

FOR IMMEDIATE RELEASE



Zion Manor II Opens Project-Based Voucher Waitlist

Waitlist Open for New Senior Affordable Housing Community in Historic Russell Neighborhood

Louisville, KY (September 13, 2022) – The Housing Partnership, Inc. (HPI), a Louisville-based privately-owned real estate development nonprofit, and Zion Community Development Corporation (Zion CDC), a church-based community development organization, announce the opening of its Project Based Voucher waitlist as the developers near the completion of a newly constructed senior affordable housing community in the heart of historic Russell. As a part of the Louisville Choice Neighborhoods program, the new construction of Zion Manor Senior Apartments II will utilize Project Based Vouchers administered through the Louisville Metro Housing Authority (LMHA) to provide 34 quality-built apartments for very low- and low-income seniors to age in place.

Located on Muhammad Ali Blvd. between 22nd and 23rd Streets, the development of Zion Manor Senior Apartments II has led to the infill of 12 vacant lots and the removal of blighted vacant and abandoned properties for an expansion of Zion Baptist Church’s campus and complements HPI’s existing Zion Manor Senior Apartments I community completed in 2007. With the revitalization of an entire city block, the development will include a community park to connect the two buildings with landscaped amenities, including a walking path, benches, and picnic area, and will provide an additional tree canopy to an urban downtown area in need of green space.

The \$7.1M development falls under HPI’s *Beyond 9th: Revitalizing West Louisville through Strategic Homeownership and Affordable Housing Opportunities*, a multi-year, at-scale initiative to revitalize West Louisville through the preservation of affordable housing, the removal of blight, and the increase of owner-occupancy in Louisville’s West End, and compliments Zion CDC’s mission to support initiatives and develop affordable housing that will sustain the quality of life in the Russell Neighborhood.

“I thank God each and every day that we have a subsidized place that we can go,” said Anola Hampton, 70. Mrs. Hampton is a current resident of Zion Manor Senior Apartments I, having moved into the community in 2007 at the completion of the first building. She utilizes LMHA’s housing choice voucher program to subsidize her set income. A community-appointed coordinator, Mrs. Hampton brings the residents together for monthly activities and assists with any concerns that may arise. “It is a joy and a pleasure to be here, in a well-designed building with good amenities to alleviate hardships. At our age, we are looking for safe, peaceful living.”

HPI and Zion CDC successfully obtained private and public funding for phase II development through Kentucky Housing Corporation, Louisville Affordable Housing Trust Funds, and Citizens Union Bank, a division of German American Bank, with PNC Bank as the tax credit equity lender. The Louisville Choice Neighborhoods Program has provided vouchers for 100% of the units of Zion Manor Senior Apartments II to assist in the replacement of affordable housing that was razed in conjunction with the revitalization of Beecher Terrace. Priority will be given to those residents interested in returning to the neighborhood.

(Continued)

"Decent affordable housing is a basic right for everyone," said Rev. Gerald Joiner, Pastor of Zion Baptist Church. "People tend to think of affordable housing as a problem that uniquely affects the poor and the homeless, but the lack of quality affordable housing affects us all. We work with our seniors to remain in the community where they have lived their lives, to age in place, and to provide services that enhance their lives. With the rise in today's real estate, those living on a set income have a fundamental right to live in the very community they helped to build and, now in their wise years, continue to guide."

Resident services will be provided by local community organizations, The Center for Accessible Living, Good Will Industries, and Neighborhood House, to include transportation, nutritional programming, job training, and supportive services for those with disabilities. The senior apartment community joins the growing momentum of revitalizing Russell and addresses HPI's and Zion CDC's intent to increase population density in an area that has seen a decline over several decades.

"The Housing Partnership, Inc. has a focused intent on creating and preserving quality affordable housing in West Louisville and providing opportunities for our vulnerable population to live comfortably," said Andrew Hawes, HPI President. "We are grateful to partner with Zion CDC to create this opportunity. As a pillar of the community, Zion Baptist Church has a wide impact not only on the constituents it serves but also within the broader community and the revitalization efforts to enhance Russell and preserve its rich, historic roots."

Construction completion of Zion Manor Senior Apartment II is anticipated for January 2023. The new property will be managed by Beacon Property Management, a limited-liability company founded in 1998 to develop and manage a diverse portfolio of affordable housing. With the LMHA's waitlist currently open, those interested may visit www.beaconproperty.com or call 502-772-2708 to be placed on the waitlist for the new units.

###

About The Housing Partnership, Inc. (HPI)

Established in 1990, The Housing Partnership, Inc. (HPI) has become the forerunner in affordable housing development in the Louisville Metro area. A 501(c)3 non-profit real estate development organization, HPI creates affordable housing opportunities to encourage family stability, support communities, revitalize neighborhoods, and empower local economy. HPI focuses its operations on housing production, property rehabilitation, property management, and resident resources, including homeownership counseling, workforce development, and financial literacy training. The vision of HPI is to offer each resident the opportunity of homeownership which, in turn, builds stronger communities. Within its portfolio, HPI owns and/or operates multi-family apartment communities, single-family houses for Lease Purchase and affordable homeownership, and mix-use properties that revitalize neighborhoods and enhance urban planning.

About Zion Community Development Corporation (Zion CDC)

The mission of Zion Community Development Corporation (Zion CDC) is to support initiatives and develop affordable housing that will sustain the quality of life in the Russell neighborhood. Zion CDC has been in existence since November 2002 and was established to renew and enhance the competence of the community to meet life's challenges. Zion CDC accomplishes this by providing quality social services within community programs to improve the education, cultural and economic lives of individuals regardless of race, color, creed, or religion.

Media Contact

Marian Silliman

msilliman@wearehpi.org