A look back at The Housing Partnership, Inc.’s impact on the Louisville community since 1989.
for substantial down payment assistance. The Home Show in 2013 will be held at Boxelder Crossing.

...development and affordable housing. HPI is 1 of 5 NeighborWorks organizations in the state of Kentucky. NeighborWorks America is a national network of 235 community-based non-profits who focus on community development and affordable housing. HPI is 1 of 100 organizations in the NeighborWorks America Network that is a designated HomeOwnership Center. These Centers are powerful. When we give tours, we by bare these stories to prospective donors, board members and inerested volunteers. Time and time again, we see people moved by the buildings we’ve produced and the lives we’ve touched. As powerful as these stories are, we felt a need to know what numbers back them up...

...family and single-family homes. HPI develops 1,375 multi-family and single-family affordable homes. HPI has serviced 2,189 families and single-family affordable homes.

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and operations departments to this building.

With the changes, we have relocated our construction and to make sure they were comfortable remained in the building. Our Housing Production of crime obtained by HPI in 2009. We remodeled Wilart Arms was a distressed high-rise building full 66 apartments.

WILART ARMS APARTMENTS
36 apartments

Wilart Arms was a decreased high-rise building full of crime observed by HPI in 2009. We remodeled the building, lowered the density, added in some two and 3 bedroom apartments and increased security. During the remodel, approximately 40 residents remained in the building. Our Housing Production staff worked with them to get their input on the project and to make sure they felt comfortable with the changes. We have relocated our construction team, property management and our finance and operations departments to this building.

CHESTNUT MANOR
38 apartments

This apartment community in the Russell neighborhood will soon become home to HPI’s Housing Production, Administrative and Fund Development departments. Innovative upgrades mixed with historic preservation are planned for the building. In an effort to increase sustainability of the organization, HPI has plans to move all of its employees to buildings owned by HPI. No longer renting space downtown will save the organization a significant amount of money that will be better spent on programs and services.

KDVa HOMES
48 apartments

HPI partnered with the Kentucky Domestic Violence Association to create housing for families who have survived domestic violence. We developed 48 apartments—22 in Louisville, 12 in Paducah, 8 in Murray and 6 in Florence. Six nonprofits came together to make that project work. KDVa Homes is one of many partnerships HPI has created with other non-profit organizations to create affordable housing for a diverse range of people including: homeless families, adults with developmental disabilities and seniors.

ST. CECILIA SENIOR APARTMENTS
30 apartments

St. Cecilia Senior Apartments in the Portland neighborhood is one of our senior buildings. This building, whose rents are never more than 10% of each resident’s income, has a community garden and solar panels that provide electricity for the elevators and common areas. St. Cecilia is an award-winning adaptive reuse of a former school building. It has won several historic preservation awards. A few of the residents even attended St. Cecilia when it was a school.

ST. BARTHOLOMEW SENIOR APARTMENTS
24 apartments

This building is HPI’s third adaptive reuse of a former school building developed in partnership with Catholic Charities. The building will be home to 24 Income Seniors. St. Bartholomew will be a Silver LEED certified building—a huge feat for a historic property. St. Bart’s has deepest HPI’s commitment to green building which benefits the environment and more importantly, the residents who will have an easier time with the long-term affordability of their apartments.

St. Denis Senior Apartments has won many awards for being the first multi-family Energy Star-rated building in Louisville; possibly in the state. This innovative senior community developed in partnership with Catholic Charities, has a photovoltaic water heating system designed to save residents close to $200 annually in utility costs. This building is a mix of new construction and adaptive reuse—a new wing was added to the old school. St. Denis also has a community garden and an active residents’ council.

BOXELDER CROSSING AND SUNSET GARDENS

The Neighborhood Stabilization Program (NSP) helped create the Sunset Gardens subdivision in South Louisville. Senior Gardens has 29 homes built as a result of NSP. These homes have the potential for substantial down payment assistance. Not half a mile away NSP has also helped HPI develop Boxelder Crossing. These 38 single-family homes will be replacing 212 units of severely distressed and neglected housing. HPI teamed a home show in Sunset Gardens in 2012. This home show will be in Boxelder Crossing in 2013.

Most Blessed Sacrament Senior Apartments
30 apartments

Most Blessed Sacrament is the future site of HPI’s fourth project to turn a vacant school into affordable apartments for low-income seniors. A former convent on the site will become a community center and home to all of HPI’s Program Services including Foreclosure Intervention, Homeownership Education and Resident Services.

MST MaTUrE dEVELOPMENtS 

The size of the circle is indicative of how many units were built in that year. HPI’s fourth project to turn a vacant school into affordable apartments for low-income seniors.

TOMIKA

Tomioka works at Norton Healthcare and took advantage of the Employer Assisted Housing Program Norton has in partnership with HPI. Norton provides down payment assistance to eligible employees who then go through HPI’s Home Ownership Program to purchase a house. Tomioka says, “The program made me learn about things you don’t think about. Like the differences in electric costs, water costs, even trash! I never had even thought about having to pay for trash pickup before.” She still lives in her house with her husband and children.

CECILE

HPI worked with Cecile, helping her through Jefferson County’s conciliation process which brought solutions between homeowners and lenders in order to avoid foreclosures. We succeeded in getting her loan modified and her payments lowered. With a mortgage she can afford and related to be secure in her home with her grandchildren. Cecile looks back and says, “It was a tough road. Without HPI, gosh, I don’t know what would have happened. I probably would have lost my home.”

RAYMOND

HPI helped Raymond obtain an Unemployment Bridge Loan through Kentucky Housing Organization which enabled him to pay his mortgage for 10 months and pay off $60,000 in debt. According to Raymond, “We would have lost the house; we would have lost everything, if not for HPI.”

Over the years, HPI has created with other non-profit organizations a significant amount of money that will be better spent on programs and services.
Partridge Pointe

Before

In 2004, Greystone Apartments was notorious. A cluster of buildings owned by several different owners, Greystone sat in a strip near the corner of Manslick Road and Crums Lane. The property suffered from 50% vacancy rates, yes, it was a high-volume traffic area due to a rampant drug trade. Residents reported watching drug deals, seeing people steal cars and break into apartments. Lights were constantly broken. Safety was the number one concern of most residents trying to live their lives there. Residents at Greystone often noted a lack of police presence in the area despite its reputation for drug dealing. There were no regular patrols in the area and residents reported response times of over 90 minutes when they did call the police.

Positive changes had stopped delivering pizzas to Greystone out of concern for the safety of their drivers. Dares to Cars had stopped delivering services to the families living there for the same reason. It was dangerous and violent. Sadly when HPI took over, staff often saw children as young as 10 or 11 acting as lookouts for the drug dealers.

After

Starting in 2004, HPI began to clean up Greystone. We renamed the property Partridge Pointe Apartments. We engaged in a partnership with the police and we put a fence up around the perimeter, making it more difficult for the drug dealers to drive through the area. We had abandoned cars towed off the property and moved out the residents who caused the most problems.

In 2009, we completed an upgrade all of the units and buildings. We provided each unit with Energy Star appliances, new kitchens and bathrooms, washer-dryer hook ups.

Partridge Pointe has an inspiration to our staff! Today occupancy rates at Partridge Pointe stay in the mid 90% range. We have saved and revitalized 276 apartments that are now affordable and safe for families. We have a thriving international community and showing the residents of Partridge Pointe like the community garden inspired by activities at Partridge Pointe.

Wilart Arms

Before

When HPI first bought Hallmark Apartments it was infamous. This 4 story building surrounded by single-family homes contained 100 1-bedroom apartments. It was not configured for families at all and was too way too dense for its location.

Residents had nicknamed Hallmark Apartments New Jack City after a movie about a gang that takes over an apartment building. No one felt like they could walk down the halls safely.

The first time our maintenance staff attempted to reach the fourth floor they were met at the elevator by armed men who told them to go back down—no one was accessing the fourth floor it was theirs.

There were single parents living with small children in this building and elderly people, many of whom were disabled. They had no choice but to stay. They couldn’t move.

After

Determined to make this building safe, we hired security and cleaned out the fourth floor. We began the process of remodeling the building. The remodel happened in two phases and approximately 40 families lived on site as phase I happened. Our housing production staff met with these families every month, keeping them up to date on the progress and seeking their input. API lowered the density of the building down from 100 apartments to 66. We added in some much needed 2 and 3 bedroom apartments. The inviting lobby and reception area now opens onto a beautiful courtyard with grills, picnic tables and a playground. A computer lab is available to residents as well.

We moved our construction team, our property management department as well as our finance and operations department to office space in Wilart Arms and saw it as a model for moving all of our staff to properties we own.
Donate
A gift of as little as $25 can help seed a community garden.

Stay Informed
Become an HPI member and sign up for our e-newsletters on our website at WeAreHPI.org.

Volunteer
Get involved in our upcoming events. For more information visit our website at WeAreHPI.org or call (502) 814-2730.

Educate
Are you or is someone you know planning to buy a house? Check out our Counseling and Education courses available in person or online!

Promote
Engage your company, join our Board of Directors or one of our committees and enrich our cause with your leadership and ideas.

Join a Lifetime Donor Circle
One of the most effective ways you can contribute to our mission is through donations. Become a member of one of our Lifetime Donor Circles and enjoy a lifetime of HPI commitment.

Follow us on Facebook and LinkedIn

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**Anita Mosley**

We all bring something different to the table. Something rewarding. That’s what makes it so exciting to help people. We can reach out and touch someone’s life even if we aren’t out front as their property manager or counselor. I just love that HPI cares.