

Louisville Metro Council  
Community Affairs, Housing,  
Health and Education  
Committee

December 7, 2022

Special Presentation





## Our Mission

To develop and maintain affordable housing and vital communities in partnership with neighborhoods and other stakeholders.

# SNAPSHOT OF NEW DIRECTIONS ORGANIZATIONAL AND FUNDING PARTNERS

## Community Partners

Cardinal Care  
Cave Hill Cemetery  
Community Coordinated Child Care (4-C)  
Corvette Learning Center  
Creatively Invented  
Dare to Care  
Dee Nicole's Deelightful Art  
Faith Works Studios  
Family & Children's Place  
Goodwill Industries of Kentucky  
Greater Louisville Head Start  
Have a Heart Cardiac Clinic  
Housing and Urban Development  
I Would Rather Be Reading  
Jasmin Reed's Reed My Words  
Jefferson Community and Technical College  
JenCare  
Kentucky Housing Corporation  
KentuckianaWorks  
Louisville Health Advisory Board  
MSD/Louisville Metro at Maple Street  
New Leaf Clinic  
Norton Health Care  
Refugee Community Development Center  
Spalding University  
St. Bernadette Diaper Bank  
The Stoop  
Tip it Forward  
UofL School of Nursing  
Volunteers of America  
We Are Children with a Purpose, Inc.  
WellSpring

## Funding Partners

Brown-Forman Foundation  
Caesars Foundation  
C. E. and S. Foundation  
Churchill Downs  
Community Foundation of Louisville  
Fifth Third Bank  
First Financial Bank  
German American Bank  
Gheens Foundation  
Harshaw Family Foundation  
Humana Foundation  
James Graham Brown Foundation  
KY Colonels  
Legacy Foundation of Kentuckiana  
LG&E KU Foundation  
Louisville Metro Government  
Louisville Metro Affordable  
Housing Trust Fund

Metro United Way  
Mildred V. Horn Foundation  
NeighborWorks America  
Northeast Christian Church  
Ohio Capital Corporation for Housing  
Old National Bank Foundation  
Paducah Bank  
Paul Ogle Foundation  
PNC Bank  
Republic Bank Foundation  
Republic Services  
Russell:A Place of Promise  
Samtec/Blue Sky Foundation  
UPS  
Ursuline Sisters of Louisville  
U.S. Bank

# Affordable Housing

Russell

Be the ENERGY  
YOU WANT TO ATTRACT

VICTOR SWEATT ART 53



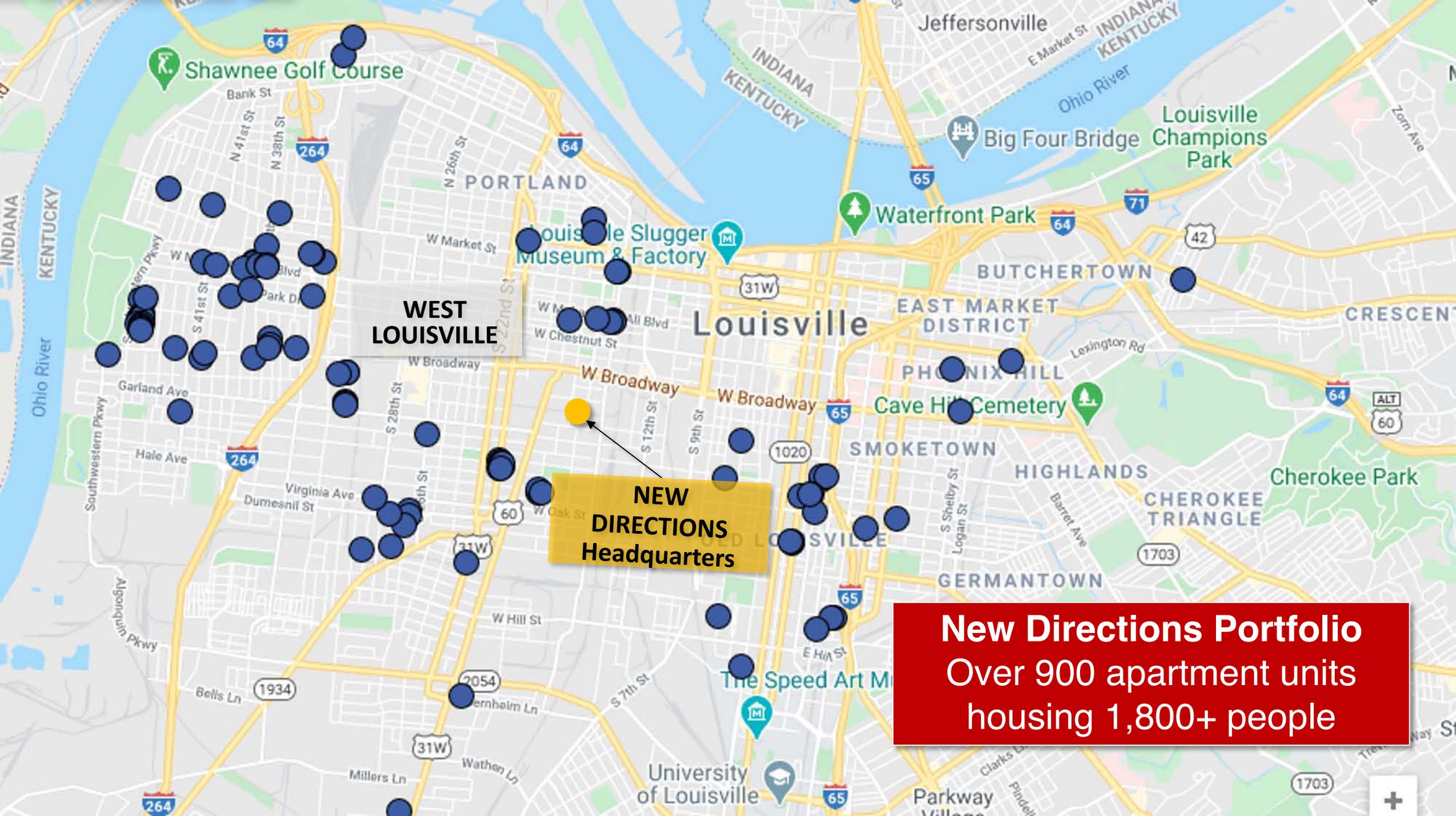
# NEW DIRECTIONS PORTFOLIO SUMMARY

913 total units

Most of the units are subsidized through  
long term federal contracts

Properties are aged and need substantial  
rehabilitation





WEST LOUISVILLE

NEW DIRECTIONS Headquarters

**New Directions Portfolio**  
Over 900 apartment units  
housing 1,800+ people



# Repair Affair FY 2022

- 247 free home repair projects
- \$891,271 spent with 80% to minority contractors



**St. Benedict  
Center**

**For Early Childhood Education**



Coordinated  
Health &  
Social  
Services

# PROPERTY MANAGEMENT



# RUSSELL SNAPSHOT

183 units in 26 buildings across three zip codes

90% of our residents are Black;  
66% female; 28% are under the age of 17

Average annual income: \$7,664

Average monthly tenant payment: \$177



# FEDERAL REQUIREMENTS

How the Housing Assistant Payments  
(HAP) works

HUD 4350.3: the rules and regulations.

\$7.8 million in federal subsidy  
payments annually.



# HOW WE DO IT

26 of our 115 employees are in the maintenance department.

Technicians EPA and Lead-Based Paint certified, and possess expertise in HVAC, drywall, electrical systems, and more.

Department led by a certified master plumber who has worked with New Directions for 15 years.



# RESIDENT SERVICES

Resident Services connects tenants with resources, community programming, and institutions to help them achieve their personal goals.

## I Rise Program

247 active participants

Helps residents achieve their educational, financial, and professional goals, and to eventually move out of subsidized housing.

More than over \$100,000 in escrow

Participants can expect to graduate in 3-5 years



**I Rise**

Family Self-  
Sufficiency  
Program

# SHAWNEE

# RENAISSANCE

# APARTMENTS

177 multisite apartments in 26 buildings in Shawnee, Old Louisville, Chickasaw, SoBro and Russell Neighborhoods.

Each Tenant receives federal rent subsidy through HUD.

\$38 MM substantial rehabilitation to restart useful economic life of project.

Construction/Relocation – on a rolling basis over next 2 years.

Full Completion anticipated – Fall, 2024.



# THE NEW ROOSEVELT CAMPUS



**36 new senior housing units, 47 renovated apartments**

# RUSSELL APARTMENTS



**82 existing units renovated, 80-100 new units added, plus retail, medical, or other services**



# LOUISVILLE'S HOUSING CRISIS

**31,412** units short of affordable housing needed for those making 30% or less of Area Median Income

*-2019 Housing Needs Assessment*

# Questions?

