

AFFORDABLE HOUSING FUND REPORT

Urban County Council – Work Session
June 6, 2017



LEXINGTON



Purpose of Fund

- Leverage public and private investment to preserve and produce safe, quality affordable housing for Fayette County residents whose incomes are at or below 80% of area median income.
- Housing is considered affordable when housing costs are no more than 30% of gross household income.

Area Median Income

Household Size	100% of AMI	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	\$46,310	\$37,050	\$27,786	\$23,155	\$13,893
2	\$52,940	\$42,350	\$31,764	\$26,470	\$15,882
3	\$59,560	\$47,720	\$33,936	\$29,780	\$17,868
4	\$66,100	\$52,900	\$39,660	\$33,050	\$19,830



Affordable Housing Costs Per Month

Household Size	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	\$926	\$695	\$579	\$347
2	\$1,059	\$794	\$662	\$397
3	\$1,193	\$848	\$745	\$447
4	\$1,323	\$992	\$826	\$496



Affordable Housing Board

- Paul Thornsberry, Chair
- Jeff Fugate, Vice Chair
- Anthony Wright
- Paul Thornsberry
- Paula King
- Bill Alverson
- Matthew DeMoss
- Vice Mayor Steve Kay
- Council Member James Brown
- Lisa Ball
- Harry Richart
- Charlie Lanter
- Vacant



Advisory Committee

- Lexington Fair Housing Commission
- Lexington Housing Authority
- Urban League
- AU Associates
- Central Ky. Homeless and Housing Initiative
- Hope Center
- Habitat For Humanity
- Home Builders Association
- Community Ventures
- REACH
- Community Action Council
- Winterwood Property Management and Development



Application Process

1. Initial contact and review of program guidelines
2. Application submission and review
3. Technical submission
4. Board of Directors review
5. Pre-Construction conference and closing
6. Construction and placed in service/Inspections
7. Compliance monitoring
8. Loan Servicing/Asset Management



Evaluation Criteria

- Need/Market
- Design of Development
- Financial Feasibility
- Capacity of Developer
- Readiness to Proceed



Funding History

- Fiscal Year 2015 - \$3 Million
- Fiscal Year 2016 - \$2 Million
- Fiscal Year 2017 - \$2 Million
- Fiscal Year 2018 - \$2 Million



Financial Report and Projections—June 30, 2018

Revenue

Total Allocations	\$9,000,000
Fee Income Earned	\$62,143
Loan Receipts	\$1,716,173
Total	\$10,778,315

Expenses

Administrative Expenses	\$486,342
Funding Commitments	\$8,455,365

Funds Available	\$1,836,609
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Fund Activity

Allocations

Amortizing loans	\$5,236,641
Forgivable loans and grants	\$3,218,724
Total Allocations	\$8,455,365

Leverage

Outside Funding in Developments	\$61,778,229
Affordable Housing Fund Allocation Per Unit	\$11,647

Loan Repayments

Annual Loan Repayments	\$176,664
Lump Sum Loan Repayments—FY '18	\$974,866
Total Loan Repayments	\$1,151,530



Affordable Housing Units

Units

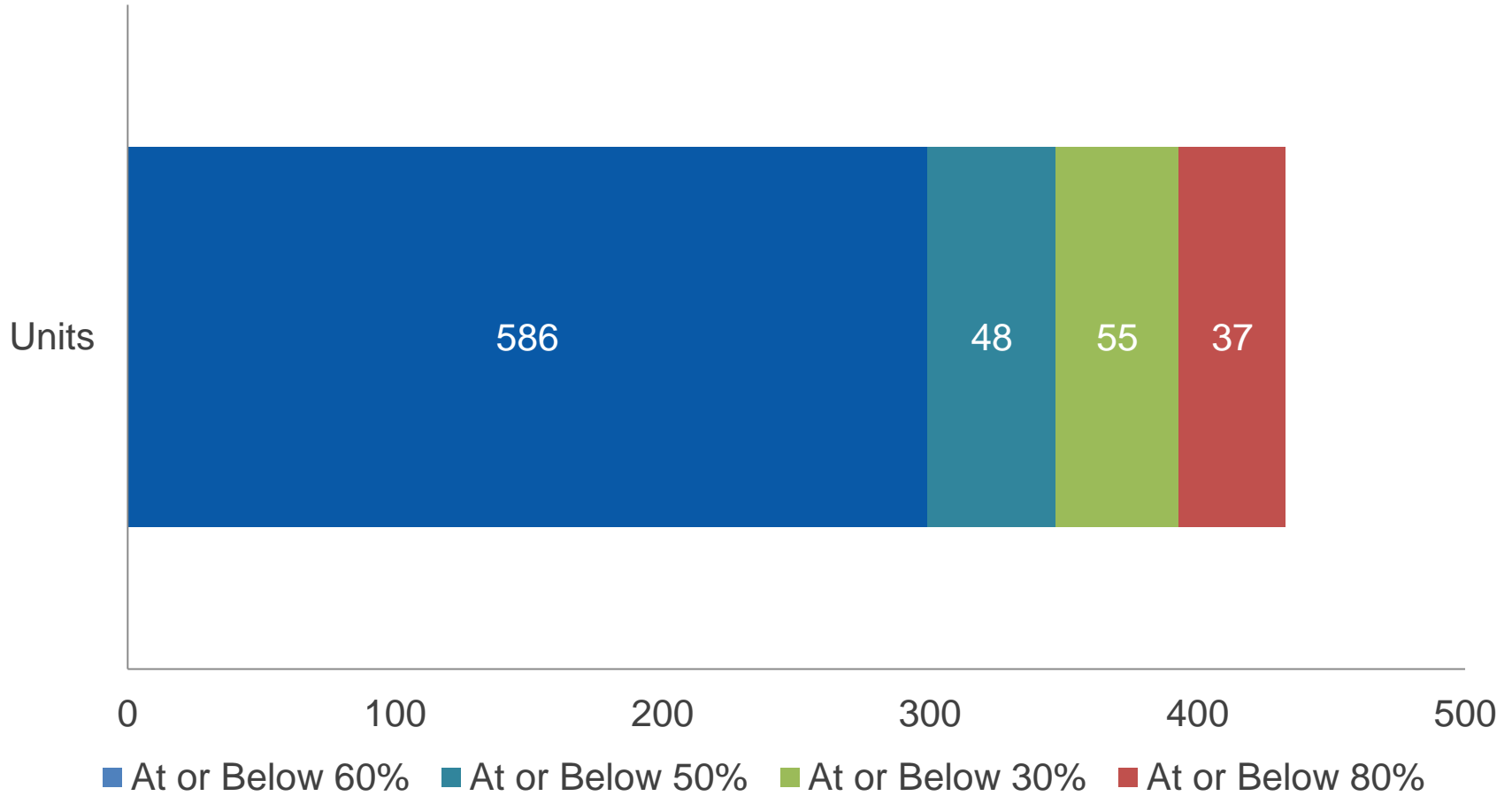
Affordable units preserved	374
New affordable housing units	352
Total units funded	726

Special Needs Populations Served

Survivors of domestic violence	24
Homeless	34
Mentally and physically disabled	14
Elderly and disabled	59
Severe mental illness	4
Veterans	52
Total special needs units funded	187



Area Median Income Served





Moving Forward

- Numerous developments are in the pipeline.
- Examine how to further leverage fund resources
- Streamline loan servicing and compliance functions

Questions?



LEXINGTON



Projects

- St. James Place Apartments
 - 169 Deweese Street
 - Phase 1 of development preservation (30 units)
 - Homeless
 - \$403,000 grant



Projects

- Wilson Street Apartments
 - 329 Wilson Street
 - Rehab of 4 units
 - 3 units for 80% of area median income and below; 1 unit for 50% and below
 - \$41,044 grant



Projects

- Parkway Plaza Apartments
 - 431 Rogers Road
 - Rehabilitation of 180 units
 - Households at or below 60% of area median income
 - \$159,374 pre-development loan



Projects

- Stonebridge Apartments
 - 1261 Village Drive
 - Rehabilitation of 47 units
 - Households at or below 50% of area median income (referrals from homeless providers)
 - \$150,000 loan and \$345,092 grant



Projects

- Kentucky Council Against Domestic Violence
 - Briar Hill Road, Mackenzie lane, Cambridge Drive
 - New construction of 12 units, rehabilitation of 12 units
 - Survivors of domestic violence (referrals from Greenhouse 17); at or below 60% of area median income
 - \$415,686 loan; \$165,000 grant



Projects

- Community Ventures
 - Race, Goodloe, Chestnut, Ohio and Warnock Streets
 - Acquisition, new construction and rehabilitation of 8 homeownership units
 - Households at or below 80% of area median income
 - \$394,866 loan, \$260,000 grant



Projects

- Habitat for Humanity
 - 301 Ash Street
 - Acquisition of site to build home
 - Households at or below 50% of area median income
 - \$5,290 grant



Projects

- North Limestone Community Development Corporation
 - 142-148 York Street
 - Acquisition and construction of 6 homeownership units
 - Households at or below 80% of area median income
 - Loan for \$159,103; grant for \$163,096



Projects

- Lexington Housing Authority
 - 325 Wilgus Avenue
 - Acquisition and rehabilitation of single family home
 - Homeless family
 - \$35,000 loan; \$47,350 grant



Projects

- 7 Upper Apartments
 - 7th and Upper Streets
 - Acquisition and rehabilitation of 7 units
 - Households at or below 80% of area median income (taking referrals from various nonprofit agencies)
 - \$252,000 loan



Projects

- Parkside III
 - 1048 Cross Keys Drive
 - New construction of 36 units
 - Households at or below 60% of area median income
 - \$1,165,656 loan



Projects

- Ferrill Square Apartments
 - 471 Price Road
 - Renovation of 59 units
 - Elderly and disabled
 - \$447,768 loan; \$400,000 grant



Projects

- 5th Street Apartments
 - 5th and Smith Streets
 - Acquisition and rehabilitation of 4 units
 - Households at or below 80% of area median income
 - \$212,000 loan, \$54,000 grant



Projects

- Bob Brown House
 - 507 Rogers Road
 - Rehabilitation of 14 units
 - Mentally and physically disabled
 - \$227,000 grant



Projects

- Lexington Urban League
 - Chestnut Street and Eastern Avenue
 - Acquisition and rehabilitation of 2 duplexes
 - Households at or below 80% of area median income
 - \$363,187 Loan



Projects

- New Beginnings, Bluegrass Inc.
 - Rehabilitation of existing building to create 4 units
 - Households with severe mental illness
 - \$96,992 Grant



Projects

- Arlington Lofts
 - 1001 and 1021 North Limestone Street
 - New construction of 81 units
 - Households at or below 60% of area median income
 - \$500,000 Loan and \$500,000 grant



Projects

- North Limestone Community Development Corp
 - York Street
 - New Construction of 5 units for homeownership
 - Households at or below 80% of area median income
 - \$250,000 loan and \$140,260 grant



Projects

- Two Way Prayer LLC
 - Charles Avenue and Whitney Avenue
 - Acquisition/Rehabilitation of 2 units
 - Veterans
 - \$60,000 grant



Projects

- Community Initiatives LLC
 - Anderson Street, Greenwood Avenue, Corral Street, Carlisle Avenue
 - Acquisition/Rehabilitation of 4 units
 - Households who are formerly homeless
 - \$102,000 Loan and \$10,600 grant



Projects

- Downing Place Apartments
 - Spangler Avenue
 - Acquisition/Rehabilitation of 155 Units
 - Households at or below 60% of area median income
 - \$300,000 loan and \$300,000 grant



Projects

- Leestown Veterans Administration Development
 - Opportunity Way and Leestown Road
 - New Construction/Rehabilitation 50 Units
 - Veterans and their families
 - \$330,000 pre-development loan