

Annual Impact Report

Fiscal Year 2021



About Us



Kentucky Housing Corporation, the state housing finance agency, was created by the 1972 General Assembly to provide affordable housing opportunities.

As a self-supporting, public corporation, KHC offers down payment assistance loans to assist first-time homebuyers in obtaining home mortgages; housing production financing; homeownership education/counseling; rental assistance; housing rehabilitation; supportive housing programs for special needs populations; and federal rent, utility and mortgage assistance to those impacted by the pandemic.

Working with a network of partners, including banks, developers, nonprofit organizations and community action agencies, KHC deployed more than \$2 billion in housing programs, affordable housing projects, and tenant assistance across Kentucky in fiscal year 2021.



Mission

We invest in quality housing solutions for families and communities across Kentucky.

Vision

We envision all Kentucky families and individuals living in quality housing they can afford.

Corporate Strategies

1. Serve with purpose.
2. Provide holistic housing solutions.
3. Be flexible in responding to financial risk.
4. Sustain and advance core competencies.

About the Numbers



Team Kentucky and Kentucky Housing Corporation met the challenge of helping our partners and fellow Kentuckians endure the COVID-19 pandemic in fiscal year 2021. We vigilantly worked with our partners to ensure Kentuckians had access to affordable housing.

KHC launched the Healthy at Home Eviction Relief Fund, a \$264 million effort to keep Kentuckians healthy, housed and safe from eviction due to nonpayment of rent, in February 2021 and began building the Homeowner Assistance Fund in March 2021.

Federal COVID relief offered KHC an opportunity to provide emergency assistance and address long-standing gaps in our housing delivery system.



*Like last year, some of the metrics for each department were not available this year due to the pandemic. Where necessary, we have indicated that we used modified numbers.

About Homeownership Programs



KHC offers a number of competitively-priced mortgage products for first-time and repeat home buyers who are income-eligible and have a credit score of 620 or more.

To enable more Kentuckians to achieve their dream of homeownership, KHC offers down payment and closing cost assistance through the Down payment Assistance Program (DAP).

Voices from 2021: Homeownership



"Closing on a home means everything to us. We had some small hiccups in the road, but we have been working so hard toward our goal. The Down payment Assistance Program (DAP) was a huge support; it was a relief to have something that could help us."

Everett & Deshay Hobson
Homeowners
Lexington, Kentucky



Average KHC Borrower in 2021

673

credit score

\$61,029

annual income

\$151,566

average cost of home

2,853

buyers used DAP



KHC is investing in the Commonwealth

3,943

home loans in 2021

\$16.3 million

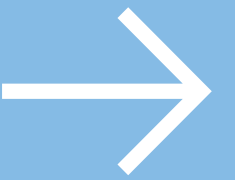
in down payment assistance

\$125.8 million

in Mortgage Credit Certificates, which allow homebuyers to claim a dollar-for-dollar tax credit for a portion of mortgage interest paid per year. The remaining mortgage interest paid may still be claimed as an itemized deduction.

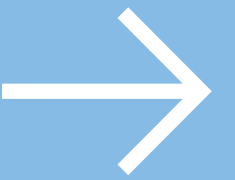


About Multifamily Development Programs



To increase access to affordable housing throughout the state, KHC administers federal and state programs for nonprofit and for-profit providers, including builders and developers, to encourage the development, construction, preservation and rehabilitation of affordable housing units.

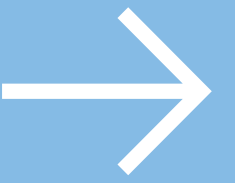
Voices from 2021: Multifamily Development



"So many seniors, including myself and my sister, are on a fixed income, and you can't just go out and get any apartment. We are thankful that there are places like this. Just having the security of knowing you are able to afford your home and not have to worry about whether you can pay your rent and your bills each month has been a blessing."

Pat Moore
Meadowthorpe Landing Resident
Lexington, Kentucky

Multifamily Development



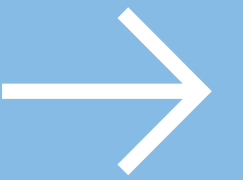
Multifamily Funding

KHC awards three types of funding to developers:

- Low-Income Housing Tax Credits
- Tax-Exempt Bonds
- Non-Credit Projects



Multifamily Development



Low-Income Housing Tax Credits



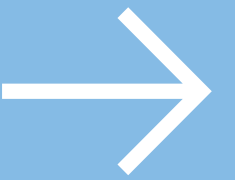
\$12.3 million in 4% tax credits allocated, generating more than \$106 million in equity



\$12.5 million in 9% tax credits allocated, generating more than \$108 million in equity

The **791 units** funded in 2021 through 9% Low-Income Housing Tax Credits provide tenants like Mike (left) safe, durable and affordable places to live, such as the Cottages of Frankfort II.

Multifamily Development



Multifamily Funding



In 2021, KHC allocated more than \$201 million in tax-exempt bonds, which was awarded to 1,872 units



\$1.3 million awarded to noncredit projects

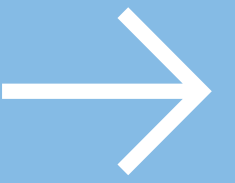


\$3.7 million invested in HOME projects



\$7.9 million invested in National Housing Trust Fund projects

Multifamily Development



KHC's Multifamily Programs had an economic impact of \$429.9 million in 2021.

In 2021, these three funding sources helped KHC:



develop 2,669 units



offer 343 units of senior housing

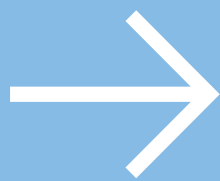


provide 155 accessible units and 2,274 family units



create 52 special needs units





About Single-Family Development Programs



KHC awards funding to community-based non-profit developers for the construction or rehabilitation of lower income single family homes, including those certified as Community Housing Development Organizations (CHDOs).

KHC administers the federal Weatherization Assistance Program to help low-income homeowners improve their homes, making them more energy-efficient.

Single-Family Development



Homeownership Development*



58 units completed



\$6 million awarded

- \$4.2 million in HOME funds
- \$1.7 million in Affordable Housing Trust Fund monies

Affordable Housing Trust Fund (AHTF) Owner-Occupied Home Repair*



104 units completed



\$2.1 million awarded



Single-Family Development



Weatherization Assistance Program

U.S. Department of Energy and Low-Income Home Energy Assistance Program (LIHEAP) funding



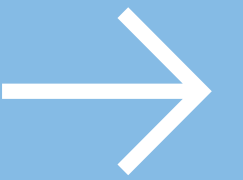
916 homes weatherized to maximize their energy efficiency and lower utility bills for lower income homeowners (includes 476 units assisted through the Low Income Home Energy Assistance Program)



\$16.8 million invested in weatherization programs throughout the Commonwealth*

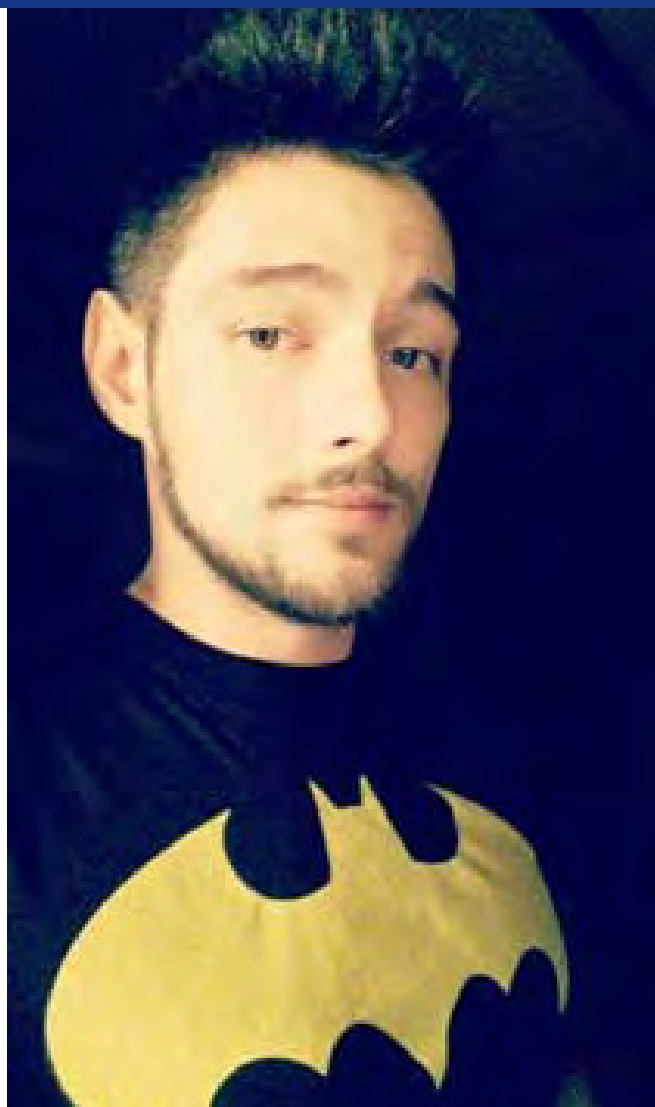
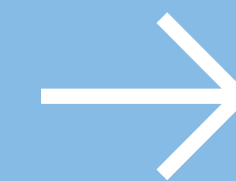
*Includes rollover funds from the previous year.





HEALTHY AT HOME EVICTION RELIEF FUND

Healthy at Home Eviction Relief Fund

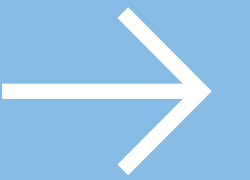


"This program saved everything for me and my family. Thousands behind in unpaid rent and on the doorstep of facing eviction with a whopping nearly \$2,000 in electrical bills - the HHERF program helped us pay it all off. "

Brandon Back
Tenant
Mount Sterling, Kentucky

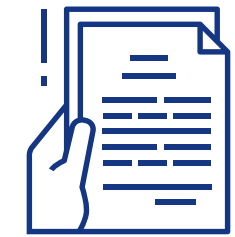
Launched in September 2020, the Team Kentucky Healthy at Home Eviction Relief Fund (HHERF), funded through the Coronavirus Aid, Relief and Economic Security Act (CARES Act), helped 4,140 Kentucky households with \$14.6 million in rental assistance

Healthy at Home Eviction Relief Fund

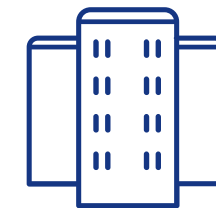


Kentucky reopened the Healthy at Home Eviction Relief Fund in February 2021 to help renters who were struggling due to a COVID hardship. Using Emergency Rental Assistance Program funds through the U.S. Treasury, KHC provided qualifying renters in 118 of its 120 counties up to 15 months of past and future rent and utilities.

HHERF ERA 1.0

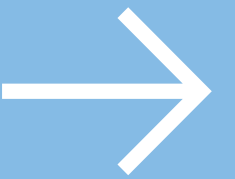


14,414 applications



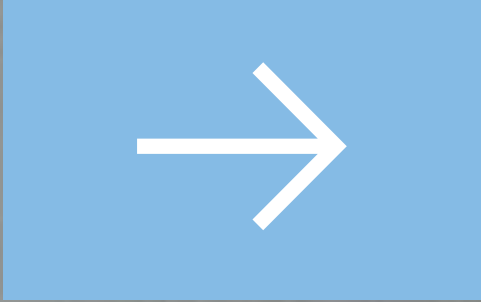
4,626 households assisted

\$26.2 million in ERA 1.0 rental assistance disbursed in FY 2021



"Programs like these are protecting tenants. When landlords start to get behind, they could just sell the property and let someone else deal with the problem. Then, the tenants would have to be out in 30 to 60 days. This way, they are protected. This program is a blessing. We really appreciate it, and we hope the state keeps it up."

Susan and Wayne Borders
Landlords
Elizabethtown, Kentucky



About Rental Assistance Programs



KHC offers a variety of rental assistance programs to assist low-income families in securing affordable rental housing through programs, such as Project-Based Contract Administration and Housing Choice Vouchers.



Wendy Sue Kracke had a bumpy journey to the Brown Proctor Apartments in Winchester, Kentucky. After leaving Louisiana to head north, her truck, dog, and belongings were stolen, and she ended up in a women's shelter.

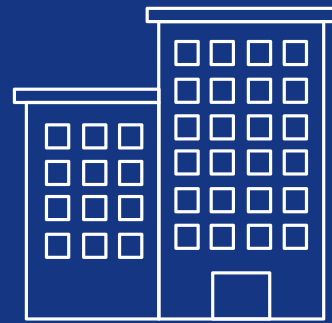
After rebuilding her life, Wendy was able to move into the newly renovated building, and she couldn't be happier.

"I love living here; I don't know if I will ever move," she said.

Rental Assistance



Investment in Section 8 Rental Assistance Programs



\$139.1 million for Project-Based
Contract Administration



\$25.9 million for Housing Choice Vouchers

By The Numbers

22,595

PBCA Households Received
Section 8 Rental Assistance

4,643

HCV Households Received
Section 8 Rental Assistance

34

Average HCV
Recipient Age

\$11,141

HCV Recipient
Median Income

In 2021, KHC Rental Assistance provided

282

HCV Senior Units

300

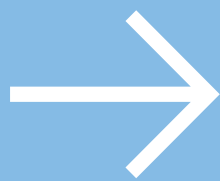
Mainstream Vouchers

104

Family Self-Sufficiency
participants

15

Family Self-Sufficiency
graduates



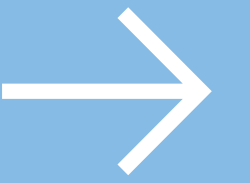
ROSE ANNA HUGHES HOME

2120

WESTMINSTER TERRACE

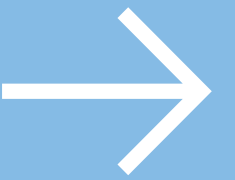
2118

About Homeless and Special Needs Programs



By partnering with agencies throughout the state, KHC offers specialized housing programs that meet the unique needs of many vulnerable, no- to low-income and hardest-to-serve Kentuckians who are unable to acquire housing easily.

Homeless and Special Needs



Specialized Housing



568 homeless Kentuckians with substance abuse disorders housed



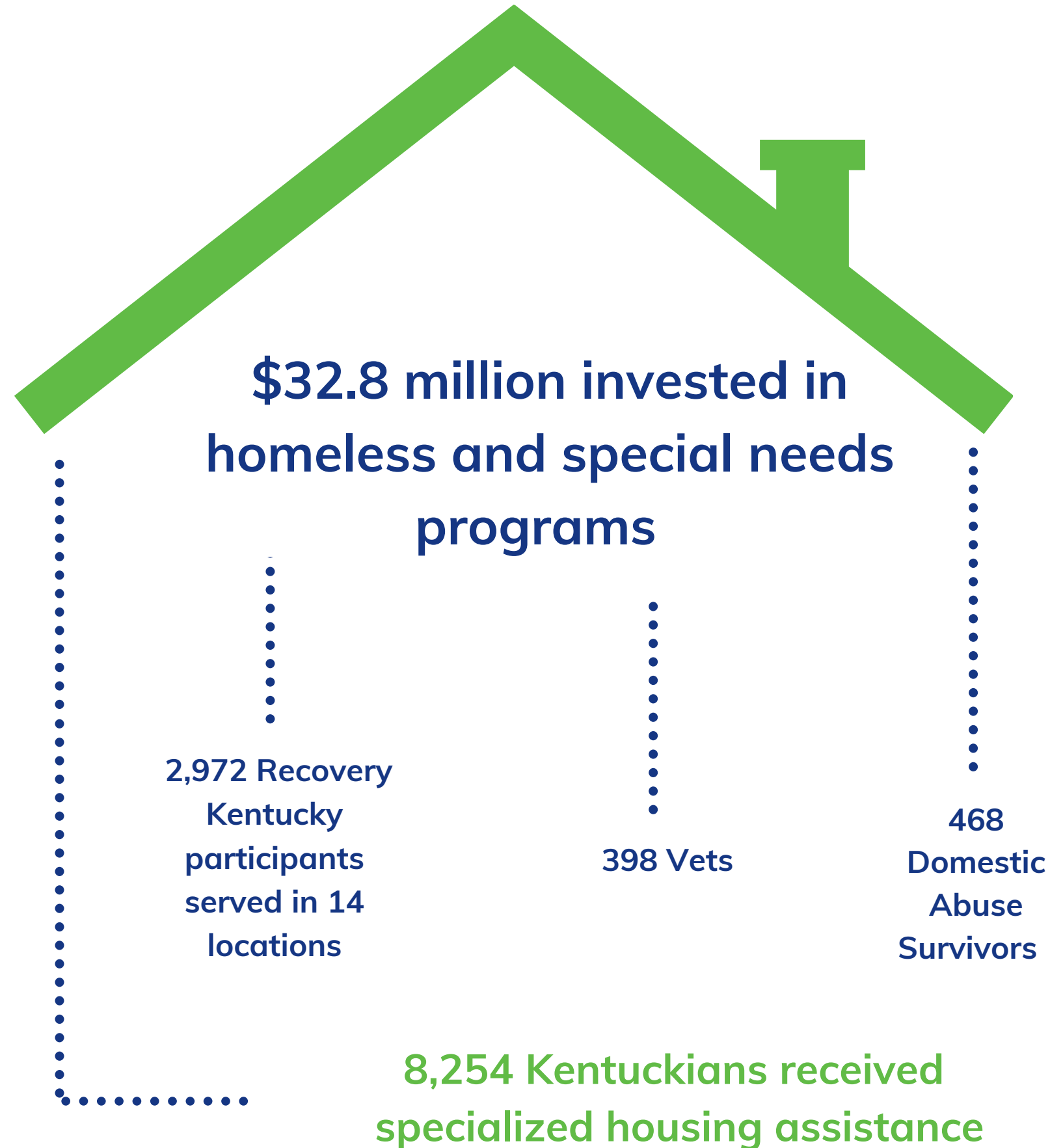
656 homeless individuals with severe mental illness housed



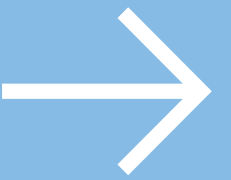
398 homeless vets housed using 110 VETT vouchers and 43 VASH vouchers



221 unaccompanied youth housed



Homeless and Special Needs



HOME Tenant-Based Rental Assistance



435 households served



\$2 million awarded*

Housing Opportunities for Persons with AIDS (HOPWA)



130 households (165 persons) served



\$864,909 awarded**

*Funds awarded on two-year cycles and are not tied to reported households served.

**Persons served from prior year awards.

Emergency Solutions Grants (formula)

- 1,320 households (2,011 persons) served***
- \$2.5 million awarded

Emergency Solutions Grants-CV (CARES ACT)



- 3,148 households (4,149 persons) served
- \$21.9 million awarded (multi-year grants)

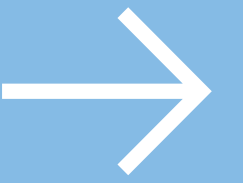
Continuum of Care

- 1,139 households (1,929 persons) served***
- \$11.1 million awarded****

***Persons served from prior years' awards.

****Funding awarded is for KY Balance of State as a whole, which includes KHC subrecipients and HUD direct grantees. It is not tied to reported households served.

Homeless and Special Needs



Scholar House



8 Scholar House programs across the state



767 families served through Scholar House



1,146 children served

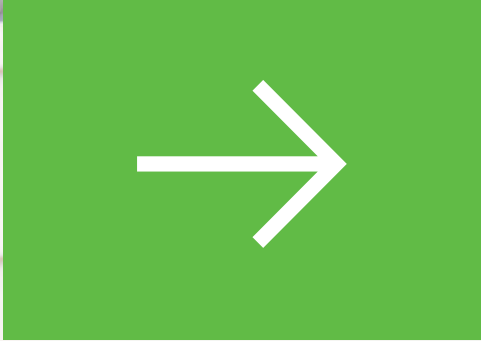




155 graduates



134 participants who have exited the program and moved to stable housing







 Date: DECEMBER 12, 2016

Pay to the order of:

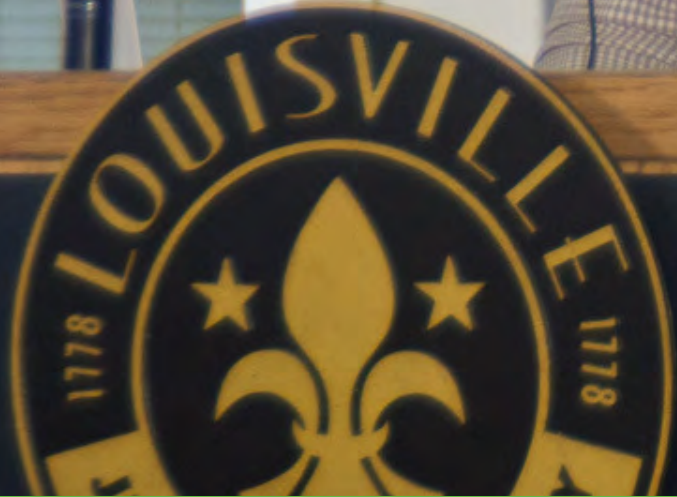
The People of BEECHER TERRACE AND RUSSELL

\$29.5 MILLION DOLLARS

Twenty-Nine Million, Five-Hundred Thousand Dollars

JULIÁN CASTRO GREG FISCHER
 HOUSING AND URBAN MAYOR OF LOUISVILLE
 DEVELOPMENT SECRETARY

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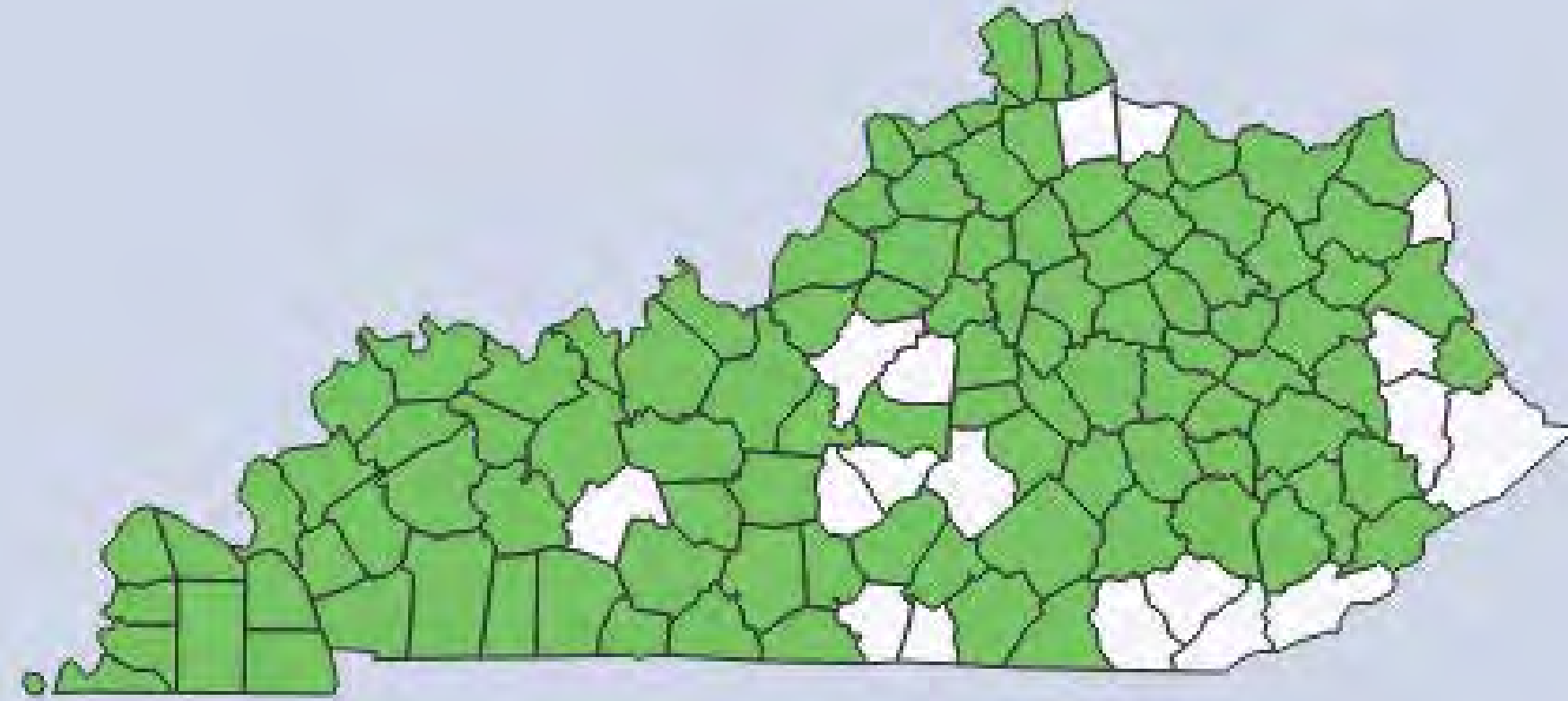
Inspections and Compliance



In 2021, our HQS field inspection staff completed 6,177 unit inspections with only 1,116 fails.



The overall pass rate for the team was 82%.



The Multifamily Asset Compliance team conducted 484 reviews along with 268 property inspections.

Overall Impact



Overall Impact in 2021: \$1,305,586,288

Single Family Lending Programs
\$664,459,945

Multifamily Production Programs
\$405,940,474

Homeownership Production
\$9,418,225.00

Rental Assistance Programs
\$170,243,168

Homeless & Special Needs Programs
\$32,834,816

Energy Efficiency
\$17,286,645

Heathy at Home Eviction Relief Fund: \$38,237,831

Thank you to the partners, board members and members of Team Kentucky who helped KHC provide, expand and advance affordable housing in 2021.





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2021 Annual Impact Report

Economic Impact Data Disclaimer

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Audited Financial Statements

To view KHC's Audited Financial Statements, visit <https://www.kyhousing.org/Data-Library/Pages/Annual-Reports-and-Financial-Statements.aspx>.