households with incomes no higher than 60 percent of AMI. Low income HOME units will be further restricted to incomes no higher than 50 percent of AMI.

Riverport Family Apartments



Finally, the Riverport Family Scholar House was developed. The Scholar House community onsite with 64 units serves single-parent families and youth aging out of foster care who are pursuing a degree from an accredited college or university. All 64 units are restricted to households with incomes no higher than 60 percent of AMI. Again, low-income HOME units are further restricted to incomes no higher than 50 percent of AMI. Additionally, all 64 units have Section 8 rental assistance provided by the Louisville Metro Housing Authority in the form of project-based Housing Choice Vouchers.

The Scholar House model provides four years of housing assistance for individuals with low incomes working to obtain a college degree and move beyond public assistance for self-sufficiency. Because many Scholar House

participants are single parents, the program design includes child care to eliminate that substantial barrier to attending college. The program also makes health care and numerous other services readily accessible to help these individuals and families succeed. This Riverport Scholar House is extending these services for the first time to also target youth aging out of foster care, where many of the youth are not yet ready to be living self-sufficiently in housing or do not have access to post-secondary education opportunities.

The Riverport Intergenerational Community provides stable housing to seniors, families and youth, helps spur commercial development in the neighborhood, and its community centers and park are an excellent resource for those living in the community and surrounding areas.

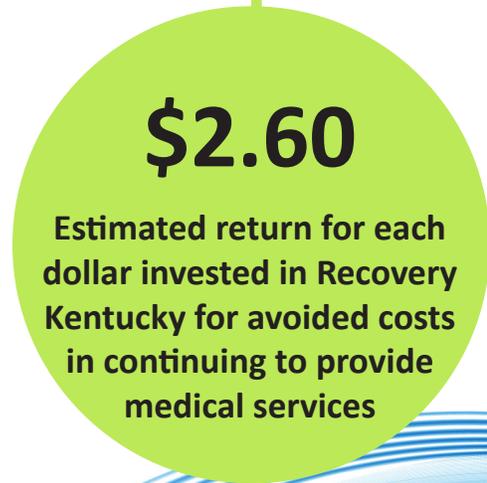
We are proud to showcase Riverport Landings, an intergenerational community in Louisville, that represents a collaboration designed to offer an innovative approach to an intergenerational project that gives children, families, and seniors a sense of community.

Project partners and recipients of KHC's Housing Innovations Awards presented at the 2018 Kentucky Affordable Housing Conference:

- LDG Development
- Marian Development
- Family Scholar House

Special Housing Solutions

<h2>Scholar House Program</h2> <p>This housing and education initiative enables the head-of-household to reach self-sufficiency and success.</p>	
687	Families served in Scholar House.
1,057	Children served through Scholar House.
118	Participants exited program into stable housing.
124	College graduates.
<h2>Recovery Kentucky Program</h2> <p>This initiative was created to help Kentuckians recover from substance abuse, which often leads to chronic homelessness.</p>	
76%	Percent of the 2,100 Recovery Kentucky participants, sampled in study, who were employed full-time six months post program.
<h2>Chafee Room and Board</h2> <p>Offers assistance to help current and former foster care youths achieve self-sufficiency.</p>	
119	Number of youth aging out of foster care who are participating in Chafee Room and Board program.



Scholar House at Riverport From Foster Care to College Degree

Each year, in Kentucky, some 500-600 youth emancipate from the foster care system. This means that they become independent at age 18 instead of being reunified with their biological family or being adopted by another family as a minor. While in the foster care system, these youth work to develop skills for life as an adult. Although these young people have the option to request reinstatement of their commitment to the foster care program and continue receiving support, only a small percentage do. As a result, many go into adulthood unprepared for independent living, and some experience homelessness one or more times while trying to achieve stability.

Family Scholar House in Louisville, has sought to end the cycle of poverty and transform their community by empowering families and youth, like Cynthia Schepers, pictured below, to succeed in education and achieve life-long self-sufficiency.

Family Scholar House has experienced tremendous success for its graduates and has continued to expand into several areas of Louisville over the years to serve more individuals seeking a college degree. As of June 2017, Family Scholar House had provided programs and services for 504 low-income, single parents with 825 children. In addition to current residents, there are 849 families with 1,251 children receiving services while waiting for available housing. In 2018, there were eight Scholar House programs across Kentucky and One Parent Scholar House in Louisville has five locations in the metro area.



K-Count 2018 Results**

148	Homeless Veterans
299	Victims of Domestic Violence
615	Adults with serious mental illness
387	Adults with substance abuse disorder
109	Unaccompanied youth

*Every year, KHC conducts the K-Count, a point-in-time count to best monitor the homeless situation in Kentucky to demonstrate the need for resources for housing and services for the homeless in each community. The cities of Lexington and Louisville conduct their own counts separately, but in conjunction with KHC's efforts for the balance of state. The count is not meant to capture every person who will experience homelessness throughout the year in Kentucky. Rather, it is a "snapshot" of homelessness on any given night across the state.

**Statistics are presented in the 2018 K-Count Results Report, located on KHC's website under Specialized Housing, K-Count.

Cynthia Schepers,
Riverport Scholar House
Participant and Resident

"We have our own community here. Everyone is a student and working towards the same mission. I can focus on school instead of focusing on a job and where I am going to sleep at night."



The Power of Generosity and Engagement Impacts Community

**“Anytime people come together and work intentionally
and missionally to serve others, it is powerful.”**

~Edwin King

KHC Pledge of Hope

Every ordinary person can help make someone else's day extraordinary. Paying it forward sets in motion a series of charitable deeds. Through KHC's Pledge of Hope campaign, staff connect with the people, build community, give help, and provide hope.

KHC's team makes powerful impacts on the community, because it is made up of generous people who are committed to making a difference through public service for others.

How We Pledge Hope for Our Communities



- Kentucky Employees Charitable Campaign donations
- KHC Dress Down to benefit charities
- Habitat builds with staff volunteers
- KHC contributions toward Housing Management Conference's chosen charity
- Backpack Snacks Program for children
- Access Soup Kitchen – prepping and serving food
- KHC blood drive for the American Red Cross
- Other activities



The POWER of HOME

Creating Strong Communities



To learn more about KHC's programs and services, visit
www.kyhousing.org

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KHC's blog and podcast - www.StrategicHousing.com

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.

KHC's financial statements for this fiscal years as well as the
independent auditor's report ending in June 30, 2018,
can be reviewed on KHC's website at
www.kyhousing.org, under *Resources, Data Library, Annual Report and Financial Statements*.

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