LOUISVILLE AFFORDABLE HOUSING TRUST FUND

Cumulative Impact Report
April 2026
Prepared by the Community Foundation of Louisville

6,489
AFFORDABLE UNITS PRODUCED OR PRESERVED

$137.4M
TOTAL LAHTF INVESTMENT

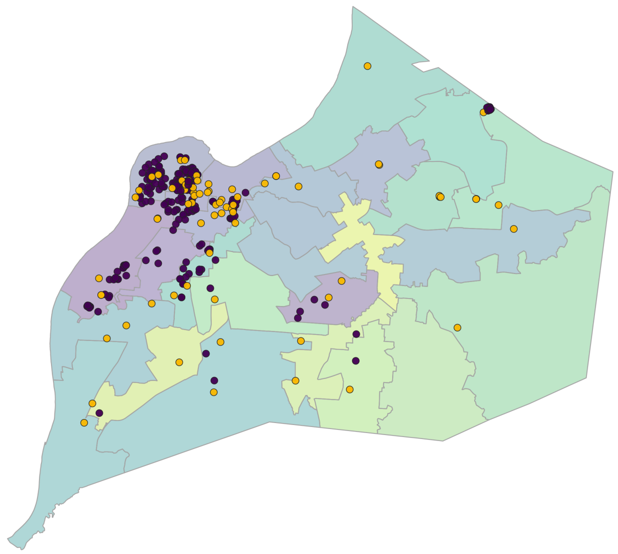
$1.4B
TOTAL CAPITAL LEVERAGED

WHAT LAHTF FUNDS

The Louisville Affordable Housing Trust Fund enables developers to build houses and apartments that residents can afford. The LAHTF supports new construction; preserves affordable units; and provides funding for rental assistance, homeownership programs, and supportive housing.

Housing built with LAHTF funds must be rented or sold to low-income families at affordable rates. These affordability requirements are defined as percentages of the Area Median Income. With the rising cost of living, more and more families qualify for housing supported by the LAHTF: in 2024, **42.8%** of Louisville families earned less than 80% of the Area Median Income ($77,300 for a family of 4).

WHERE LAHTF FUNDS

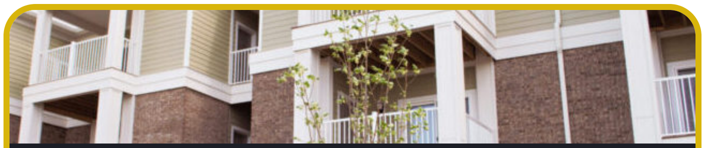


INVESTMENT BY HOUSING TYPE AND AMI LEVEL, 2015-2026

AMI LEVEL	UNITS	LAHTF INVESTMENT	INVESTMENT / UNIT	CAPITAL LEVERAGED	LEVERAGE RATIO
MULTIFAMILY					
30% AMI	1,024	$40,477,899	$39,529	$342,653,779	1 : 8
50% AMI	1,892	$38,316,995	$20,252	$338,493,982	1 : 9
80% AMI	2,662	$28,430,551	$10,680	$502,168,468	1 : 18
No restriction	496	$8,009,925	$16,149	$138,028,744	1 : 17
All Multifamily	**6,074**	**$115,235,369**	**$18,972**	**$1,321,344,973**	**1 : 11**
SINGLE FAMILY					
30% AMI	1	$39,835	$39,835	$20,500	1 : 1
50% AMI	130	$4,270,348	$32,849	$9,694,029	1 : 2
80% AMI	282	$17,650,543	$62,591	$72,624,453	1 : 4
No restriction	2	$200,000	$100,000	$541,309	1 : 3
All Single Family	**415**	**$22,160,726**	**$53,399**	**$82,880,292**	**1 : 4**
All Units	**6,489**	**$137,396,095**	**$21,174**	**$1,404,225,265**	**1 : 10**

FEATURED PROJECTS

The Trust Fund supports projects across neighborhoods, income levels, and types of housing. Its projects benefit low-income renters, seniors, homeowners, and residents experiencing homelessness.



Middletown Apartments

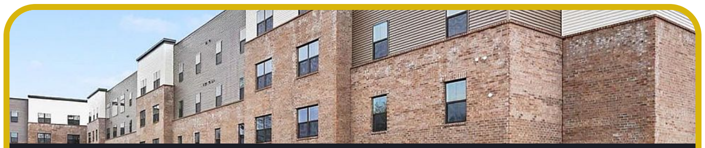
MULTIFAMILY | DEVELOPER: HPI

13730 Poplar Leaf Way, Louisville, KY 40223

80	$250K	$16.3M
UNITS	LAHTF INVESTMENT	TOTAL PROJECT COST

An 80-unit development located near Shelbyville Road and the Gene Snyder, managed by HPI. All units reserved for households below 80% AMI.

APPROVED	CLOSED	OCCUPIED
Nov 2017	Jul 2018	Jul 2019



Bridlewood Crossing

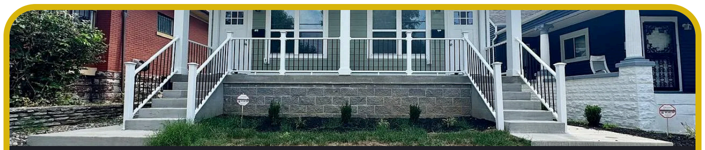
SENIOR LIVING | DEVELOPER: WODA COOPER COMPANIES & WELLSPRING

7945 3rd Street Rd, Louisville, KY 40214

76	$2.35M	$19.8M
UNITS	LAHTF INVESTMENT	TOTAL PROJECT COST

A 76-unit complex for adults 55 and older in Southwest Louisville. 38 units below 50% AMI; 38 units below 70% AMI. Includes 23 permanent supportive housing units for adults experiencing or at risk of homelessness.

APPROVED	CLOSED	OCCUPIED
Jun 2023	Dec 2024	Mar 2026



RCH Shared Equity Program

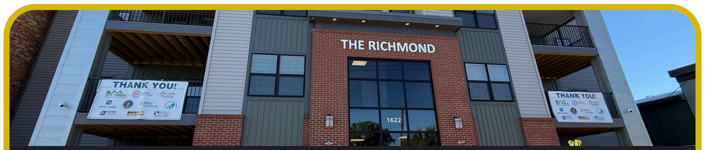
SINGLE FAMILY | DEVELOPER: RIVER CITY HOUSING

1239 S. Clay Street, #101 & #102

5	$500K	$1.5M
UNITS	LAHTF INVESTMENT	TOTAL PROJECT COST

A shared-equity homeownership project serving households below 80% AMI. An initial one-time investment lowers the sales price; in exchange, a deed restriction limits the resale price, keeping the home affordable for each subsequent income-qualified buyer.

APPROVED	CLOSED	OCCUPIED
Mar 2023	Jan 2024	Oct 2025



The Richmond

MULTIFAMILY | DEVELOPER: REBOUND, INC.

1622 W Market St, Louisville, KY 40203

15	$2M	$4.6M
UNITS	LAHTF INVESTMENT	TOTAL PROJECT COST

A 15-unit complex on West Market Street in the Russell neighborhood, named for former Louisville Urban League President Ben Richmond. All units below 50% AMI. REBOUND offers wrap-around services with the goal of turning residents into homeowners.

APPROVED	CLOSED	OCCUPIED
Nov 2023	Nov 2024	Sep 2025

Community Foundation OF LOUISVILLE

About CFL. The Community Foundation of Louisville is a financial institution that provides trustworthy and personalized service to help donors achieve their charitable goals. The Community Foundation serves as a facilitator, connector, convener, funder, impact investor, and data analyst to move Louisville forward.

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Louisville Affordable Housing Trust Fund

About LAHTF. Established in 2008 and funded in 2017, the Louisville Affordable Housing Trust Fund facilitates the development and rehabilitation of decent, affordable housing.

See More Data

Visit **cflouisville.shinyapps.io/LAHTF_impact**