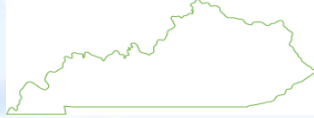


Kentucky Housing Partner



2013 Spring Issue

Louisville Multifamily Program Center

Volume 23, No. 2

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March Madness Baby!!!

Mr. HUD is busy following his favorite basketball team in the tournament that is held in March, but he wasn't too busy to send his greeting to his legions of followers. But, before he jetted off for his basketball revelry, Mr. HUD created his Mardi Gras outfit, which coincidentally will be perfect for his grand entrance at the 2013 Housing Management Conference.

Mr. HUD would also like to encourage the Krewe to nominate their favorite property, management company, and on-site personnel for the KHC/ HUD awards. Check out the Conference brochure that should be in your mailbox. Nominations must be received by Friday, April 5, 2012. Don't be shy! Mr. HUD is counting on you.



2013 Housing Management Conference

MAY 14—16, 2013

Registration for the 2013 Housing Management Conference is NOW OPEN!!!!

Register at <http://www.sahma.org!!>



New Management & Occupancy Review Form

On December 4, HUD released a revised form [HUD-9834 Management Reviews of Multifamily Projects](#) with an expiration date of 02/28/2015.

The new HUD-9834 has been updated to include monitoring of compliance with policy changes. This includes compliance with EIV and TRACS and screening and monitoring of state lifetime sex offender registrants. It is recommended that all owners and agents become familiar with the new form.

The new HUD-9834 became mandatory on March 4, 2013.

Please be aware that there are new directions for completion of Part A of Addendum B which will be required to be signed by the owner.

The new HUD-9834 may be found on HUD Clips at http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/forms/

New Procedures for Collecting Flex Sub Loans

Housing Notice H 2013-02, Collection Procedures for Delinquent Section 201 Flexible Subsidy Loans provides new

procedures for collecting delinquent Section 201 loan payments, commonly referred to as Flexible Subsidy Loans, and describes the actions that must be taken to bring all delinquent Section 201 loans current.

You can find the Notice and attachments on HUD-CLIPS at the link below:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13-02hsgn.pdf>

Flex Sub assistance was provided over the years to projects suffering from physical and/or financial distress. There are two types of Flexible Subsidy loans: 1) Operating Assistance (OA) and 2) Capital Improvement (CI). These repayment requirements of these two types of loans are treated differently.

Initially these funds were delivered as grants, and subsequently through loans, due to requests by developers and owners that they be includable in basis and avoid treatment as taxable income. Flex Sub loans were provided to owners of several types of HUD assisted and HUD insured projects but are most often seen in connection with Section 202, 221(d)(3) and 236 projects, and certain uninsured subsidized properties. Under the direct loan program, Flex Sub obligations are owed directly to HUD, and often include a nominal interest rate and limited repayment requirements.

Federal regulations, and loan documentation if handled properly at the time of loan origination, require that Flex Sub debts be repaid upon project sale or refinancing. Often enough, however, in the context of redevelopment and preservation sufficient funding for repayment of this debt is not feasible. If the Owner cannot bring the loan current upon receipt of the Delinquency Letter from the Field Office, the Owner should contact their HUD Project Manager immediately to discuss repayment to avoid enforcement actions.



2013 Housing Mgmt Conference

MAY 14—16, 2013

Registration Now OPEN!!!!

Register at <http://www.sahma.org/!!>

National Housing Preservation Database

The National Low Income Housing Coalition (NLIHC) has partnered with the Public and Affordable Housing Research Corporation (PAHRC) and is creating a Preservation Catalog. A Preservation Catalog is NLIHC's term for a database of all rental projects with units affordable to low-income households ($\leq 80\%$ AMI) as a result of one or more federal, state, or local subsidies. Some of the property-level information captured in this database would include name, locational characteristics (e.g., address, city, latitude and longitude, etc.), owner, manager, and a project's physical condition. The Catalog would also capture any information pertinent to each and every subsidy that contributes to a property's affordability, including each subsidy's effective and expiration dates, the number of income-restricted units, the income level at which the property is affordable, and an owner's intention to either continue or discontinue participation in the affordable housing program.

By itself, this Preservation Catalog would be the first of its kind to integrate information on all housing subsidies for each affordable project. The data includes information on more than 4.5 million units in more than 75,000 federally assisted properties. Users across the country can now access one central location to find information on properties receiving assistance from any of the following programs: HUD Project-Based Rental Assistance; Section 202 Direct Loan Program for Housing for the Elderly or

Handicapped; HUD insurance programs; Low-Income Housing Tax Credit Program; HOME Rental Assistance; Section 515 Rural Rental Housing Loan; the Guaranteed Rural Rental Housing Program; and public housing.

The Preservation Catalog would enable advocates and researchers to easily quantify the availability of affordable housing in any geography while at the same time establishing a baseline of affordable units against which future levels could be measured. The database allows users to access information in multiple formats. The "Preservation" tool searches the database by property name or by subsidy type and location. The "Research" tool allows users to download the entire dataset into Excel. This extract provides the full property level inventory, including all property and subsidy information for every property in the database. Finally, users can activate the "Mapping" tool to view a map of all of the properties in the database.

PAHRC and NLIHC will update the dataset three times a year- in March, July, and December- to keep the data as accurate and current as possible. Users have several options for providing feedback on the website and its data, and this input will help the developers to continually improve the website. For more details, see: [www.huduser.org/portal/pdredge/pdr edge hudpartrpt_120712.html](http://www.huduser.org/portal/pdredge/pdr_edge_hudpartrpt_120712.html)

Service Coordinator Notes

Grantees with Service Coordinator in Multifamily Housing Grants expiring in 2013 need to review and follow the instructions in the Fiscal Year 2013 Grant Extension Procedures. Form HUD-91186-A, Multi-family Housing Service Coordinator One-Year Budget will need to be submitted along with a cover letter indicating the Residual Receipts balance, if any. Forms and instructions are available at www.hud.gov. The 2013 allowed increase is 2.1 percent above the 2012 grant amount used. Requests are due 120 days prior to expiration. Send your requests to Donna Dudgeon at the HUD Louisville Field Office.

As of today, we are not certain if there will be a 2013 Notice of Funding Availability for new Service Coordinator in Multifamily Housing grants. It depends on what happens with the Federal budget.

The properties below were awarded Service Coordinator grants in FY 2012. The grants have been processed and owners are in various stages of hiring SCs and getting the programs going

Ballard Place Apartments	Lexington
Community Towers	Louisville
Flaget Apts	Louisville
Hathaway Court Apartments	Covington
Mayfield Plaza Apartments	Mayfield
Sisson Manor Apts	Owensboro
Yorktown Senior Housing	Louisville

The Semi-Annual Performance Reports (form HUD-92456) are due in the Louisville Field Office on April 30th. All Service Coordinator programs (grant and budget-based) must complete this form. Grantees also have to submit the SF-425, Federal Financial Report. The reporting period is October 1, 2012 to March 31, 2013. Please mail the reports early enough so that they reach the Louisville Field Office by April 30th.

The comment period for the new Semi-Annual Performance Report form has closed and HUD Headquarters staff is reviewing the comments submitted and making appropriate changes to the form. We do not have a date of when the revised form will be released. We will send out an e-mail or other communication when it is available for use.

Finally, the 2013 Housing Management Conference will be held at the Galt House in Louisville, May 14 -16, 2013. Sarah Andino and the SC Track Committee have arranged for 2 days of informative training. Topics include: VA benefits, Chronic Disease Self-Management, Bingocise, Evaluating Effectiveness for Property Managers and SCs on Day 1. Day 2 topics include: SHIP Health Insurance Questions, Crimes Against Seniors covering other abuse, Affordable Care Act, and Roundtable Discussion. Go to www.sahma.org to register for the Conference.



Affirmative Fair Housing Marketing Plan News

The latest edition of Form HUD-935.2A Affirmative Fair Housing Marketing Plan (AFHMP) – Multifamily Housing is December 2011. It is listed on HUDclips at: <http://portal.hud.gov/hudportal/documents/huddoc?id=935-2a.pdf>.

As of October 1, 2012, the Fair Housing and Equal Opportunity (FHEO) division underwent a major realignment. The supervisor is Pat Green out of the Columbia office and Candace Tapscott, out of the Miami office, is the Center Director. However, there are still FHEO employees in the Louisville HUD office and may always be contacted regarding any Fair Housing issues or AFHMPs. Please call 502-582-5250 for specific Fair Housing questions.

Obviously with the staff changes, the workloads have been shifted and the process for reviewing AFHMPs has changed as well. The AFHMPs are reviewed locally for the required information and documents. The Plans are then forward to Ms. Green for review and approved/disapproved. Finally, the Plans are then returned to our office for final processing. Considering all of this change, approval of our AFHMPs is seemingly getting harder. However, we will all adjust to the change just like we always do. Here are a few little helpful hints:

Sources of information to help you achieve an approved AFHMP:

- ⇒ Fair Housing and Equal Opportunity Handbook 8025.1, Rev 2, Implementing Affirmative Fair Housing Marketing Requirements, particularly Sections 4-5 and 4-7. This Handbook can be found on Hudclips at: <http://www.hud.gov/offices/adm/hudclips/handbooks/fheh/80251/index.cfm>
- ⇒ Housing Handbook 4350.3, Rev 2, Occupancy Requirements of Subsidized Multifamily Housing Programs, particularly all of Chapter 2 and Section 2 of Chapter 4. This Handbook can be found on Hudclips at: http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/hsg/4350.3
- ⇒ Code of Federal Regulations, 24 CFR, Title 24, Part 108, Compliance Procedures for Affirmative Fair Housing Marketing can be found at: <http://www.gpo.gov/fdsys/pkg/CFR-2010-title24-vol1/xml/CFR-2010-title24-vol1-part108.xml>

Things to keep in mind while completing your AFHMP (which will be approved):

- ⇒ There are items required to be sent along with your completed Form HUD-935.2A. The Form does not require these items. However, the sources listed above do require these attachments:
 - Copies of advertisements, brochures, leaflets, and letters to community contacts, TV ads, internet websites, flyers (if applicable)
 - Photographs of project signs that display the housing logo
 - A copy of the instructions used to train sales/rental staff on Fair Housing laws
 - Fair Housing Poster to be displayed in the rental office, real estate office, model unit, or other
 - Copies of Fair Housing training
 - Copy of certification of completion for managers and maintenance employees
- ⇒ Make sure to include ALL of the requested information for each block!! If it asks for an address including the County, make sure to list the county!! Also don't forget email addresses and phone numbers when requested
- ⇒ Ensure that all 4 Worksheets are submitted with your AFHMP even if the Worksheet is not applicable. Please write N/A or something comparable on the Worksheet if it doesn't apply.
- ⇒ Did you know that it is not mandatory to complete a new AFHMP every 5 years for an update? Refer to the HUD Handbook 4350.3, Chapter 4, Section 2, Paragraph 4-12 (F), Updating the Marketing Plan. In a nut shell... An in-house review must be completed every 5 years, but a new Plan is not necessary unless there are changes. Make sure to maintain a file documenting your AFHMP review process!



California Square I Holds Open House



On Friday, February 15, 2013, Western Region Nonprofit Housing Corporation (WRNHC) held an Open House at California Square I to celebrate the completion of a \$10 million renovation to the low-income senior housing property located in Louisville, Kentucky. The

seven-story property, built in 1982 under the Section 221 (d)(4) program, consists of 100 one-bedroom units and an on-site manager's unit.

In 2012, WRNHC, led by their President, Marion Willey, purchased the property from the previous owner, AIMCO. The nonprofit is headquartered in Utah and specializes in the preservation of existing low-income and affordable housing stock across the United States.

On April 11, 2012, the Louisville HUD office closed a \$1.9 million 223(a)(7) refinance on the property. The interest rate was reduced by over 3.5% and funds were made available for the completion of critical and non-critical repairs.

The developer was awarded a low income housing 9% tax credit allocation from Kentucky Housing Corporation, the state housing finance agency, of approximately \$991,000 which generated approximately \$10 million dollars in equity allowing them to complete substantial renovations to the entire property. The renovations consisted of the replacement of all major mechanical systems, appliances, plumbing and electrical fixtures, cabinets, paint and flooring. Improvements consisted of gated parking, a bed bug treatment room, outdoor grilling space and patio, raised garden beds, and an onsite security guard.

In addition, Louisville Metro government contributed \$10,000 toward new site lighting, and WRNHC contributed a sponsor loan of \$213,000.



The property benefits from Project-Based Section 8 rental subsidy through a 20-year HAP contract. The subsidized senior housing designation has been kept as the intended use of the property.

RETRO-COMMISSIONING

Given the large number of existing and aging multifamily properties in Kentucky I thought I would take a few minutes to discuss something that is common language in commercial properties but not so much in existing multifamily complexes; commissioning or for our purpose retro-commissioning (RCx).

So What Is Retro-Commissioning You Might Ask?

Changing occupant needs, repurposing of building spaces, building renovations and aging systems can make managing your properties energy use a challenge. This will lead to increased energy and maintenance costs and possibly a complex that is less attractive to new or existing residents. Retro-commissioning does not (necessarily) mean upgrading or replacing equipment, but rather optimizing your existing equipment for more efficient performance.

Retro-commissioning can help you optimize building performance and increase the life of building systems. With a well-executed retro-commissioning plan, your property can benefit from lower energy usage and operating costs, reduced maintenance and improved comfort- without necessarily making large capital investments.

What Are The Benefits Of Retro-commissioning?

Through a systematic evaluation of mechanical and electrical systems, retro-commissioning helps you identify low-cost ener-

gy-saving operational improvements that will pay for themselves in 18 months or less. Retro-commissioning can offer such benefits as:

- Reduction in maintenance operating costs
- Increased property value
- More comfortable indoor environment
- Increased occupant comfort
- Assurance that operations meet owner requirements
- Extended equipment service life
- Improvement in building performance and system integration
- Comprehensive building operator training for your staff

So How Does The Commissioning Process Work?

An initial site assessment and analysis confirms that there are enough potential energy savings to make your project cost-effective. The service provider then conducts the detailed study of the building and summarizes the results in a report. The report provides you with a list of low-cost energy efficiency improvements to consider for implementation, along with their estimated payback periods. Once you select and implement the energy-saving improvements, the service provider confirms the energy savings and presents you with a final report.

More information about retro-commissioning can be found at energystar.gov

NEW DIRECTOR FOR ATLANTA HUB

In December 2012, a new director was introduced for the Atlanta Multifamily Hub. Ruben J. Brooks was the choice. As Hub Director, Ruben will manage HUD's multifamily operations in Georgia, Kentucky, Puerto Rico / U.S. Virgin Islands, and Tennessee. He comes to HUD with significant public and private sector experience in the multifamily housing sector and has over 20 years of commercial real estate experience. His most recent experience in the public sector was at Fannie Mae as the Director of Construction and Interim Finance (Southeast) where he had oversight of underwriting, debt restructuring, financial risk evaluation, and implementation of affordable housing plans/programs. Prior to that, he served as Fannie Mae's Director of Multifamily Investments (Southeast). There he was responsible for the management of the multifamily portfolio from pre-concept to implementation.

While serving as Fannie Mae's Lead Director of Community Development for the Tallahassee, Orlando and Miami, Florida areas he pursued strategic housing investments in targeted neighborhoods; fulfilling the credit needs of for-profit and non-profit builders, developers, finance agencies and local governments to generate housing-related investments such as predevelopment, construction, bridge and permanent financing. Ruben's private sector experience includes having served as managing principal at New Horizons Realty and Cooper Preston West, LLC. The real estate acquisition, management and leasing companies created start-up real estate ventures; raised private investment capital and grew the enterprises to include multiple rental unit and office buildings in Baltimore, MD.

Ruben is a graduate of The Johns Hopkins University (M.S. Real Estate), The University of Baltimore, and Morgan State University. Please join us in welcoming Ruben to HUD and the Commonwealth of Kentucky.



NEW PROCEDURES FOR PCNAS

Housing Notice 2012-27 addresses new procedures and requirements for Project Capital Needs Assessments. It becomes effective on March 30, 2013 for all firm commitment applications and PCNA reports.

Primarily, the purpose of this Notice is to offer guidance on risk mitigation. The Notice describes a large number of changes to current policies. For anyone interested in refinancing with the Department it is critical to have a working knowledge of the Notice (a copy can be obtained on HUD web site). Some of the changes you will find include an increased amount in the minimum reserve for replacement deposit, a requirement that a PCNA be provided with an application for refinancing under Section 223(a) (7) of properties already insured under the Act, remedies for accessibility deficiencies, specific details on what is needed to establish a reserve for replacement schedule, revision of the estimate period to 20 years for all PCNAs for all projects, extensive details on what the PCNA is to contain, intrusive testing of older properties to determine the condition and remaining useful life of the structure(s). The changes highlighted are by no means all that are described in the Notice. Also, six appendixes are included to assist in the underwriting of the loan. Questions concerning the Notice can be directed to Wood McGraw- 502-618-8134 or Wood.w.mcgraw@hud.gov.



A Note from Social Sarah

Hello friends! This is a very exciting time of the year. It's almost spring time! This means it is almost time for the Housing Management Conference too. Begin looking for your brochures in the mail very soon! I am excited that I will get to see all my friends in just two short months. I will definitely be joining you all for the evening event. There will be a live jazz band to keep with the Mardi Gras theme. Bring your dancing shoes!

Things are going great in my neck of the woods, but very busy. Your HUD asset managers have been going through some rigorous risk management training since mid February. While it isn't quite over, we are expecting for everyone to come out unscathed.

I better get back to work now, but I did want to drop a few lines to say hi to everyone. See you all very soon!

Toodles!

Need help locating rental housing?

Check out these resources:

KHC Rental Housing Directory
http://www.kyhousing.org/uploadedFiles/Rental_Assistance/AssistedRentalHousingReport.pdf

HUD Subsidized Apt. Search
<http://www.hud.gov/apps/section8/index.cfm>

2013 Housing Management Conference

AWARD NOMINATIONS

Kentucky Housing Corporation and the Louisville HUD Office need your help determining who should be recognized for their hard work and dedication over the past year. If you know someone within the housing community who you believe is a winner, let us know!

To submit a nomination, use the online nomination form on KHC's website, <http://kyhousing.org>, or mail the nomination to KHC or HUD at the addresses listed. Please indicate in which award category your nomination is submitted. **Nominations are due Friday, April 5, 2013.**

Awards will be given in the categories listed.

KHC/HUD Awards

Best Curb Appeal
110 Percent Award
Most Improved Property
Manager of the Year—Elderly
Manager of the Year—Family
Best Special Needs Housing
Outstanding Management Company
Outstanding Elderly Property
Outstanding Family Property
Outstanding Maintenance Person—Elderly
Outstanding Maintenance Person—Family
Outstanding TRACS/Voucher Processing
Outstanding Property Supervisor

Send KHC/HUD Nominations to:

Shannon Brown
Kentucky Housing Corporation
1231 Louisville Road
Frankfort, Kentucky 40601
Email: sbrown@kyhousing.org
Fax: (502) 564-9962

HUD Awards

Best New Project
Best Market Rate Project
Best PRAC 202
Greening of Kentucky
Best PRAC 811
Turn Around Award
Best Curb Appeal—PRAC
Service Coordinator of the Year
Maintenance Person of the Year—PRAC

Send HUD Nominations to:

Bonnie Meaney
U.S. Dept of HUD
601 West Broadway, #110
Louisville, Kentucky 40202
Email: Bonnie.B.Meaney@hud.gov
Fax: (502)-582-6547

**ALL ENTRIES MUST
BE RECEIVED BY FRIDAY,
APRIL 5, 2013.**

What You May Not Know About APPS (Active Partners Performance System) and e2530 and Paper 2530 Processing, But Should...

Did you know...

... That the issue of creating multiple submissions in APPS with the same TIN was resolved through an APPS release on February 15, 2013. If you have any questions or problems about submitting multiple submissions, please contact Devasia Karimpanal at 202-402-7682.

... That HUD staff will “flag” individuals and organizations that have had performance problems while participating in HUD properties. What are flags and what does this mean to you the Owner or Management Agent? Flags are findings that are placed in APPS if a project or program participant fails to meet certain HUD requirements and can prevent an owner or management agent from doing future business with HUD. Following is a list of some findings that can result in the placing of a flag:

- An Unacceptable Physical Assessment
- A Below Average/Unsatisfactory Mgmt Review Rating
- A Financial (Mortgage/Direct Loan) Default
- A Mortgage Assignment
- A Foreclosure
- A Default Under a HAP Contract
- Any HAP Contract Violation or Breach
- A Notice of Contract or Regulatory Violation Issued by HUD
- Any Regulatory Agreement Violation or Breach
- MF FASS Findings that Relate to Regulatory Performance & Compliance
- A Felony Indictment or Conviction
- A Debarment, Suspension or Temporary Denial to Participate
- A GSA Excluded Party Listing Name Match
- A Notice of Civil Money Penalties
- Any “No” Answer on a Previous Participation Certification

... That certain flags and repeated events of non-compliance can result in referral to HUD’s Departmental Enforcement Center (DEC). DEC, which is charged with taking action against owners who fail to cooperate in following statutory and regulatory requirements, can impose sanctions. Some of those sanctions include, but are not limited to, suspension and debarment from Government business, civil money penalties or in more serious cases, abatement of owners’ federal subsidy payments or foreclosure.

... That most owners and management agents are unaware that they have a flag or flags against them or their projects. How do you find out if you have a Flag? If the finding is Critical and has been referred to HUD’s Departmental Enforcement Center (DEC) you will know you have a Flag. If it has not been referred to DEC you may not know about it unless you are registered in APPS as a Coordinator or User and run an APPS Flag Report.

... That it is to the owner/management company’s advantage to file e2530s instead of paper 2530s, even if there are flags. E2530s are approved much quicker than paper 2530s, typically within a week’s time, even if there are flags. Some critical findings can be resolved at field office level on e2530 submissions. However, paper 2530s with critical findings **MUST** go to HQs for approval, and could add up to seven (7) weeks of additional processing time.

... That Hub/Program Center directors and Supervisory Project Managers now have the option in APPS to resolve a flag entered by HUD MF staff who have retired or no longer work in the program area.

... That if you, the Industry partner, has any APPS related questions you should contact the multifamily help desk at 800-767-7588.

New HUD 2530 Fillable Form

The new HUD 2530 pdf fillable form has been released and is available on HUD-clips. If you are filing a paper 2530, make sure you use the new fillable pdf version with the expiration date of 2/29/2016, as all other versions are obsolete, including the fillable MS Word version (The MS Word version will be removed from HUD-clips).

Please read all certification requirements and instructions carefully as several important changes have been made. A few of those changes have been listed below:

- The pdf version does not allow one to type in a reason in the *Reason for Submission* box; this will need to be hand written. HUD is aware of this problem and will fix it.
- The list of principals in block 7 no longer need to be alphabetized
- Certification instructions clarify that **ALL** principals listed in block 7 must be listed in the signature block.
- A Signature Authority document **MUST** be attached to the paper 2530 submission when principals sign on behalf of organizations.
- As indicated in the Certification instructions (page 1 of the 2530). Schedule A list of Previous Projects only requires listing projects for the past 10 years.
- Schedule A, Column 2 – The Heading on this column does not indicate that the city and state in which a project is located is needed. However, the instructions for completing the Schedule A does request this information, please include it as HUD needs this information for processing.
- Schedule A, Column 6 - Clarifies that the last MOR rating **AND** REAC scores, along with the dates are required.

Local Non-Profit Co-Sponsors Rehabilitation of Two Historic Buildings to Create Housing for Elderly and Disabled Residents

New Directions Housing Corporation (NDHC), a Kentucky non-profit housing developer, has co-sponsored two projects in Louisville that will provide much-needed housing for the elderly and disabled populations. NDHC and Douglass Boulevard Christian Church are working together to rehabilitate The Woodbourne House, an historic white-columned southern colonial mansion in the Highlands, to provide 11 units of housing for the elderly. The non-profit is also working with Wellspring to rehabilitate The Tonini Building, an historic building in the Phoenix Hill area, to provide 12 units of housing for the mentally disabled.

The Woodbourne House, built in the 1830s, is the original Southern Colonial mansion owned by a Mississippi cotton planter. The home was purchased by Douglass Boulevard Christian Church in 1949 and has been utilized as a religious education and community meeting facility since that time. The \$3 million project is the recipient of a FY08 \$1.2 million HUD Section 202 Capital Advance, a HUD Demonstration Planning Grant, historic tax credits, low income housing tax credits, and HOME funds. The project is expected to be complete in the fall of 2013.



The Tonini Building housed Tonini Church Supply Company from 1886 until 1992. The Louisville Metro Housing Authority acquired the building and maintained it until a buyer came along that would help with the revitalization of the community. The \$2.4 million project is the recipient of a FY09 \$1.5 million HUD Section 811 Capital Advance, historic tax credits, FHLB of Cincinnati AHP funds, and HOME funds. The project is expected to be complete in the summer of 2013.

Want to receive our newsletter?

Sign up for Listserv at
[http://portal.hud.gov/portal/page/portal/HUD/subscribe/
localmailinglist#ky](http://portal.hud.gov/portal/page/portal/HUD/subscribe/localmailinglist#ky)

Or e-mail your contact
information to
Susan.L.Siewert@hud.gov

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