



# American Rescue Plan Project Completion Report



June 2026

Louisville  
Affordable  
Housing  
Trust Fund



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**Dear Louisville Metro Government, Metro Council Members, Community Partners, and Residents,**

**On behalf of the Louisville Affordable Housing Trust Fund Board of Directors, I am proud to reflect on the important work completed through the American Rescue Plan Act funds passed by Congress in March 2021. In 2022, the Louisville Affordable Housing Trust Fund entered into a contract with the Louisville Metro Government to deploy \$40 million in ARPA funding to expand deeply affordable housing opportunities for individuals and families in our community, with a focus on permanent supportive housing.**

**From the beginning, the Trust Fund understood the importance of this responsibility. These funds were intended to incentivize developers to prioritize housing for households with incomes primarily at or below 30% of Area Median Income, and up to 50% of Area Median Income. The need was urgent, and the opportunity was historic.**

**Through careful planning, clear funding guidelines, application support, financial review, and community-focused decision-making, the Trust Fund worked to ensure these dollars were deployed responsibly and effectively. In October 2022, the Board selected seven projects to receive ARPA support. These investments helped create:**

- 231 units for households with incomes at or below 30% AMI**
- 42 units for households with incomes up to 50% AMI**

**Together, this represents 273 new units of deeply affordable housing made possible through ARPA funding. In addition, because Trust Fund dollars helped fill critical financing gaps in other developments, a total of 315 new units of housing were built in the community for some of Louisville's most vulnerable residents.**

**These numbers are significant, but they only tell part of the story. Each unit represents a person, a family, and a household with a safer and more stable place to live. This work reflects the mission of the Louisville Affordable Housing Trust Fund and demonstrates what is possible when public investment, community partnership, and shared commitment come together.**

**As Chairperson, I am deeply grateful for the trust placed in the Louisville Affordable Housing Trust Fund by Louisville Metro Government, Metro Council, and the broader community. I also want to recognize Executive Director Christie McCravy, the Trust Fund staff, our Board, and our development partners for their dedication and stewardship throughout this process.**

**The ARPA investment was a once-in-a-generation opportunity, and the Trust Fund met the moment. While we celebrate the progress made through this \$40 million investment, we also recognize that the need for affordable housing remains great. The success of this work should serve as both a milestone and a reminder of the continued investment required to ensure that every Louisvillian has access to safe, stable, and affordable housing.**

**Sincerely,**  
*Marilyn Harris*  
**Chairperson**

**Louisville Affordable Housing Trust Fund**





**In 2022, the LAHTF entered into a contract with Louisville Metro government for \$40 million to deploy funds received from the American Rescue Plan Act passed by Congress in March 2021. The goal was to incentivize developers to prioritize housing for individuals and families whose incomes were primarily at or below 30%, but as high as 50% AMI. The task was given, and we understood the assignment. Thus, the work began.**

**We created a Funding Guidelines manual to govern the program, purchased software to manage the influx of applications, and hired an additional underwriter to dissect the applications for financial feasibility and benefit to the community. We held an orientation to provide information to developers as to what to expect and how to complete the application. If anyone had questions, they called us to discuss them one on one. We tried to make the process clear, so that ANY developer wanting to apply could do so.**

**In October 2022, the board selected seven (7) projects that would financially support the following:**

- **231 units housing households with income at or below 30% AMI.**
- **42 units housing households with incomes up to 50% AMI.**

**For a total of 273 new units of housing! Also, because of our funds filling funding gaps in other projects, 315 new units of housing were built in the community for the most vulnerable in our community. I would call that a win.**

**We, at the LAHTF, are so appreciative of the trust and partnership that Louisville Metro Government, Metro Council, and the community have in the LAHTF. We are so blessed to be in this space!**

*Christie McCravy*  
**Executive Director**  
**Louisville Affordable Housing Trust Fund**

# Project Breakdown

Project Name/Developer	Number of Units <30% AMI	Number of Units <50% AMI	Number of Additional Units (not funded by LAHTF)	Total ARPA Loan Amount	Total Project Costs
Monarch Station Beargrass Development and VOA	20	0	60	\$947,968	\$16,531,222
Gateway on Broadway Housing Partnership, Inc.	50	66	0	\$4,750,000	\$43,584,951
The Eclipse LDG Development	119	0	161	\$4,000,000	\$70,888,447
Iroquois Senior Apartments Louisville Metro Housing Authority	47	13	0	\$11,750,000	\$23,875,500
Single Moms' Supportive Housing New Life Directions Ministry River City Housing	20	0	0	\$4,587,620	\$6,405,661
Portshaw Apartments REBOUND, Inc. /Portland CDC	9	29	0	\$5,267,282	\$10,450,000
Neighborhood Housing Project Wellspring	50	0	0	\$8,197,130	\$11,516,265
<b>Totals</b>	<b>315</b>	<b>108</b>	<b>221</b>	<b>\$39,500,000</b>	<b>\$183,252,046</b>



# The Impact

# Wellspring's Neighborhood Housing Project



Wellspring's Neighborhood Housing Project provides 51 units of affordable, high-quality housing across four buildings in separate Louisville neighborhoods. Given that most, and in the case of Neighborhood Housing, all of our clients have a serious mental illness and have experienced homelessness, our approach is to keep developments small to better help integrate our clients into their new neighborhoods. The largest development in the project is 24 units, and the smallest is a 4-plex. We purchased the buildings, relocated existing tenants in accordance with the Uniform Federal Relocation Act, fully rehabbed the buildings, and began moving tenants into the first completed building in early 2024. The final building was completed in the summer of 2025 and fully occupied within 30 days of completion.

This project works hand-in-hand with a HUD grant that provides funding for supportive services, among other things. As each building was completed, they began filling up and have continuously stayed at or above 90% occupancy. In addition to histories of homelessness and disability, all of our tenants are 30% AMI or below, and these beautiful, affordable, and supported apartments give them the foundation needed to rebuild their lives. The funding from the LAHTF has made this possible for them.

# Zack's Story



At 27, Zack's life has been marked with significant challenges. He faced housing instability throughout his teen years, moving often with his mother and stepdad. They spent time living in a friend's pole barn and even stayed in a tent under railroad tracks.

Zack attended four different high schools before graduating in Owensboro, KY. Then, just six days after turning 18, he was homeless and on his own.

He stayed in shelters before saving money for a one-way bus ticket to Louisville where his godmother took him in until she lost her apartment a year ago. Zack has held several jobs, including factory, retail, fast food, and unarmed security work.

Zack was staying at the Salvation Army a year ago when he attended a meeting about housing vouchers, which led him to Wellspring. With case management assistance, Zack secured a permanent supportive housing voucher and moved into Wellspring's Neighborhood Housing last June.

Diagnosed with ADHD, anxiety, depression and PTSD, Zack credits Wellspring for providing him with a sense of safety and stability. He appreciates having a stable place to call his own, stating, "despite what I've been through, I can finally feel secure."

He is grateful for the Neighborhood Housing staff who support him with transportation to appointments, food supplies, and other assistance. Zack also highlights the importance of Wellspring's inclusive environment and says his therapist, Amanda, plays a huge role in helping him manage his emotions, further contributing to his well-being.

Zack says he considers the Wellspring staff his family. He is grateful for the support and safety net they provide and says he "can't wait to see what the future holds."



# New Life Directions Ministries

New Life Directions Ministries is a nonprofit dedicated to supporting single parent families in Louisville. As a result of the \$4,587,620 American Rescue Plan funds allocated through the Louisville Affordable Housing Trust Fund, New Life Directions Ministries (NLDM) was able to build and operate 20 permanent supportive housing units for single parents and their children, who were or at risk of becoming homeless. In partnership with River City Housing, Inc. as the project developer, these funds were used to demolish the old structure consisting of 17 motel units to construct a two-story, garden-style development with 20 new fully equipped apartments, secured parking, and an outdoor playground.

At the time of application, NLDM was operating a temporary housing program for single parents and their children at the site of a former motel which was purchased in June 2021. While suitable for temporary housing, the motel rooms were not equipped with kitchens, dining or living areas that are necessary for single parents to provide long-term, stable housing for their families while participating in the adult educational program. Residential program participants are automatically enrolled into a training program that gives them access to 24/7 intensive, on-site case management services, individualized tenancy services, eviction prevention education (including tenant and landlord rights and responsibilities, lease navigation, and landlord communication), job training and placement, food and other client assistance. These wrap around services improve stability, self-sufficiency, and family trajectory.

The total development cost of the project was \$6,724.341 because the project also included the building and launch of an on-site Child Development Center to provide trauma-informed care and support children who have been unhoused to get them on track developmentally. In addition, the project included building a training center that enhanced the adult education program and allowed them to quadruple the number of parents from the general community they could enroll in the program designed to promote positive parenting and aid parents in caring for the physical, social, and emotional health of themselves and their children

As a result of this investment from the Louisville Affordable Housing Trust Fund, this project helps fill a need for alternative housing that serves an increasingly at-risk population providing resources for single parent families to become self-sufficient and provide stable housing for their children. Additionally, hundreds of non-residential clients in addition to those living on-site will have access to these support services, programming, and on-site facilities to put them on the path to successfully acquiring permanent housing or home ownership.



## Meet Victorya Joyner

**My name is Victorya Joyner, and being part of New Life Directions Ministries has truly changed my life.**

**Before coming here, I was doing my best to take care of my family while facing challenges that made it hard to feel stable or plan for the future. Having a safe place to live has made all the difference for me. It gave me the foundation I needed to slow down, breathe, and begin focusing on what really matters for myself and my family.**

**This place has helped me a lot. It's more than just an apartment—it's a community that supports you and wants to see you grow. Being here has given me hope again. I now feel like I have direction and a path forward, instead of just trying to get through each day.**

**The programs and support services have helped me work on my goals and build confidence in myself. I've been able to learn new skills, stay focused, and take steps toward becoming more independent. Having access to resources and support right here where I live has made it easier to stay committed and consistent.**

**One of the biggest blessings has been the support for families. Being able to focus on my growth while also knowing my child is cared for and supported has meant everything to me. It has taken away a lot of stress and allowed me to be more present and intentional as a parent. New Life Directions Ministries didn't just give me housing—it gave me a fresh start. I feel stronger, more hopeful, and more prepared for the future. I'm thankful for this opportunity and for everyone here who has supported me along the way.**

**I'm proud of how far I've come, and I'm excited about where I'm going.**





# Gateway on Broadway Senior Apartments

## Gateway on Broadway Senior Apartments – Retail, Offices, and Senior Housing

Situated along well-trafficked Broadway, a prominent corridor between downtown and West Louisville, the 5-story Axton-Fischer Warehouse has remained vacant for over 30 years. Completed in 1921 and originally used as a candy factory for the Frank A. Menne Candy Co., 1405 W. Broadway has served as a tobacco warehouse for the Axton-Fischer Company, offices for the Department of Defense, and auxiliary use by a local church. Since the 1970s, however, this highly visible building has largely sat vacant, creating a blighting influence on the Russell neighborhood and Louisville's Broadway commercial corridor.

The Housing Partnership, Inc. (HPI), a Louisville-based nonprofit focused on affordable housing, homebuyer education and financial counseling, and neighborhood revitalization, acquired the property in December of 2018 after several years of pursuing site control. 1405 W. Broadway is listed on the National Register of Historic Places. HPI will preserve the historic façade in its \$47 million redevelopment plan to renovate the interior for mixed-use, incorporating retail, office, and residential spaces.

The first floor will be allocated to retail and office space. The Housing Partnership, Inc. has moved its headquarters there and leased other space to community-minded small businesses, Hair Doctors, Brew and Sip Express, and Hueser Hearing Institute.

Floors 2 through 5 will accommodate 116 units of affordable housing for low-income seniors, financed with 4% LIHTC, tax-exempt bonds, Historic Tax Credits, HOME, and Affordable Housing Trust Fund monies. HPI's project has been awarded 100% project-based vouchers from the Louisville Metro Housing Authority to provide rental assistance for residents.

HPI's redevelopment project joins the growing momentum of revitalizing West Louisville neighborhoods within the community. The Broadway project will complement current redevelopment efforts within blocks of the site. HPI anticipates that the project will activate nearly an entire city block between 1400 and 1500 West Broadway, providing much-needed housing for very low-income seniors and community support to increase.



## **From Loss to Stability: Peggy Hardy**

**Before moving into Gateway on Broadway, I was at one of the lowest points in my life. I was in recovery at The Healing Place, working to overcome an overdose, alcoholism, and the loss of nearly everything I had. I had lost my home, my car, my possessions, and many of the relationships that were important to me.**

**Affordable housing is so important because everyone deserves a safe and stable place to call home. Having a roof over your head provides the foundation needed to rebuild your life. Access to quality housing, public transportation, grocery stores, restaurants, and a supportive community creates an environment where people can truly thrive.**

**Thankfully, I was connected with my VA Representative, Lacy, who worked tirelessly to help me secure housing at Gateway on Broadway. Her support changed my life. Today, I have friends, a job, and a beautiful apartment that is safe, secure, and welcoming. The building provides amenities such as laundry facilities and community gathering spaces that make it feel like home. Most importantly, I have stability and a renewed sense of purpose.**

**Gateway on Broadway has given me a new lease on life. It has restored my hope and provided me with the opportunity to move forward with confidence and optimism for the future.**

**I am deeply grateful to Rachel, Beacon Properties, and everyone who helped make this opportunity possible.**



**The Eclipse in Russell is a mixed-income housing community that brings 280 one-, two-, and three-bedroom apartment homes to Louisville's historic Russell neighborhood. The community serves households earning between 30% and 80% of the Area Median Income (AMI), including 119 units reserved for families earning 30% AMI through project-based vouchers. This approach expands access to high-quality, stable, and affordable housing for families who need it most.**

**Residents have access to a variety of amenities designed to support quality of life and community engagement, including a community room with a kitchenette, fitness center, business center, bike storage, playground area, and a full-time resident services coordinator.**

**Located on a full city block that was once characterized by vacant and boarded-up properties, The Eclipse has transformed underutilized land into a vibrant residential community that contributes to the ongoing revitalization of the Russell neighborhood. The development is strategically situated near key community assets, including Norton West Louisville Hospital, Elliott Park, and major retail and employment corridors. As part of its commitment to the community, LDG Development contributed \$100,000 toward improvements at Elliott Park.**

**One of the most distinctive features of The Eclipse is its close proximity to Bezos Academy Louisville Russell, a tuition-free, Montessori-inspired preschool located just one-half block from the property. Construction of the preschool was spearheaded by the Rita June Foundation, a public nonprofit charity established by LDG Development to support initiatives that improve outcomes in health, education, and access to housing. The Russell neighborhood has a younger population and a higher percentage of households with children than Louisville overall. The Eclipse's location adjacent to early childhood education resources creates a unique pipeline of opportunity for families by supporting educational success while providing access to affordable housing and high-quality childcare within their own community.**

**Through thoughtful planning, strategic partnerships, and a commitment to neighborhood investment, The Eclipse in Russell serves as a model for mixed-income development and community revitalization in West Louisville.**

# Mary Patterson's Story



***"I have been living at Eclipse in Russell for nearly a year, and while some may see it as just an apartment complex, to me it is so much more—it is truly a community.***

***From the moment you arrive, there is a strong sense of belonging. Residents are treated like family, and there are events designed for people of all ages. The after-school program for children is a wonderful resource, and I have personally enjoyed attending wellness, financial, and community-focused events.***

***What truly sets Eclipse in Russell apart is the staff. They are welcoming, supportive, and always willing to help. They take the time to connect with residents and genuinely care, creating an environment that feels warm and inclusive.***

***I truly enjoy calling Eclipse in Russell my home."***

**Mary Patterson**

# Portshaw Family Apartments



*The Portshaw Family Apartments is a 38-unit residential development designed to serve low-income households, including nine (9) units reserved for residents earning below 30% of AMI and twenty-nine units for those earning below 50% AMI. Located across multiple parcels on West Market Street, the development will partner with local nonprofit community organizations to support long-term resident stability and project success.*

*The newly constructed Portshaw Family Apartments will serve a diverse population, including seniors, individuals with disabilities, and single-parent households. The project has been supported by \$5,267,282 in ARPA funding. Park Community Credit Union provided construction financing.*

# Sharonda Johnson's Testimony

The first time I walked into my apartment, I started to cry. It was as if the universe had whispered gently in my ear, "Welcome home."

I was immediately struck by the high-end finishes; they were a cross between contemporary and modern. The black wrought iron features played into the grey, black, and cream granite countertops on the breakfast bar, as well as the counters surrounding the stove. The open floor plan made it so all these details could be seen and admired at once.

I was impressed by the mere spaciousness of the unit. I marveled at the fact that just a few weeks prior, I had been touring apartment homes in the East End that looked just like this one. The cost of one of those apartments was more than \$500.00 higher than what my apartment is. These apartments too had breakfast bars with granite countertops, laundry closets, pantries, and even walk-in showers. Yet, unlike my forever home, they lacked the bespoke appliances that mine has. Nor did they have smart home features to go with my smart home. I feel I received a better deal.

My forever home was built just for me. I underwent two major surgeries within one day of the other just eight weeks ago. My mobility has become an issue, but my place accommodates me in every way. There is an opening under my sink where I can sit and wash my dishes. Just adjacent to that, I have another opening where I can prepare my food.

Walking through my place, I am enthralled with all the little things. The quality is put into the apartment—from all the wrought iron fixtures in the bathroom, which match each other, to the complex ceiling fan in the living room.



How well everything complements the other. It's too many things to talk about, from the Japanese-styled ductless mini-split air conditioning unit to the stainless-steel refrigerator. The Samsung glass-topped smart stove had me laughing at myself trying to figure it out. The large, brushed nickel pulls on the espresso cabinets; everything is simply stunning.

Although this journey had a lot of ups and downs, it was well worth it. After an intense and detailed interview with Kevin Dunlap, I knew this is where I wanted to be. Now, when I come home and feel the cool smoothness of my granite countertops, all I can say is, "Thank you, Jehovah-Jireh, for all you have done."



# Iroquois Senior Living Building

The creation of these 60 new affordable apartments at the Iroquois Senior Living Community represents far more than the construction of a new building — it is an investment in the future of South Louisville and in the dignity, stability, and well-being of older adults who will call this community home.

Located in the Hazelwood neighborhood on the former Iroquois Homes public housing site, this development addresses one of Louisville's most urgent challenges: the need for affordable housing. Seniors across Louisville are increasingly struggling with rising rents, fixed incomes, and limited housing options. In the South End in particular, there are very few affordable senior housing communities that allow older adults to age safely and independently in the neighborhoods they know and love.

The new Iroquois Senior Living Community will help fill that gap by providing 60 energy-efficient apartments designed specifically for persons age 55 and older. The development's location is especially meaningful because it places residents within walking distance of essential services and daily needs, including grocery stores, public transit, healthcare providers, pharmacies, and UofL Health – Mary & Elizabeth Hospital. Access to these resources supports healthier, more connected lives and allows seniors to remain active and independent.

For many former residents of Iroquois Homes and long-time South Louisville families, this project also represents a long-awaited return of housing to a historic community site. The redevelopment honors the history of the former community while creating new opportunities for current and future generations. This senior living community is only the first phase of a broader, multi-phase redevelopment effort that will ultimately bring new housing, green space, and renewed investment back to the former Iroquois Homes property.

The impact of these 60 units extends beyond the residents who will live there. Affordable housing strengthens neighborhoods by creating stability, reducing displacement, supporting local businesses, and improving health outcomes. It also allows seniors to remain close to family, faith communities, healthcare providers, and lifelong social networks — all of which are critical to quality of life as people age.

This project would not have been possible without the partnership and support of the Louisville Affordable Housing Trust Fund. Their investment helped transform a long-vacant site into a place of opportunity, safety, and hope. The Louisville Housing Trust Fund's commitment to affordable housing is helping ensure that Louisville remains a city where people of all incomes can live with dignity and security.

The opening of Iroquois Senior Living Community is a milestone for Hazelwood, for the South End, and for Louisville as a whole. It reflects what can happen when public investment, community vision, and strong partnerships come together to meet a critical need and create lasting positive change.

# Monarch Station

Monarch Station is the new construction of 80 units of affordable housing, owned and operated by Volunteers of America Mid-States. Twenty (20) of the units are designated as Permanent Supportive Housing for households below 30% AMI who are prioritized for supportive housing by the local Continuum of Care (CoC), including those experiencing Chronic Homelessness. The other sixty (60) units target households at or below 60% AMI.

The property is a 5-story elevator building in the Merriwether neighborhood of Louisville. Common area amenities include laundry facilities, a computer room, and a community room.

The development, design, and construction team includes Beargrass Development, Work Architecture, and Bosse Construction. Funding was provided by Kentucky Housing Corporation, Louisville Office of Economic Development, and the City of Louisville.

Monarch  
from the



nation







**Thank you for  
supporting  
affordable  
housing for all!**

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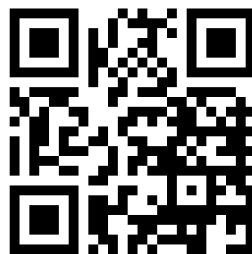


## Mission Statement

As Louisville Metro's trusted partner, we strategically provide public and private funds to close the housing affordability gap for the most vulnerable in our city.

**DONATE TODAY!**

We can put pictures of the property  provide



**American Rescue Plan Permanent Supportive Housing**