



**Applicant/Program:**

SMOKETOWN COMMUNITY LAND TRUST, INC. / SmoketownCLT Block Party

**Additional Disclosure and Signatures**

**Additional Council Office Disclosure**

List below any personal or business relationship you, your family or your legislative assistant have with this organization, its volunteers, its employees or members of its board of directors.

**Council Member Signature and Amount**

District 1	_____	\$ _____
District 2	_____	\$ _____
District 3	_____	\$ _____
District 4	_____	\$ _____
District 5	_____	\$ _____
District 6	_____	\$ _____
District 7	_____	\$ _____
District 8	_____	\$ _____
District 9	_____	\$ _____
District 10	_____	\$ _____
District 11	_____	\$ _____
District 12	_____	\$ _____
District 13	_____	\$ _____
District 14	_____	\$ _____
District 15	_____	\$ _____

**Applicant/Program:** SMOKETOWN COMMUNITY LAND TRUST, INC. / SmoketownCLT Block Party

### Additional Disclosure and Signatures

#### Additional Council Office Disclosure

List below any personal or business relationship you, your family or your legislative assistant have with this organization, its volunteers, its employees or members of its board of directors.

District 16 \_\_\_\_\_ \$ \_\_\_\_\_

District 17 \_\_\_\_\_ \$ \_\_\_\_\_

District 18 \_\_\_\_\_ \$ \_\_\_\_\_

District 19 \_\_\_\_\_ \$ \_\_\_\_\_

District 20 \_\_\_\_\_ \$ \_\_\_\_\_

District 21 \_\_\_\_\_ \$ \_\_\_\_\_

District 22 \_\_\_\_\_ \$ \_\_\_\_\_

District 23 \_\_\_\_\_ \$ \_\_\_\_\_

District 24 \_\_\_\_\_ \$ \_\_\_\_\_

District 25 \_\_\_\_\_ \$ \_\_\_\_\_

District 26 \_\_\_\_\_ \$ \_\_\_\_\_

## LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION

**Legal Name of Applicant Organization** SMOKETOWN COMMUNITY LAND TRUST, INC.

**Program Name and Request Amount** SmoketownCLT Block Party / \$4000.00

	Yes/No/NA
Is the NDF Transmittal Sheet Signed by all Council Member(s) Appropriating Funding?	<input type="checkbox"/> Yes
Is the funding proposed by Council Member(s) less than or equal to the request amount?	<input type="checkbox"/> Yes
Is the proposed public purpose of the program viable and well-documented?	<input type="checkbox"/> Yes
Will all of the funding go to programs specific to Louisville/Jefferson County?	<input type="checkbox"/> Yes
Has Council or Staff relationship to the Agency been adequately disclosed on the cover sheet?	<input type="checkbox"/> Yes
Has prior Metro Funds committed/granted been disclosed?	<input type="checkbox"/> Yes
Is the application properly signed and dated by authorized signatory?	<input type="checkbox"/> Yes
Is proof of Tax Exempt status of 501(c) 3, 4, 6, 19, 1120-H included?	<input type="checkbox"/> Yes
If Metro funding is for a separate taxing district is the funding appropriated for a program outside the legal responsibility of that taxing district?	<input type="checkbox"/> N/A
Is the entity in good standing with: <ul style="list-style-type: none"> <li>▶ Kentucky Secretary of State?</li> <li>▶ Louisville Metro Revenue Commission?</li> <li>▶ Louisville Metro Government?</li> <li>▶ Internal Revenue Service?</li> <li>▶ Louisville Metro Human Relations Commission?</li> </ul>	<input type="checkbox"/> Yes
Is the current Fiscal Year Budget included?	<input type="checkbox"/> Yes
Is the entity's board member list (with term length/term limits) included?	<input type="checkbox"/> Yes
Is recommended funding less than 33% of total agency operating budget?	<input type="checkbox"/> Yes
Does the application budget reflect only the revenue and expenses of the project/program?	<input type="checkbox"/> Yes
Is the cost estimate(s) from proposed vendor (if request is for capital expense) included?	<input type="checkbox"/> N/A
Is the most recent annual audit (if required by organization) included?	<input type="checkbox"/> N/A
Is a copy of Signed Lease (if rent costs are requested) included?	<input type="checkbox"/> N/A
Is the Supplemental Questionnaire for churches/religious organizations (if requesting organization is faith-based) included?	<input type="checkbox"/> N/A
Are the Articles of Incorporation of the Agency included?	<input type="checkbox"/> Yes
Is the IRS Form W-9 included?	<input type="checkbox"/> Yes
Is the IRS Form 990 included?	<input type="checkbox"/> Yes
Are the evaluation forms (if program participants are given evaluation forms) included?	<input checked="" type="checkbox"/> Yes <span style="font-size: 1.2em; vertical-align: middle;">NA</span>
Affirmative Action/Equal Employment Opportunity plan and/or policy statement included (if required to do so)?	<input checked="" type="checkbox"/> No <span style="font-size: 1.2em; vertical-align: middle;">NA</span>
Has the Agency agreed to participate in the BBB Charity review program? If so, has the applicant met the BBB Charity Review Standards?	<input type="checkbox"/> Yes

Prepared by: Taylore Bass

Date: 6/22/2026

LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION

SECTION 1 – APPLICANT INFORMATION			
<b>Legal Name of Applicant Organization:</b>			
<i>(as listed on: <a href="http://www.sos.ky.gov/business/records">http://www.sos.ky.gov/business/records</a>)</i> SMOKETOWN COMMUNITY LAND TRUST, INC			
<b>Main Office Street &amp; Mailing Address:</b> 701 S. HANCOCK ST, LOUISVILLE KY 40203			
<b>Website:</b> WWW.SMOKETOWNCLT.ORG			
<b>Applicant Contact:</b>	THERESA BOYD	<b>Title:</b>	EXECUTIVE DIRECTOR
<b>Phone:</b>	(502) 616-3560	<b>Email:</b>	SMOKETOWNCLT@GMAIL.COM
<b>Financial Contact:</b>	COURTNEY WINSTEAD	<b>Title:</b>	ACCOUNTANT
<b>Phone:</b>	(502) 608-1765	<b>Email:</b>	:taxes@keepyourbooksllc.com
<b>Organization's Representative who attended NDF Training:</b> THERESA BOYD			
<b>GEOGRAPHICAL AREA(S) WHERE PROGRAM ACTIVITIES ARE (WILL BE) PROVIDED</b>			
<b>Program Facility Location(s):</b>	701 S HANCOCK ST, LOUISVILLE KY		
<b>Council District(s):</b>	4	<b>Zip Code(s):</b>	40203
SECTION 2 – PROGRAM REQUEST & FINANCIAL INFORMATION			
<b>PROGRAM/PROJECT NAME:</b> SMOKETOWN RIBBON CUTTING AND BLOCK PARTY CELEBRATION			
<b>Total Request: (\$)</b>	4000.00	<b>Total Metro Award (this program) in previous year: (\$)</b>	0.00
<b>Purpose of Request (check all that apply):</b>			
<input type="checkbox"/> Operating Funds (generally cannot exceed 33% of agency's total operating budget)			
<input checked="" type="checkbox"/> Programming/services/events for direct benefit to community or qualified individuals			
<input type="checkbox"/> Capital Project of the organization (equipment, furnishing, building, etc)			
<b>The Following are Required Attachments:</b>			
<input checked="" type="checkbox"/> IRS Exempt Status Determination Letter		<input type="checkbox"/> Signed lease if rent costs are being requested	
<input checked="" type="checkbox"/> Current year projected budget		<input checked="" type="checkbox"/> IRS Form W9	
<input checked="" type="checkbox"/> Current financial statement		<input type="checkbox"/> Evaluation forms if used in the proposed program	
<input checked="" type="checkbox"/> Most recent IRS Form 990 or 1120-H		<input type="checkbox"/> Annual audit (if required by organization)	
<input checked="" type="checkbox"/> Articles of Incorporation (current & signed)		<input type="checkbox"/> Faith Based Organization Certification Form, if applicable	
<input type="checkbox"/> Cost estimates from proposed vendor if request is for capital expense			
<b>For the current fiscal year ending June 30, list all funds appropriated and/or received from Louisville Metro Government for this or any other program or expense, including funds received through Metro Federal Grants, from any department or Metro Council Appropriation (Neighborhood Development Funds). Attach additional sheet if necessary.</b>			
<b>Source:</b>	CDBD	<b>Amount: (\$)</b>	72000
<b>Source:</b>		<b>Amount: (\$)</b>	
<b>Source:</b>		<b>Amount: (\$)</b>	
Has the applicant contacted the BBB Charity Review for participation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Has the applicant met the BBB Charity Review Standards? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**SECTION 3 – AGENCY DETAILS**

**Describe Agency's Vision, Mission and Services:**

**Mission:**

Our mission is to empower Smoketown residents and to preserve the rich heritage of the historical Smoketown community. The Smoketown Community Land Trust will work with residents and give them space to make direct contributions to plan, design and build sustainable affordable housing ensuring the longevity of the community, creating pathways to homeownership and revitalizing community pride.

**Core Values:**

The Smoketown Community Land Trust holds as its Core Values:

**Respect** A basic perspective and behavior, which is attentive, considerate and shows special regard for the inherent dignity of persons and the sacredness of creation.

**Justice** The fair and impartial treatment of others.

**Mercy** The ability to see need and respond with compassion.

Because we hold these values, we believe:

Every person has a right to quality, safe housing in a nurturing environment that promotes personal growth and family stability.

No one should pay an excessive proportion of income for housing.

Our work should focus on people whose housing needs are most underserved.

We should be a voice with and for people struggling to achieve economic security.

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**SECTION 4 - BOARD OF DIRECTORS AND PAID STAFF**

Board Member	Term End Date
Shavonds Stoner	01/01/2027
Valerie Collis-Moore	01/01/2028
Regina Porter	01/01/2027
Dr. Lamont Gholston	01/01/2028
LeeVaughn Morris	01/01/2027
Demetrius McDowell	01/01/2028
Rhonda Mathies	01/01/2027
Ronald Washington Sr.	01/01/2027
Nachand Trabue	01/01/2027
Delquan Dorsey	01/01/2028
Steve Coleman	01/01/2027
Taft Thompson	01/01/2027
Gwendolyn Young	01/01/2027
Teri Knott	01/01/2028
Victor Edwards	

**Describe the Board term limit policy:**

The Founding Board of Directors were assigned, by mutual agreement or by lot, to a one-year, two-year or three-year term.

Terms of Successor Directors. Except as otherwise provided in our Bylaws, each Director shall serve a full term of two years.

No person shall serve as a Director for more than three consecutive elected terms. After a year's absence from the Board, however, a person who has served three consecutive elected terms may return to the Board, if reelected, and may serve up to three consecutive elected terms

Three Highest Paid Staff Names	Annual Salary
Theresa Boyd Executive Director	\$ 80,000.00

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**SECTION 5 – PROGRAM/PROJECT NARRATIVE**

**A: Describe the program/project start and end dates, a description of the program/project and applicable data with regards to specific client population the program will address (attach related flyers, planning minutes, designs, event permits, proposals for services/goods, etc.):**

The Smoketown Community Land Trust (SmoketownCLT) is Louisville's first CLT, and our Homeownership Program creates opportunities for low-income and moderate-income families to make one of the biggest commitments of their lives - purchasing their first home in the Smoketown Community. The SmoketownCLT Homeownership Program is a lasting affordability housing model that utilizes an initial one-time investment to significantly lower the purchase price of the home and limits the appreciation with a groundlease to make the homes resale price affordable for each subsequent, income-qualified buyer in perpetuity. We fully incorporated ourselves as a 501c3 in March of 2024 - and on August 1, 2026, we will come together as a community to celebrate the completion of our first 7 lasting affordable homes. The day will begin at 2pm, with a press-release, elected official and partner remarks - and an official Ribbon Cutting to celebrate the completion of our first seven homes. After the press release and ribbon cutting - the free community block party begins! We are excited to celebrate this milestone with the Smoketown community and will be throwing the most amazing block party. Live performances, food trucks, vendors, resource tables, kids zone with skating rink, bouncy houses, video games trucks, etc. We have amazing community partners and Smoketown friends who have (and will continue to) advertise our event.

The SmoketownCLT Block Party and Ribbon Cutting Celebration is more than a community event—it is a milestone celebration of Louisville's first Community Land Trust and the completion of seven permanently affordable homes that will create homeownership opportunities for low- and moderate-income families for generations to come.

**B: Describe specifically how the funding will be spent including identification of funding to sub grantee(s):**

The funding will be spent to ensure the days activities, events, performances and food will be free of charge for the community. There are many costs associated with the block party: permits, insurance, restrooms, stage, lighting, food, beverage, kids zone activities, tents, chairs, water stations, etc.

There are no sub-grantees.

To be specific, this funding will be used to cover a portion of the cost for the skating rink.

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**C: If this request is a fundraiser, please detail how the proceeds will be spent:**

N/A

**D: For Expenditure Reimbursement Only** – The grant award period begins with the Metro Council approval date and ends on June 30 of Metro fiscal year in which the grant is approved. If any part of this funding request is for funds to be spent before the grant award period, identify the applicable circumstances:

- The funding request is a reimbursement of the following expenditures that will probably be incurred after the application date, but prior to the execution of the grant agreement:
- ✓ If selecting this option, the invoice, receipt and payment documentation should not be available as of the date of this application.
- The Grantee will be required to submit financial reporting in accordance with the reporting schedule provided in the grant agreement.

This funding will be used to cover a portion of the cost for the skating rink.

- Reimbursements should not be made before application date unless an emergency can be demonstrated by the primary council sponsor. The funding request is a reimbursement of the following expenditures (attach invoices or proof of payment):
- ✓ Attach a copy of invoices and/or receipts to provide proof of purchase of activities associated with the work plan identified in this application.
  - ✓ Attach a copy of cancelled checks to provide proof of payment of the invoices or receipts associated with the work plan identified in this application.

## LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION

**E: Describe the program's benefits to those being served (measurable outcomes). Include the program's process for collecting data and the indicators that will be tracked to measure the benefits to those being served:**

The event will provide direct benefits to residents and families by increasing awareness of affordable homeownership opportunities, connecting community members with housing and supportive resources, strengthening neighborhood engagement, and providing free family-friendly activities, food, educational resources, and essential services. The event will also celebrate the collective investment of residents, community partners, funders, and public officials who have helped make lasting affordability possible in Smoketown. SmoketownCLT anticipates 100+ community members attending the Block Party and Ribbon Cutting Celebration, 75 children (grades K-8) receiving new shoes through the Sole Train initiative. 30+ community resource providers, vendors, and partners engaging directly with residents. 50+ households receiving information about the SmoketownCLT Homeownership Program and future affordable housing opportunities. 25+ households expressing interest in future homebuyer education classes or CLT homeownership opportunities. Increased community awareness of the Community Land Trust model and the long-term benefits of permanently affordable housing. Strengthened relationships among residents, community organizations, public agencies, and neighborhood stakeholders. Increased resident participation in future SmoketownCLT programs, workshops, and community engagement activities. SmoketownCLT will utilize multiple methods to collect participation and outcome data during and after the event, including event registration and sign-in sheets, attendance counts, vendor/resource partner registration, Sole Train registrations documenting the number of children served, distribution counts for informational materials and homeownership program resources, Interest forms completed by attendees seeking additional information regarding SCLT homeownership opportunities, classes, or future programs, post-event surveys and/or Social media analytics and event engagement metrics.

**F: Briefly describe any existing collaborative relationships the organization has with other community organizations. Describe what those partners are bringing to the relationship in general and to this program/project specifically.**

The project partners for the development of the first 7 homes are: Bates CDC, Blueprint502, Center for Neighborhoods, Community Foundation of Louisville, Grounded Solutions Network, LISC Louisville, Louisville Affordable Housing Trust Fund, Louisville Metro Government Office of Housing and Community Development, Louisville Metro Housing Authority, Peoples Bank, PNC Bank, REBOUND, Inc., Redline Performing Arts, Republic Bank, River City Housing, Inc., The Housing Partnership, Inc., The Louisville Urban League.

These organizations contributed to the project with either time, funding, homebuyers' education, technical assistance, allocation of land for development, community outreach and engagement, and/or in-kind donations of space or services.

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**SECTION 6 – PROGRAM/PROJECT BUDGET SUMMARY**

THE PROGRAM/PROJECT BUDGET SHOULD REALISTICALLY ESTIMATE WHAT AMOUNT IS NEEDED FROM METRO GOVERNMENT AND WHAT IS EXPECTED FROM OTHER SOURCES.

Program/Project Expenses	Column 1	Column 2	Column (1+2)=3
	Proposed Metro Funds	Non-Metro Funds	Total Funds
A: Personnel Costs Including Benefits	0		0
B: Rent/Utilities	0.00		0
C: Office Supplies	0		0
D: Telephone	0		0
E: In-town Travel	0		0
F: Client Assistance (See Detailed List on Page 8)	0.00		0
G: Professional Service Contracts	0.00		0
H: Program Materials	0		0
I: Community Events & Festivals (See Detailed List on Page 8)	4000	12490.	16490
J: Machinery & Equipment	0.00		0
K: Capital Project	0.00		0
L: Other Expenses (See Detailed List on Page 8)			0
<b>*TOTAL PROGRAM/PROJECT FUNDS</b>	4000	12490	16490
Total Program Budget	0.2426712553062462	0.7574267446937538	<b>100%</b>

List funding sources for total program/project costs in Column 2, Non-Metro Funds:

Other State, Federal or Local Government	
United Way	
Private Contributions (do not include individual donor names)	<b>\$12,490.00</b>
Fees Collected from Program Participants	
Other (please specify)	
<b>Total Non-Metro Funds</b>	<b>\$12,490.00</b>

\*Total of Column 1 MUST match "Total Request on Page 1, Section 2"

\*\*Must equal or exceed total in column 2.

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

Detail for Client Assistance, Community Events & Festivals or Other Expenses shown on Page 7 (circle one and use multiple sheets if necessary)	Column 1	Column 2	Column (1 + 2)=3
	Proposed Metro Funds	Non-Metro Funds	Total Funds
Entertainment/Speakers/Mics/Stage	\$ 0.00	\$ 3,500.00	\$ 3,500.00
Food	\$ 0.00	\$ 3,000.00	\$ 3,000.00
Skating Rink	\$ 4,000.00		\$ 4,000.00
Tables, Tents, Chairs	\$ 0.00	\$ 350.00	\$ 350.00
Kids Zone Activites	\$ 0.00	\$ 1,000.00	\$ 1,000.00
Permits and Insurance	\$ 0.00	\$ 340.00	\$ 340.00
Security	\$ 0.00	\$ 800.00	\$ 800.00
Restrooms	\$ 0.00	\$ 425.00	\$ 425.00
Printing/Marketing Materials	\$ 0.00	\$ 675.00	\$ 675.00
Volunteers		\$ 2,400.00	\$ 2,400.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
			\$ 0.00
<b>Total</b>	\$ 4,000.00	\$ 12,490.00	\$ 16,490.00

**LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION**

**Detail of In-Kind Contributions for this PROGRAM only:** Includes Volunteers, Space, Utilities, etc. (Include anything not bought with cash revenues of the agency).

<b>Donor*/Type of Contribution</b>	<b>Value of Contribution</b>	<b>Method of Valuation</b>
Volunteers	\$ 2,400.00	20 volunteers, 6hrs each @ \$20/hr
<i>Total Value of In-Kind (to match Program Budget Line Item. Volunteer Contribution &amp; Other In Kind)</i>	\$ 2,400.00	

**\* DONOR INFORMATION REFERS TO WHO MADE THE IN KIND CONTRIBUTION. VOLUNTEERS NEED NOT BE LISTED INDIVIDUALLY, BUT GROUPED TOGETHER ON ONE LINE AS A TOTAL NOTING HOW MANY HOURS PER PERSON PER WEEK**

**Agency Fiscal Year Start Date:** 01/01/2026

**Does your Agency anticipate a significant increase or decrease in your budget from the current fiscal year to the budget projected for next fiscal year?** NO  YES

**If YES, please explain:**

## LOUISVILLE METRO COUNCIL NEIGHBORHOOD DEVELOPMENT FUND APPLICATION

### SECTION 7 – CERTIFICATIONS & ASSURANCES

By signing Section 7 of the Grant Application, the authorized official signing for the applicant organization certifies and assures to the best of his or her knowledge and/or belief the following Assurances and Certifications. If there is any reason why one or more of the assurances or certifications listed cannot be certified or assured, please explain in writing and attach to this application.

#### Standard Assurances

1. Applicant understands this application and its attachments as well as any resulting grant agreement, reports and proof of expenditure is subject to Kentucky's open records law.
2. Applicant understands if the grant agreement is not returned to Louisville Metro within 90 days of its mailing to the applicant, the approval is automatically revoked and the funds will not be disbursed to our organization.
3. Applicant and any sub grantee will give Louisville Metro Government access to and the right to examine all paper or electronic records related to the awarded grant for up to five years of the grant agreement date.
4. Applicant assures compliance with the grant requirements and will monitor the performance of any third party (sub-grantee).
5. The Agency is in good standing with the Kentucky Secretary of State, Louisville Metro Government, the Jefferson County Revenue Commission, the Internal Revenue Service, and the Louisville Metro Human Relations Commission.
6. Applicant understands failure to provide the services, programs, or projects included in the agreement will result in funds being withheld or requested to be returned if previously disbursed.
7. Applicant understands they must return to Louisville Metro any unexpended funds by July 31 following the Metro Louisville's fiscal year end.
8. Applicant understands they must provide proof of all expenditures (canceled checks, receipts, paid invoices). The Applicant understands the failure to provide proof of expenditures as required in the grant agreement could result in funding being withheld or request to be returned if previously disbursed.
9. Applicant understands if this application is approved, the grant agreement will identify an award period that begins with the Metro Council approval date, and will end with June 30 of the fiscal year in which the grant is approved. Expenditures associated with this award expected to occur prior to the award period (approval date) must be disclosed in this application in order to be considered compliant with the grant agreement.
10. Applicant understands if we choose to incur expenditures prior to the approval of the application by the Metro Council, there is no guarantee that funding will be reimbursed, as the Council may choose not to award the application.
11. Applicant will establish safeguards to prohibit employees or any person that receives compensation from awarded funds from using their position for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

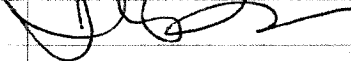
#### Standard Certifications

1. The Agency certifies it will not use Louisville Metro Government funds for any religious, political or fraternal Activities.
2. The Agency has a written Affirmative Action/Equal Opportunity Policy.
3. The Agency does not discriminate in employment or in provision of any service/program/activity/event based on age, color, disabled status, national origin, race, religion, sex, gender identity or sexual orientation, or Vietnam era veteran status.
4. The Agency certifies it will not require clients, recipients, or beneficiaries to participate in religious, political, fraternal or like activities in order to receive services/benefits provided with Louisville Metro Government funds.
5. The Agency understands the Americans with Disabilities Act (ADA) and makes reasonable accommodations.

**Relationship Disclosure:** List below any relationship you or any member of your Board of Directors or employees has with any Councilperson, Councilperson's family, Councilperson's staff or any Louisville Metro Government employee.

### SECTION 8 – CERTIFICATIONS & ASSURANCES

I certify under the penalty of law the information in this application (including, without limitation, "Certifications and Assurances") is accurate to the best of my knowledge. I am aware my organization will not be eligible for funding if investigation at any time shows falsification. If falsification is shown after funding has been approved, any allocations already received and expended are subject to be repaid. I further certify that I am legally authorized to sign this application for the applying organization and have initialed each page of the application.

<b>Signature of Legal Signatory:</b> 	<b>Date:</b> 06/18/2026
<b>Legal Signatory: (please print):</b> Theresa Boyd	<b>Title:</b> Executive Director
<b>Phone:</b> (502) 616-3560	<b>Extension:</b>
<b>Email:</b> SMOKETOWNCLT@GMAIL.COM	



Department of the Treasury  
Internal Revenue Service  
Tax Exempt and Government Entities  
P.O. Box 2508  
Cincinnati, OH 45201

SMOKETOWN COMMUNITY LAND TRUST INC  
835 S 7TH STREET UNIT 506  
LOUISVILLE, KY 40203

Date: 09/19/2025  
Employer ID number: 99-2021644  
Person to contact: Name: Mrs Garner  
ID number: 1747385  
Telephone: 877-829-5500  
Accounting period ending: December 31  
Public charity status: 170(b)(1)(A)(vi)  
Form 990 / 990-EZ / 990-N required: Yes  
Effective date of exemption: March 13, 2024  
Contribution deductibility: Yes  
Addendum applies: No  
DLN: 26053658005975

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

*Stephen A. Martin*

Stephen A. Martin  
Director, Exempt Organizations  
Rulings and Agreements

**SmoketownCLT 2026 Operating Budget**

2025 Carry Over	\$	46,931.00	
<b>Revenue</b>			
LMG/REBOUND	\$	72,000.00	committed
CFL - Grant	\$	40,000.00	committed
CCHD - Grant	\$	30,000.00	committed
LISC - Grant	\$	50,000.00	committed
Board Retreat	\$	15,000.00	Seeking
Cohort 2 Sponsorship	\$	5,000	Committed
Trainings - Staff and Board	\$	14,730.00	Seeking
<b>Donations and Event Sponsorships</b>	\$	5,000.00	Seeking
<b>Program Fees</b>	\$	-	
<b>In-Kind Donations</b>			
Wifi	\$	300.00	committed
Legal Services	\$	3,500.00	committed
		<b>Total Revenue</b>	<b>\$ 282,461.00</b>

**Expenses**

**Operations**

D&O Insurance	\$	5,776.00
Marketing & PR	\$	2,400.00
Office Supplies	\$	700.00
PO Box Fee	\$	195.00
Postage & Printing	\$	3,000.00
Program supplies	\$	15,000.00
Technology & Phone - ED	\$	972.00
Technology & Phone - HS	\$	486.00
Travel and Milage - ED	\$	300.00
Travel and Milage - HS	\$	150.00
Office Space	\$	12,000.00
GoDaddy.com	\$	250.00

**Dues and Subscriptions**

Zoom Account	\$	159.90
KNN	\$	147.00
Grounded Solutions Network	\$	215.00
TechSoup	\$	250.00

**Professional Services**

Consultant Jason Webb	\$	9,000.00
Accounting	\$	10,200.00

**Payroll, 401K and Benefits**

Salaries - Housing Specialist	\$	30,000.00
Salaries - ED	\$	80,000.00
Insurance - HS	\$	4,000.00
Insurance - ED	\$	8,061.24
401k/Employee Retirement - ED	\$	2,400.00
401k/Employee Retirement - HS	\$	900.00

**Training and Development**

Staff	\$	11,330.00
Board	\$	13,200.00

**InKind Expenses**

Wifi	\$	300.00
Legal Services	\$	3,500.00

**Other**

	\$	2,000.00
<b>Total Expense</b>	<b>\$</b>	<b>216,892.14</b>
<b>Net/Loss</b>	<b>\$</b>	<b>65,568.86</b>

### SmoketownCLT 2026 Hancock Development Ribbon Cutting and Block Party Celebration Budget

Expense Item	Qty	Quote Received
Bounce House		\$400.00
Food		\$3,000.00
DJ		\$600.00
Security		\$800.00
Printng		\$675.00
USPS Mailing		\$450.00
Banners		\$200.00
Speakers		\$350.00
Permits for street closure		\$40.00
Liability ins for the day		\$300.00
Porta potties		\$425.00
Skating Rink		\$4,000.00
Popcorn Machine		\$200.00
Little kids area		\$450.00
		\$11,890.00
<b>Current Sponsorship:</b>		
Organizational Contribution		\$1,500.00
District 4 Councilman Herndon		\$4,000.00
Actively Seeking		\$0.00
Actively Seeking		\$0.00
Actively Seeking		\$0.00
<b>Total Received:</b>		<b>\$5,500.00</b>
<b>Remaning Need:</b>		<b>\$6,390.00</b>

# Smoketown Community Land Trust

## Balance Sheet

As of Apr 30, 2026

	TOTAL
<hr/>	
<b>Assets</b>	
Current Assets	
Bank Accounts	
Operating Bank - Checking	45,595.29
Reserve Bank Savings - Board Designated	26,033.62
<b>Total for Bank Accounts</b>	<b>\$71,628.91</b>
Other Current Assets	
Prepaid Expenses	7,451.84
<b>Total for Other Current Assets</b>	<b>\$7,451.84</b>
<b>Total for Current Assets</b>	<b>\$79,080.75</b>
<b>Total for Assets</b>	<b>\$79,080.75</b>
<hr/>	
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	2,685.00
<b>Total for Accounts Payable</b>	<b>\$2,685.00</b>
<b>Total for Current Liabilities</b>	<b>\$2,685.00</b>
<b>Total for Liabilities</b>	<b>\$2,685.00</b>
Equity	
Net Assets Without Donor Restrictions	11,010.48
Board Designated Reserves	42,082.48
Net Income	23,302.79
<b>Total for Equity</b>	<b>\$76,395.75</b>
<b>Total for Liabilities and Equity</b>	<b>\$79,080.75</b>
<hr/>	

# Smoketown Community Land Trust

## Profit and Loss

April 2026

	TOTAL
Income	
Grant Income – Unrestricted	15,000.00
Investments	
Interest-Savings, Short-term CD	7.47
<b>Total for Investments</b>	<b>\$7.47</b>
<b>Total for Income</b>	<b>\$15,007.47</b>
<b>Gross Profit</b>	<b>\$15,007.47</b>
Expenses	
Contract Services	
Accounting Fees	850.00
Professional Fees	500.00
Shared Administrative Services	2,685.00
<b>Total for Contract Services</b>	<b>\$4,035.00</b>
Operations	
Insurance – D&O	728.01
Postage, Mailing Service	196.00
Software & Website	2.65
Telephone, Telecommunications	12.67
<b>Total for Operations</b>	<b>\$939.33</b>
Payroll Expenses	
Employee Benefit - Insurance ED	749.12
Payroll Processing Fees	104.00
Payroll Taxes	470.76
Salaries – Executive Director	6,153.84
<b>Total for Payroll Expenses</b>	<b>\$7,477.72</b>
Program Expenses	
Community Engagement & Outreach	181.88
<b>Total for Program Expenses</b>	<b>\$181.88</b>
<b>Total for Expenses</b>	<b>\$12,633.93</b>
<b>Net Operating Income</b>	<b>\$2,373.54</b>
<b>Net Income</b>	<b>\$2,373.54</b>

# Smoketown Community Land Trust

## Profit and Loss

January-March, 2026

	TOTAL
<hr/>	
Income	
Direct Public Support	
Individ, Business Contributions	56,950.00
<b>Total for Direct Public Support</b>	<b>\$56,950.00</b>
Grant Income – Restricted	5,000.00
Investments	
Interest-Savings, Short-term CD	15.67
<b>Total for Investments</b>	<b>\$15.67</b>
<b>Total for Income</b>	<b>\$61,965.67</b>
<hr/>	
<b>Gross Profit</b>	<b>\$61,965.67</b>
<hr/>	
Expenses	
Bank Service Charge	0.00
Charitable Donations	29.63
Contract Services	
Accounting Fees	1,700.00
Professional Fees	4,500.00
<b>Total for Contract Services</b>	<b>\$6,200.00</b>
Operations	
Education, Training and Develop	0.00
Insurance – D&O	1,316.28
Membership Fees	220.00
Office Supplies	349.06
Postage, Mailing Service	15.60
Software & Website	300.25
Telephone, Telecommunications	25.34
Travel and Meetings	\$50.00
Conference, Convention, Meeting	1,049.58
Travel	1,906.11
<b>Total for Travel and Meetings</b>	<b>\$3,005.69</b>
<b>Total for Operations</b>	<b>\$5,232.22</b>
Payroll Expenses	
Employee Benefit - Insurance ED	2,113.26
Payroll Processing Fees	327.00
Payroll Taxes	1,595.91
Salaries – Executive Director	20,861.52
<b>Total for Payroll Expenses</b>	<b>\$24,897.69</b>
Program Expenses	
Community Engagement & Outreach	340.11
Homebuyer Education	2,500.00

# Smoketown Community Land Trust

## Profit and Loss

January-March, 2026

	TOTAL
Program Supplies	1,836.77
<b>Total for Program Expenses</b>	<b>\$4,676.88</b>
<b>Total for Expenses</b>	<b>\$41,036.42</b>
<b>Net Operating Income</b>	<b>\$20,929.25</b>
<b>Net Income</b>	<b>\$20,929.25</b>

## **Smoketown Community Land Trust**

### **Board Financial Report – April 2026**

Attached are the April 2026 financial reports for Smoketown Community Land Trust. For the month, SCLT reported positive net operating income, maintained strong cash reserves, and ended April in a stable financial position.

April also included final Q1 reporting cleanup and account classification refinements to support clearer nonprofit financial reporting as operations continue to grow.

#### **Financial Overview**

In April, SCLT reported \$15,007.47 in income, driven primarily by CCHD grant funding received during the month, \$9,220.92 in cash expenses, \$3413.01 in accrued expenses, and net operating income of \$2,373.54.

Cash on hand at April 30, 2026 totaled \$71,628.91, including \$45,595.29 in the operating account and \$26,033.62 in board-designated reserve savings.

Liabilities remained minimal at month-end and consisted primarily of accrued shared administrative services not yet invoiced.

#### **Q1 Finalization & Reporting Cleanup**

In April, additional work was completed to finalize Q1 reporting and improve clarity, consistency, and future Form 990 alignment.

Key updates included:

- Separating payroll taxes into a dedicated subaccount
- Reclassifying program meals to Community Engagement & Outreach
- Reclassifying program education and contractors to Program Expenses
- Continuing refinement of functional expense classifications

#### **Payroll Reporting Note**

The first payroll processed in 2026 related entirely to hours worked in 2025. Because no year-end payroll accrual was recorded, payroll timing differences are being tracked through reconciliation schedules rather than adjusting entries in QuickBooks.

As a result, quarterly Form 941 totals may not fully match payroll expense shown in the financial statements. This is a timing and presentation issue only and does not indicate any unpaid payroll liability.

### **Shared Administrative Services**

The organization began using shared administrative services on March 30, 2026. Under the current annual agreement, monthly expense recognition is approximately \$2,685.

The April accrued liability reflects services provided from March 30 through April 30 that had not yet been invoiced at month-end.

### **Closing**

April strengthened the organization's financial reporting and left SCLT in a stable financial position at month-end.

The organization remains financially stable with strong liquidity, low liabilities, and improving financial reporting infrastructure to support future growth, grant reporting, and compliance needs.

Presented By;  
Courtney J. Winstead  
Fractional Financial Operations  
Keep Your Books, LLC

# Smoketown Community Land Trust Inc.

EIN: 99-2021644 | Louisville, Kentucky, United States

## Other Names

SMOKETOWN COMMUNITY LAND TRUST INC

## Form 990-N (e-Postcard)

Organizations who have filed a 990-N (e-Postcard) annual electronic notice.  
Most small organizations that receive less than \$50,000 fall into this category.

**Tax Period:**

2024 (01/01/2024-12/31/2024)

**EIN:**

99-2021644

**Organization Name (Doing Business as):**

SMOKETOWN COMMUNITY LAND TRUST INC

**Mailing Address:**

835 S 7TH STREET UNIT 506

Louisville, KY 40203

United States

**Principal Officer's Name and Address:**

THERESA BOYD

835 S 7TH STREET UNIT 506

Louisville, KY 40203

United States

**Gross receipts not greater than:**

\$50,000

**Organization has terminated:**

No

**Website URL:**

1349359.09 mmoore  
NARI  
Michael G. Adams  
Kentucky Secretary of State  
Received and Filed:  
8/14/2025 9:02 AM  
Fee Receipt: \$8.00

**SECOND AMENDED AND RESTATED  
ARTICLES OF INCORPORATION  
OF  
SMOKETOWN COMMUNITY LAND TRUST, INC.**  
(a non-stock, non-profit corporation)

Pursuant to the provisions of Kentucky Revised Statute 273, the Board of Directors of SMOKETOWN COMMUNITY LAND TRUST, INC. amends and restates its Articles of Incorporation as follows:

**ARTICLE I**

The name of the corporation is SMOKETOWN COMMUNITY LAND TRUST, INC.

**ARTICLE II**

This non-stock, non-profit corporation is organized primarily for the purpose of preserving the heritage of historical Smoketown by working with Smoketown residents to plan, design, and build sustainable, affordable housing in order to create a pathway to homeownership, ensure the longevity of the community, and revitalize community pride.

**ARTICLE III**

The street address of the corporation's initial registered office shall be 1521 W. Jefferson Street, Louisville, KY 40203, and the name of the initial registered agent is Shavonda Stoner.

**ARTICLE IV**

The mailing address of the corporation's principal office and place of business is 701 S. Hancock Street, Camp Edwards Community Center, Louisville, KY 40203.

**ARTICLE V**

The initial Board of Directors shall consist of 12 Directors and their names and mailing addresses are:

- 1) Shavonda Stoner, President, 1521 W. Jefferson Street, Louisville, KY 40203
- 2) Kal Carey, Vice President, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 3) Regina Porter, Treasurer, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 4) Valerie Collins-Moore, Secretary, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 5) Pamela Morris, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 6) Rhonda Mathies, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 7) Dr. Lamont Gholston, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 8) Demetrius McDowell, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 9) Ronald Washington, Sr., Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203

- 10) Nachand Trabue, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 11) Kevin Dunlap, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203
- 12) Kimberly Goode, Member, 835 S. 7<sup>th</sup> Street #506, Louisville, KY 40203

#### ARTICLE VI

The name and mailing address of the incorporator are as follows:  
Shavonda Stoner, 1521 W. Jefferson Street, Louisville, KY 40203

#### ARTICLE VII

A Director of the corporation shall not be personally liable to the corporation for monetary damages for breach of duty as a Director, except for liability (i) for any transaction in which the Director's personal financial interest is in conflict with the financial interest of the corporation; (ii) for acts or omissions not in good faith or which involve intentional misconduct or are known to the Director to be violation of law; and (iii) for any transaction from which the Director derived an improper personal benefit.

#### ARTICLE VIII

Said organization is organized exclusively for charitable, religious, education and scientific purposes, including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

#### ARTICLE IX

No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof. No substantial part of the activities of the organization shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate of public office. Notwithstanding any other provision of this document, the organization shall not carry on any other activities not permitted to be carried on (a) by an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, corresponding section, of any future federal tax code, or (b) by an organization, contributions to which are deductible under section 170(c)(2) of the Internal Revenue code, or corresponding section of any future federal tax code.

ARTICLE X

Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not disposed of shall be disposed of by the Court of the county in which the principal office of the organization is then located, exclusively for such purposes or such organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

*Shavonda Stoner*  
Shavonda Stoner, President

*Valerie Collins-Moore*  
Valerie Collins-Moore, Secretary

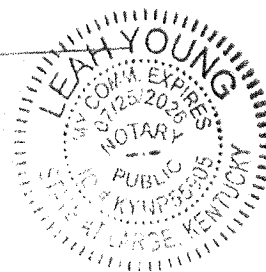
COMMONWEALTH OF KENTUCKY  
COUNTY OF JEFFERSON

I, a Notary Public, in and for the state and county aforesaid, do hereby certify that the foregoing instrument was produced to me in said county and was acknowledged and delivered by Shavonda Stoner to be her act and deed.

WITNESS, my signature this 31 day of July

My Commission Expires: 7/25/2026

*Leah Young*  
Notary Public, State at Large, KY



THIS INSTRUMENT PREPARED BY:

*Sera Rivera*  
BORDERS AND BORDERS, ATTORNEYS  
920 Dupont Road  
Louisville, KY 40207  
(502) 894-9200

Consent of Initial Agent for Service of Process to Serve

I, Shavonda Stoner, having a principal place of business of 1521 W. Jefferson Street, Louisville, KY 40203, hereby agree and consent to serve as registered office and agent for service of process of SMOKETOWN COMMUNITY LAND TRUST, INC.

*Shavonda Stoner*  
Shavonda Stoner, President  
Date: July 31, 2025





**Louisville Metro Government  
Office of Management and Budget**

**Neighborhood Development Fund Training Attestation**

Grantee Organization Name: Smoketown Community Land Trust

Grantee Representative Name: Theresa Boyd

*I agree that I am an authorized representative and/or signatory of the organization named above and attest to having viewed the Neighborhood Development Fund training presentation. I understand the reporting requirements of the Neighborhood Development Fund grant. Additionally, after viewing the presentation, I have correctly answered the below questions.*

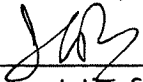
Please check:



I viewed the NDF training material on the website

Answer the following questions before signing (Circle or write in the correct answer).

1. The NDF funding your agency received is a gift from LMG? True or False
2. Name the three budget categories that require a detail list.  
client Assistance, Community Events and Festivals and Other Expenses
3. If your agency charged gross pay to NDF, you are required to provide additional documentation to satisfy reporting requirements. True or False
4. Which four questions should your financial support documentation answer at all times?  
who made the purchase, what was purchased, When was it purchased and Where was it purchased from
5. Your agency is considered noncompliant if you do not account for funds received and/or your financial report is missing support documentation? True or False
6. Canceled check, bank statement, invoice and receipt are considered proof of payment. True or False.

  
Grantee Representative Signature

06.21.2026  
Date

**NOTE:** Please return to Roxanne Steele

E-mail address: Roxanne.Steele@louisvilleky.gov

Fax: 502-574-3219

Mailing Address: Louisville Metro Government  
ATTN: NDF Coordinator  
611 West Jefferson St.  
Louisville, KY 40202



# Kentucky Secretary of State Michael G. Adams



## SMOKETOWN COMMUNITY LAND TRUST, INC.

Business Entity Search

File Annual Report

File LLC

Business Registration Portal

Name Availability Search

Business Forms Library

Prepaid Account Status

Current Representative Search

Founding Representative Search

Registered Agent Search

Validate Certificate of Existence/Authorization

**File Amended Annual report**

Change Address or Registered Agent

File Certificate of Assumed Name (DBA)

File Dissolution

Upload a Filing

File Registered Agent Resignation

Subscribe to changes made to this entity

Print & Mail – Request Certificates

### General Information

<b>Organization Number :</b>	1349359
<b>Name :</b>	SMOKETOWN COMMUNITY LAND TRUST, INC.
<b>Profit or Non-Profit :</b>	N - Non-profit
<b>Company Type :</b>	KCO - Kentucky Corporation
<b>Industry :</b>	Administration of Environmental Quality and Housing Programs
<b>Number of Employees :</b>	Small (0-19)
<b>Primary County :</b>	Jefferson
<b>Status :</b>	A - Active
<b>Standing :</b>	G - Good
<b>State :</b>	KY
<b>File Date :</b>	3/13/2024
<b>Organization Date :</b>	3/13/2024
<b>Last Annual Report :</b>	6/8/2026
<b>Principal Office :</b>	PO BOX 265

**Registered Agent :**

LOUISVILLE, KY, 40201  
SHAVONDA STONER  
4916 HONEYLORE COURT

LOUISVILLE, KY, 40241

Show Images

Show Activities

Show Current Officers

Show Initial Officers

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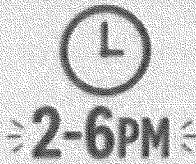


SAVE THE DATE!

THANK YOU TO OUR PARTNERS

# SMOKETOWN BLOCK PARTY & RIBBON CUTTING

CELEBRATING 7 BRAND NEW HOMES AND THE COMMUNITY AROUND THEM!



OUR NEIGHBORHOOD.  
OUR COMMUNITY.  
OUR FUTURE.  
*All are welcome!*

HANCOCK ST. BETWEEN LAMPTON & JACOBS STREETS



[www.SmoketownCLT.org](http://www.SmoketownCLT.org)

[smoketownclt@gmail.com](mailto:smoketownclt@gmail.com)

502.616.3560



- ✓ 752 S. Hancock St, Louisville KY 40203
- ✓ 4 bedrooms, 2baths – approx. 1494 Square feet
- ✓ Sales Price \$155,000
- ✓ Must meet eligibility requirements
- ✓ Lenders and Real Estate Agents welcome

Join the **SmoketownCLT** Applicant Pool Today!



Front Elevation



SAMPLE Finish

**SALES PRICE - \$155,000**

\*\*\* PVA Special coding – NOT INCLUDED in area comps\*\*\*

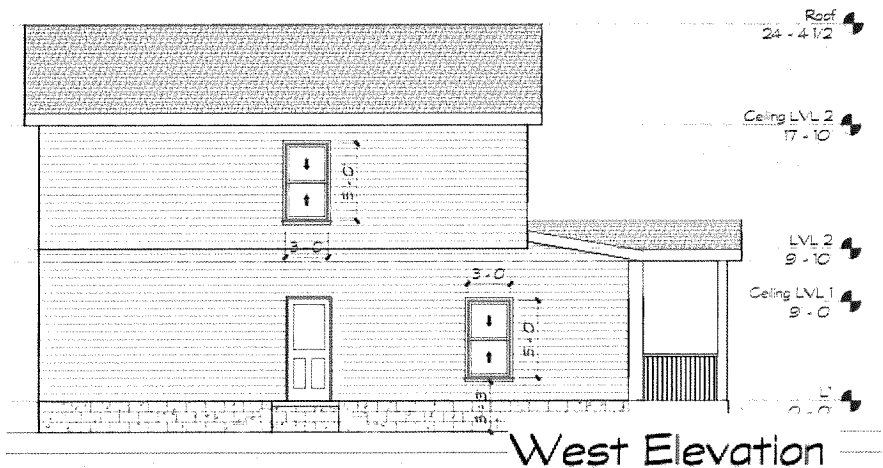
Sales price is significantly **MORE AFFORDABLE** at a **BELOW MARKET SALES PRICE** in exchange for a ground lease resale price!

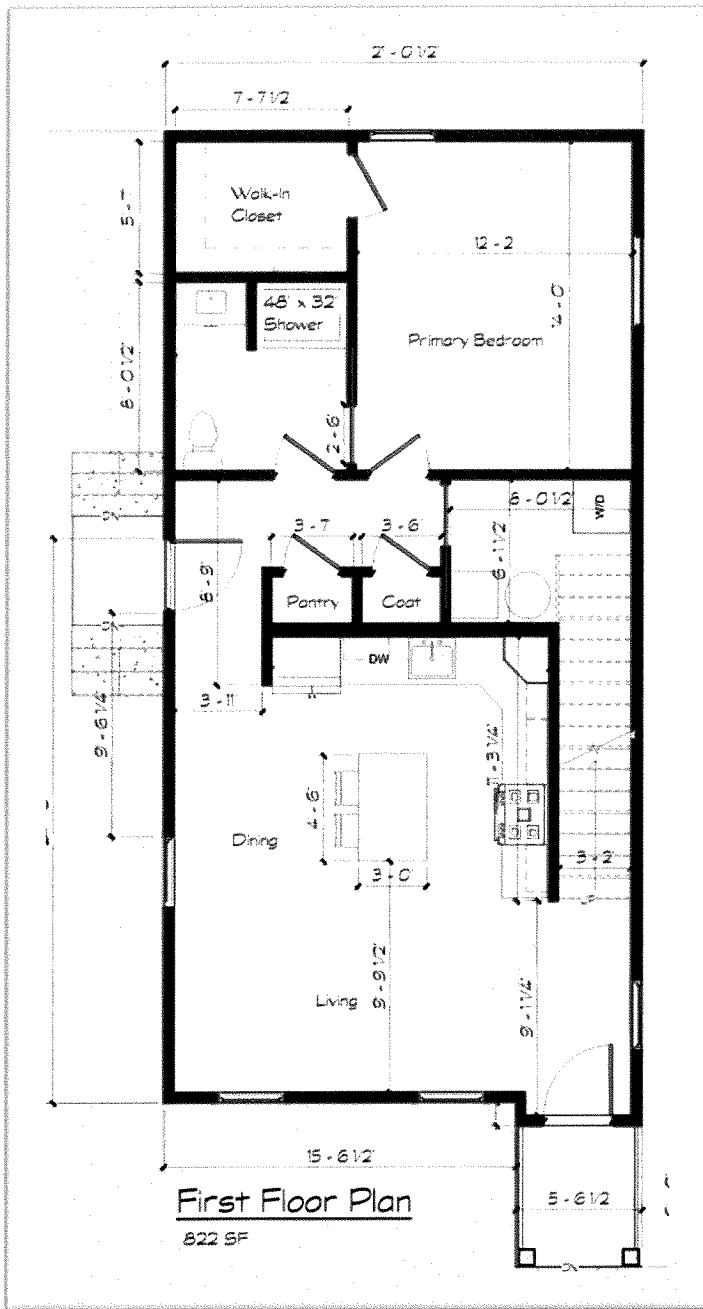
**MUST MEET PROGRAM APPLICANT POOL REQUIREMENTS AND HOUSEHOLD INCOME AT OR BELOW 80% AMI**

- ✓ Home located in Smoketown
- ✓ Downpayment Assistance Included
- ✓ New Construction
- ✓ Energy Efficient
- ✓ Two-year home warranty

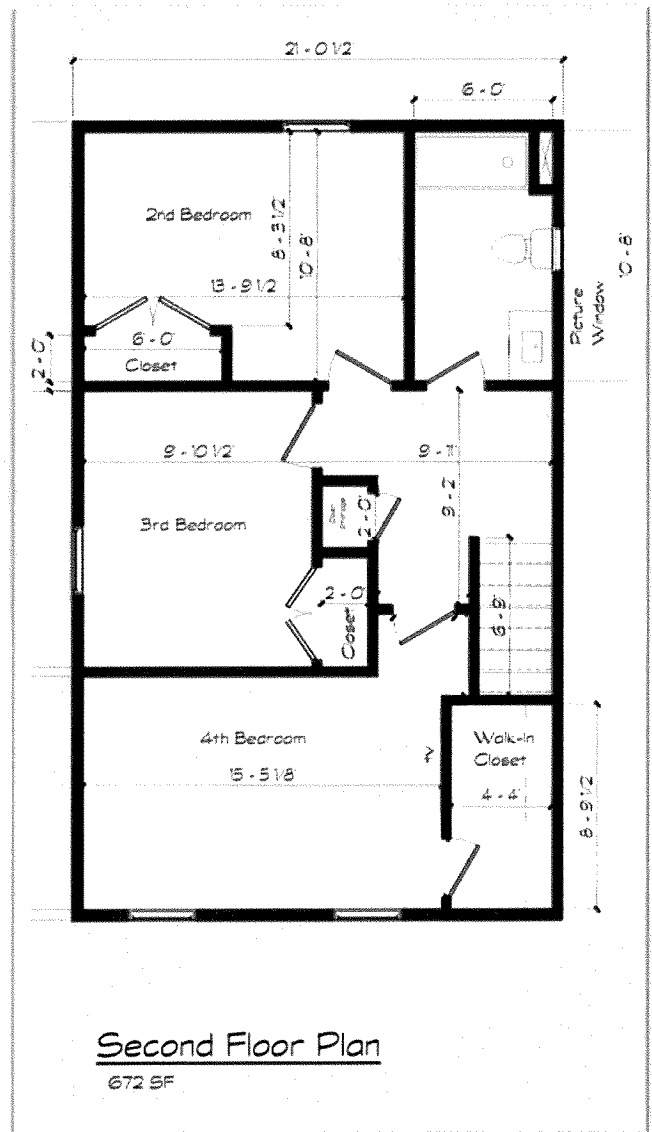


SAMPLE Finish





- HOME INCLUDES:**
- ✓ First floor Primary
  - ✓ Breakfast Bar and Island in the Kitchen
  - ✓ Separate Kitchen Pantry
  - ✓ Concrete Rear Patio
  - ✓ Storage Shed
  - ✓ Lots of Storage



- ELIGIBILITY REQUIREMENTS**
- ✓ SmoketownCLT Application
  - ✓ 1<sup>ST</sup> time homebuyer
  - ✓ At or below 80% AMI
  - ✓ HUD Certified Counseling Cert.
  - ✓ Pre-Approval Letter
  - ✓ Metro DPA Eligible