



Sheppard Square

Project Partners

Residents, Louisville Metro Housing Authority (LMHA), U.S. Department of Housing and Urban Development, Louisville Metro Government, private lenders and investors.

General Highlights

- \$22 million HUD HOPE VI Revitalization grant awarded in May 20, 2011
- Leveraged with over \$70 million in additional public and private funds
- Relocation of the former 267 Sheppard Square households began in September 2011 and was completed in April 2012.
- Demolition and remediation began in March 2012 and was completed in April 2013
- A total of 454 units will be constructed or renovated on-site and off-site in 8 phases

On-site

310 total units including:

- 228 public housing and tax credit rental units
- 59 market-rate rental units
- 23 homeownership units

Thirty-two of the on-site rental units will be located in the historic Presbyterian Community Center building, which was donated to LMHA by the Presbyterian Church. This building will be adaptively rehabbed into housing for the elderly and disabled, including units for veterans. A new wing will be added to the structure.

Off-site

144 total units including:

- 54 rental units built in partnership with the Downtown Family Scholar House
- 9 single-family homes built in the Smoketown neighborhood in conjunction with the Neighborhood Stabilization Program
- 81 public housing rental units in scattered locations

Construction of the first 60 units at Sheppard Square, Block B began in January 2013. Expected completion is April 2015. Infrastructure work on Blocks A, C and D is currently underway and building construction has started on Block A. All on-site and off-site construction will be completed by December 2015.

Section 3 and MBE/WBE/DBE Participation

The Sheppard Square HOPE VI Revitalization includes an aggressive Section 3 program that is designed to help provide training, employment and contracting opportunities for economically disadvantaged persons. Since May 2012 more than 57 Section 3 eligible individuals, including 12 former Sheppard Square residents, have been hired to work on the project.

The Authority and its contractors have also consistently exceeded their goals for Minority, Female and Disadvantage Business Enterprises (MBE/FBE/DBE) participation for each phase of the HOPE VI Revitalization. Between 25% to 29% of contracts have been awarded to MBEs, 4% to 61% to FBEs and .5% to 2.1% for DBEs.

To achieve this consistently high level of performance, LMHA has a full-time MBE/Section 3 Coordinator. For additional information on Section 3/MBE/WBE and DBE opportunities contact Phillip Reidinger at 502/569-4922 or Reidinger@LMHA1.org.

Neighborhood and Building Design

Sherman Carter Barnhart (SCB), and its subcontractor Urban Design Associates, crafted the master plan, building on the historic nature of Smoketown and Downtown Louisville. SCB developed building designs and plans for townhouses, and multi-family apartments that complement the architecture in surrounding neighborhoods.

Enterprise Green Community Standards

All rental and homeownership units at the new Sheppard Square development will be constructed according to Enterprise Green Community (EGC) standards. Housing designed and built to EGC standard has been shown to deliver significant health, economic and environmental benefits to families of all incomes. In addition, LMHA has applied for LEED-ND (LEED for Neighborhood Development) certification for the community, a system for rating and certifying green neighborhoods.

Specific green features and activities at Sheppard Square include:

- Recycling of demolished materials and construction wastes. Approximately 75% of demolition material was diverted from landfills;
- Low-flow kitchen and bathroom faucets and toilets;
- Use of south facing windows and daylighting tubes;
- ENERGY STAR rated appliances, lighting, fans, and heating and air conditioning equipment;
- ENERGY STAR-compliant roofing and pavement which reflects heat in lieu of retaining heat;
- Use of vegetation to conserve energy, and landscaping that includes 50% native and adaptive plant material;
- Efficient water irrigation systems;
- Water pervious pavers, bio-filtration swales and an underground storm retention system;
- Electric vehicle charging stations;

- Low VOC (volatile organic compound) paints, primers and adhesives;
- Composite wood products with low or no levels of Formaldehyde;
- On-site organic waste composting and recycling stations in the parking lots on each block.

In addition, all newly constructed Sheppard Square units will be smoke-free. Smoking will be permitted in designated outdoor areas only.

Residents will have the opportunity to sign up for plots in the St. Peter Claver Community Garden, located directly behind the management office on Lampton Street.

All Sheppard Square households will receive a Resident Manual and orientation highlighting their home's and community's green features.

Community and Supportive Services for Residents

An essential component of the HOPE VI Revitalization grant is the Community and Supportive Services (CSS) Plan. The CSS Plan was designed 1) to prepare individuals for the transition from Sheppard to their new communities during the revitalization process; 2) to offer services that would create success in the workplace; and 3) to move families towards a path of self-sufficiency.

Programs and services include needs assessments and comprehensive case management services for all former Sheppard Square residents; health care services that are accessible and affordable, including the new HUD health initiative "*With Every Heartbeat is Life*", which focuses on self-help management for chronic illness; job placement; financial skills training; a scholarship program for residents who are high school/GED graduates who wish to pursue higher education; recruitment for Early Childhood Education programs; transportation assistance; homeownership counseling and a Section 8 Homeownership program which offers subsidy towards a mortgage payment for eligible candidates; and a computer lab for residents who do not have computer access at home.

Former Sheppard Square households are kept abreast of these programs and services, along with progress on the HOPE VI revitalization, return criteria for the site, and education and employment opportunities, through a quarterly newsletter.

Management and Leasing Information

Sheppard Square is managed by CT Associates Inc. The management office is located directly across from the site in the historic St. Peter Claver Chapel at 526 Lampton Street. The Chapel, part of the former St. Peter Claver Parish, was donated to LMHA by the Archdiocese of Louisville and renovated by the Authority in 2004.

Rents for public housing/tax credit units are based on income. Market-rate rents are \$620 for a 2-bedroom apartment and \$750 for a 3-bedroom apartment.

The first households began moving into new Sheppard units on February 20th, 2014. Management currently has over 1,200 pre-applications for the site. For information about leasing Sheppard Square units contact CT Associates at 502/561-0078.

Sheppard Square Background

Sheppard Square is located in the historic Smoketown neighborhood. The site is comprised of 16.5 acres and is bordered by Finzer, Clay, Lampton and Preston Streets. Construction of the original Sheppard Square buildings was completed in 1942. At the time of grant award, the site included 326 apartments.

The rich history of the Sheppard Square site and the surrounding Smoketown neighborhood is featured in *More than Bricks and Mortar: the Sheppard Square Story*, a documentary by local filmmaker Lavel White. The film can be viewed on YouTube.