

# AFFORDABLE HOUSING FUND REPORT

Urban County Council – Work Session  
March 8, 2016



**LEXINGTON**



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## 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	\$47,500	\$38,000	\$28,500	\$23,750	\$14,250
2	\$54,250	\$43,400	\$32,550	\$27,125	\$16,275
3	\$61,000	\$48,800	\$36,600	\$30,500	\$18,300
4	\$67,800	\$54,250	\$40,680	\$33,900	\$20,340



# Affordable Housing Costs Per Month

Household Size	80% of AMI	60% of AMI	50% of AMI	30% of AMI
1	\$950	\$713	\$594	\$356
2	\$1,085	\$814	\$678	\$407
3	\$1,220	\$915	\$763	\$458
4	\$1,356	\$1,017	\$848	\$509



## Affordable Housing Board

- Harry Richart, Chair
- Carolyn Edwards, Vice Chair
- Anthony Wright
- Paul Thornsberry
- Paula King
- Bill Alverson
- Matthew DeMoss
- Steve Kay
- Bill Farmer
- Lisa Ball
- Jeff Fugate
- Charlie Lanter
- Vacant



## Advisory Committee

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



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## **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



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# Financial Report and Projections

## Revenue

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Total Allocations	\$7,000,000
Fee Income Earned	\$23,930
Loan Receipts	\$1,006,145
<b>Total</b>	<b>\$8,030,075</b>

## Expenses

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Administrative Expenses	\$341,705
Funding Commitments	\$5,295,931
<b>Funds Available</b>	<b>\$2,392,439</b>



## Fund Activity

### Allocations

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Amortizing loans	\$3,413,669
Forgivable loans and grants	\$1,882,262
<b>Total Allocations</b>	<b>\$5,295,931</b>

### Leverage

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Outside Funding in Developments	\$10,214,569
Affordable Housing Fund Allocation Per Unit	\$12,231

### Loan Repayments

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Annual Loan Repayments	\$109,050
Lump Sum Loan Repayments	\$935,983
<b>Total Loan Repayments</b>	<b>\$1,045,033</b>



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## Affordable Housing Units

### Units

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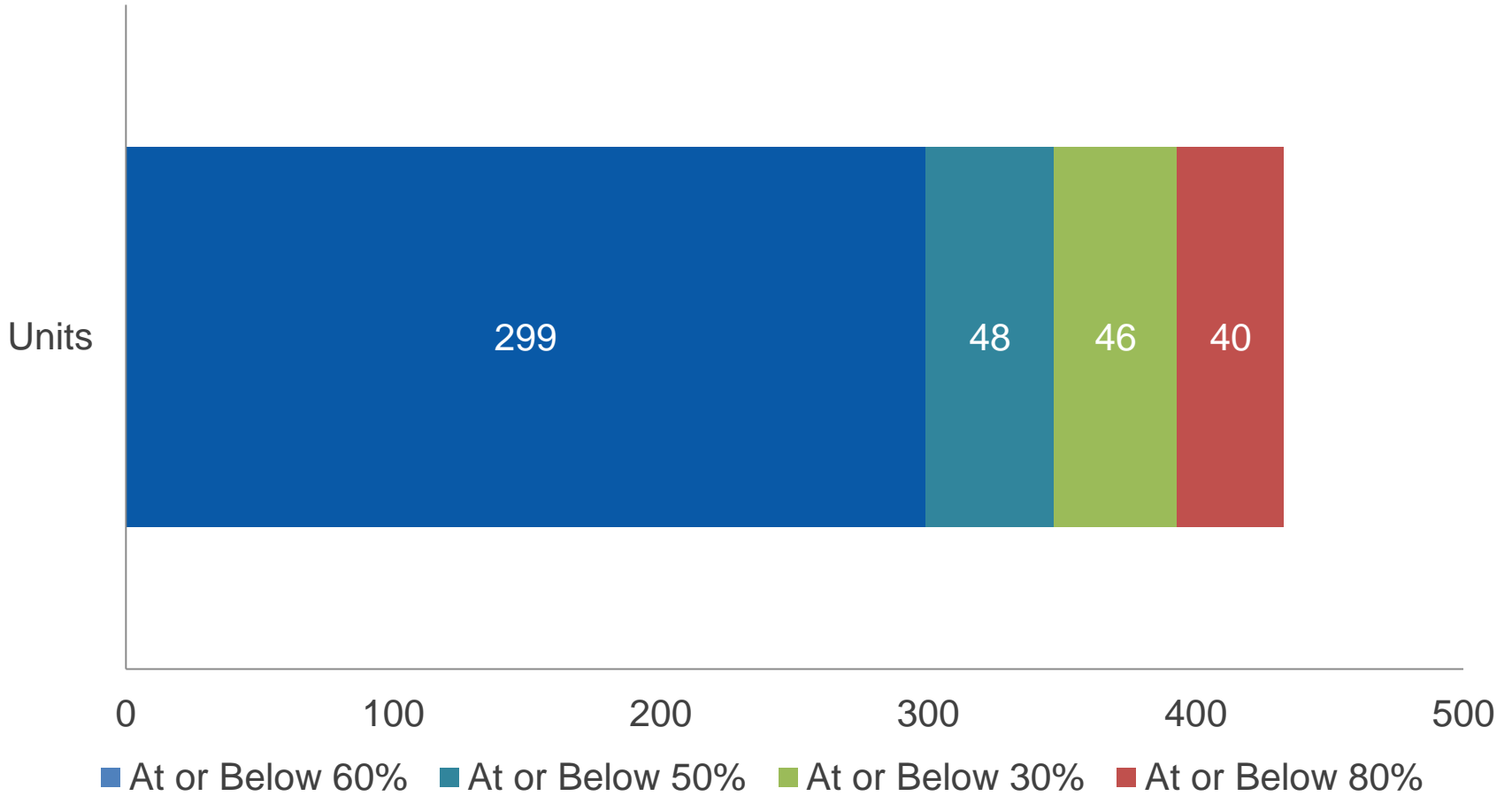
Affordable units preserved	269
New affordable housing units	164
<b>Total units funded</b>	<b>433</b>

### Special Needs Populations Served

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Survivors of domestic violence	24
Homeless	31
Mentally and physically disabled	14
Elderly and disabled	59
<b>Total special needs units funded</b>	<b>128</b>

## Area Median Income Served





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## Moving Forward

- Numerous development are in the pipeline.
- Developer training on how to utilize the Affordable Housing Fund
- Compliance policies and procedures
- Asset management policies and procedures
- Increase in dollars leveraged

# Questions?





## 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 30% and below
  - \$36,044 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; \$145,000 grant



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## Projects

- Community Ventures
  - Race, Goodloe and Warnock Streets
  - Acquisition, new construction and rehabilitation of 20 homeownership units
  - Households at or below 80% of area median income
  - \$617,506 loan, \$50,000 grant



## Projects

- Habitat for Humanity
  - 301 Ash Street
  - Acquisition of site to build home
  - Households at or below 50% of area median income
  - \$10,000 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; \$55,000 grant





## Projects

- 7 Upper Apartments
  - 7<sup>th</sup> 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



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## Projects

- Parkside III
  - 1048 Cross Keys Drive
  - New construction of 36 units
  - Households at or below 60% of area median income
  - \$1,000,000 loan



## Projects

- Ferrill Square Apartments
  - 471 Price Road
  - Renovation of 59 units
  - Elderly and disabled
  - \$450,000 loan; \$400,000 grant



## Projects

- 5<sup>th</sup> Street Apartments
  - 5<sup>th</sup> and Smith Streets
  - Acquisition and rehabilitation of 4 units
  - Households at or below 80% of area median income
  - \$175,000 loan, \$48,030 grant



## Projects

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