

Park DuValle Homeownership

Program

Project Management Chart (125 Units)

Cyndi Romero

Louisville Real Estate Development Company

Parties Involved

- US HUD
- The City of Louisville
- Park DuValle Revitalization Policy Board
- Louisville Development Authority
- Louisville Real Estate Development Company
- Housing Partnership, Inc.
- Housing Authority of Louisville
- Louisville Community Development Bank
- The Community Builders
- Louisville Housing Services

US Department of HUD

- They have the \$\$\$\$\$\$ for the Homeownership Zone.
- They have the \$\$\$\$\$\$ for the HOPE VI units.
- Agreement w/City of Louisville to build homeownership units to sustain the existing and future economic development opportunities for the Empowerment Zone activities.
- Goals:
 - Create Jobs
 - Create Houses/Homes
- Available funding for homeownership programs:
 - Section 108 Loan
 - Economic Development Initiative
 - HOPE VI

Park DuValle Revitalization Policy Board

- Steering Mechanism for entire Park DuValle program.
- Set Policy (i.e.)
 - Homeownership Goals
 - Community Building Goals
- Staff
 - Management Team
 - Representatives from:
 - Mayor's Office
 - Housing Authority of Louisville
 - Neighborhood
 - Committees
 - Consultants

Park DuValle Revitalization Policy Board

Committees

- Community Building Committee
- Environment Committee
- Communications/Marketing Committee
- Homeownership Committee
- Community Management Committee
- Legal Committee
- Community Participation & Relocation/Acquisition Committee
- Economic Development Committee
- Physical Design Committee
- Project Finance Committee

The City of Louisville

- Agreement with Louisville Real Estate Development Company to build 125 units of homeownership over 3 years.
- Monitor of financial and contractual requirements and approval of activities.
- Staff/Departments involved:
 - City Law Department
 - Gail Kaukas
 - Grants Management Department
 - Steve Ward
 - AB O'Brien - Consultant
 - Mayor's Office
 - Tim Berry
 - Carolyn Gatz
 - Environmental
 - Bonnie Biener

Louisville Development Authority

- Multi-year CDBG commitment
- Responsible for Physical Design Committee
 - infrastructure planning and monitoring
 - architectural design review
- Staff/Committee Involved:
 - Charles Cash - Architect; Chair of The Physical Design Committee - Park DuValle
 - Barry Ablerts - Infrastructure Planning
 - Pattie Claire - Commercial
 - Paul Brophy - Consultant (Planning)

Louisville Real Estate Development Company

- Community Based Development Organization.
- Sub-grantee Section 108 Loan and EDI Grant.
- Responsible for implementation of 125 units of Homeownership over 3 years.
 - Section 3 monitoring
- Agreement w/LHS or HAL for HOPE VI homes
- Agreement w/Housing Partnership, Inc for on-site development tasks and Homeownership Education.
- Agreement w/Louisville Community Development Bank for professional services (i.e. construction lending and monitoring).
- Conduit for Section 108 Loans to builders.
- 2nd Mortgage provider through EDI grant (assignable to City) or HOPE VI (assignable to LHS).
- Staff:
 - Kim Burse - President
 - Cyndi Arnett-Romero - Project Manager

Housing Partnership, Inc.

- **On-Site Design/Developer**
 - oversee builders to ensure performance
 - cost guidelines
 - design criteria
 - minority/neighborhood participation
 - mentoring of homebuilder
 - owner of model village
- Facilitate first mortgage loans throughout HPI Finance committee
- Homeownership Education Component
- Staff:
 - Bob Astorino

Louisville Community Development Bank

- Monitor construction loan draws to Park Duvalle Homeownership Zone/HOPE VI Builders.
 - Kelly Downard, President
 - Roi Templeton, Lending Officer

Housing Authority of Louisville

- Recipient of HOPE VI funds.
- Ownership of Land.
- Contractual w/LHS for HOPE VI 2nd mortgage.
- Staff involved:
 - Andrea Duncan, Executive Director
 - Mike Godfrey, Director of Planning and Development (574-3415)
 - Tom Doerr - Development Consultant
 - Vickie Stone - PR/Marketing Consultant
 - Susan Olsen-Allen, HOPE VI Coordinator/Planner
 - Frank McNeil, Planner
 - Magan Glasheen, Counsel/Reno & Kavana (Washington DC)

The Community Builders

- The Park DuValle Phase II Developer
 - Rental Developer//Management
 - Sub-grantee for infrastructure
 - Management of Infrastructure/Site Improvement
- Staff Involved:
 - Willie Jones, Deputy Director
 - Christie Brunnet, Project Manager (coordinator/administrator)
 - Darnel Jackson, Project Manager (infrastructure)
 - Jo-ann Barbour, Human Services Coordinator (community building aspect)
 - Gail Sanders, Project Manager (community building aspect)

Louisville Housing Services

- Contractual w/HAL for HOPE VI 2nd mortgage.
- Sub-contractual w/LREDC for administration of HOPE VI 2nd mortgage.
- Bridge loan source for HOZ single family homeownership.