

Affordable Rental Housing in Kentucky

Information about each project us subject to change. Please contact the project for specific information about availability.

Assisted Rental Housing in Kentucky	Last updated: 7/9/2019. To provide updated info contact: corplanreport@kyhousing.org NOTE TO MARKET STUDY PREPARERS: This directory is not intended to be a complete inventory of assisted rental housing in the state of Kentucky and should not be relied upon as the sole source of data. Additional data on projects in service and expected to be placed in service is available on HUD's, USDA Rural Development's, and KHC's website. KHC's Rental Development site includes an interactive report.										Unit Sizes - number of bedrooms; E=Elderly, A=Handicapped Accessible																										
Property Name	Address	City	Zip Code	County	Phone Number	Total Assisted Units	Total Elderly Units	Total Accessible Units	Programs	Type	0	0-E	0-A	1	1-E	1-A	2	2-E	2-A	3	3-E	3-A	4	4-E	4-A	5	5-E	5-A									
BATH COUNTY																																					
Housing Authority of Owingsville	180 Kendall Springs Rd./P.O. Box 778	Owingsville	40360	Bath	(606) 674-2704	54	12	3	Public Housing	Public Housing	0	0	0	14	12	1	25	0	2	15	0	0	0	0	0	0	0	0									
Mountainview Estates	358 Slate Avenue	Owingsville	40360	Bath	(606) 674-6778	75	0	4	Project-Based Section 8	Family	0	0	0	24	0	2	37	0	2	14	0	0	0	0	0	0	0	0									
Owingsville Senior Apartments	45 West Paul Lewis Drive	Owingsville	40360	Bath	(859) 276-5388	22	20	2	Housing Credit; Rural Development	Elderly	0	0	0	22	20	2	0	0	0	0	0	0	0	0	0	0	0	0									
Valleyview Apartments	143 Kendall Springs Road	Owingsville	40360	Bath	(260) 563-1342	24	0	1	Housing Credit; Rural Development	Family	0	0	0	12	0	1	12	0	0	0	0	0	0	0	0	0	0	0									
MENIFEE COUNTY																																					
Beaver Creek Apartments	Highway 460	Frenchburg	40322	Menifee	(606) 768-6363	48	48	0	Project-Based Section 8; HUD Sec 202	Elderly	12	12	0	35	35	0	1	1	0	0	0	0	0	0	0	0	0	0									
Frenchburg Apartments	HC 69, 2200/40 Frenchburg Ct	Frenchburg	40322	Menifee	(859) 276-5388	24	0	2	Housing Credit; Rural Development		0	0	0	8	0	2	16	0	0	0	0	0	0	0	0	0	0	0									
Menifee Housing	36 Motley Ct., Office Building	Frenchburg	40322	Menifee	(606) 768-3672	28	0	0	Project-Based Section 8	Family	0	0	0	8	0	0	12	0	0	8	0	0	0	0	0	0	0	0									
Walnut Grove Apartments	40 Walnut Grove Ct.	Frenchburg	40322	Menifee	(606) 683-3100	24	24	0	Housing Credit; Rural Development	Elderly	0	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0									
Pleasure Ridge	270 Ramey Rd.	Frenchburg	40322	Menifee	(606) 247-2254	32	32	0	Project-Based Section 8	Elderly Disabled	8	8	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	0									
MONTGOMERY COUNTY																																					
Doe Run Apartments I	1919 Doe Run Drive	Mount Sterling	40353	Montgomery	(502) 491-2422	24	0	2	Rural Development		0	0	0	16	0	1	8	0	1	0	0	0	0	0	0	0	0	0									
Doe Run Apartments II	1919 Doe Run Drive	Mount Sterling	40353	Montgomery	(502) 491-2422	24	0	1	Rural Development		0	0	0	12	0	1	12	0	0	0	0	0	0	0	0	0	0	0									
Garden Springs Manor	944 Shoemoor Drive	Mount Sterling	40353	Montgomery	(606) 498-1124	16	16	0	Rural Development		0	0	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0									
Housing Authority of Mount Sterling	335 Barnard Avenue/P.O. Box 245	Mount Sterling	40353-0245	Montgomery	(859) 498-5592	225	74	17	Public Housing	Public Housing	22	20	2	80	51	11	74	3	4	36	0	0	12	0	0	1	0	0									
Indian Mound Apartments	63 Burley Drive	Mount Sterling	40353	Montgomery	(606) 498-1124	25	0	0	Rural Development		0	0	0	13	0	0	12	0	0	0	0	0	0	0	0	0	0	0									
Main Cross Apts.	8 East Main Street	Mount Sterling	40353	Montgomery	(859) 986-2321	51	51	4	HOME; Housing Credit		0	0	0	30	30	0	21	21	4	0	0	0	0	0	0	0	0	0									
Montgomery Square Apts.	1376 Indian Mound Drive	Mount Sterling	40353	Montgomery	(859) 498-4100	50	50	5	Project-Based Section 8	Elderly Disabled	0	0	0	50	50	5	0	0	0	0	0	0	0	0	0	0	0	0									
Project Mt. Sterling House		Mount Sterling	40353	Montgomery		4	0	0	Affordable Housing Trust Fund; HUD Sec. 811	Disabled	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
The Redmond Building	41 North Maysville Street	Mount Sterling	40353	Montgomery	(859) 278-2287	18	2	0	HOME; Housing Credit		0	0	0	16	2	0	2	0	0	0	0	0	0	0	0	0	0	0									
Wood Hill Apartments	801 Hawkins Drive	Mount Sterling	28217	Montgomery	(704) 357-6000	24	24	2	Housing Credit; Rural Development		0	0	0	24	24	2	0	0	0	0	0	0	0	0	0	0	0	0									
Woodland Village Apartments	8110 Main Street	Jeffersonville	40337	Montgomery	(606) 683-3100	24	0	0	Rural Development		0	0	0	8	0	0	16	0	0	0	0	0	0	0	0	0	0	0									
MORGAN COUNTY																																					
Liberty Heights Apartments	100 Liberty Heights Court	West Liberty	41472	Morgan	(606) 743-2324	48	0	0	Project-Based Section 8	Family	0	0	0	16	0	0	32	0	0	0	0	0	0	0	0	0	0	0									
Main Street Apartments	100 Bellamy Street	West Liberty	41472	Morgan	(606) 743-3723	30	0	2	Rural Development		0	0	0	14	0	2	16	0	0	0	0	0	0	0	0	0	0	0									
Oak Ridge Apartments	200 Oakridge Drive	West Liberty	41472	Morgan	(606) 297-4808	32	0	2	Rural Development		0	0	0	0	0	0	26	0	2	6	0	0	0	0	0	0	0	0									
West Liberty Family Apartments	1590 W. Main	West Liberty	41472	Morgan		20	0	0	HOME; Housing Credit; Risk-Sharing	Family	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0									
Wells Hill Apartments	939 Liberty Road	West Liberty	41472	Morgan	(859) 276-5388	32	0	4	Housing Credit; Rural Development		0	0	0	16	0	2	16	0	2	0	0	0	0	0	0	0	0	0									
ROWAN COUNTY																																					
Boodry Place	100 Boodry Place	Morehead	40351	Rowan	(606) 780-0249	32	32	0	Affordable Housing Trust Fund; Housing Credit	Elderly	0	0	0	18	18	0	14	14	0	0	0	0	0	0	0	0	0	0									
Clearfield Manor	71 Fyrl Street	Clearfield	40313	Rowan	(606) 683-3100	40	15	2	Housing Credit; Project-Based Section 8; Rural Development		0	0	0	16	14	2	16	0	0	8	1	0	0	0	0	0	0	0									
Eagle View Apartments	947 McBrayer Road	Clearfield	40371	Rowan	(606) 683-3100	14	0	1	Rural Development		0	0	0	0	0	0	14	0	1	0	0	0	0	0	0	0	0	0									
Frontier Housing		Morehead	40351	Rowan		6	0	0	HOME		0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0									
Horizon Village	100 Horizon Way	Morehead	40351	Rowan	(606) 329-8588	30	15	2	Project-Based Section 8; HUD Sec 202	Elderly	15	0	0	15	15	2	0	0	0	0	0	0	0	0	0	0	0	0									
Housing Authority of Morehead	200 Heritage Place	Morehead	40351	Rowan	(606) 784-4314	222	100	16	Public Housing	Public Housing	76	60	5	52	40	7	72	0	4	18	0	0	4	0	0	0	0	0									
McBrayer Manor	950 McBrayer Road	Clearfield	40313	Rowan	(606) 683-3100	24	0	0	Housing Credit; Rural Development		0	0	0	8	0	0	16	0	0	0	0	0	0	0	0	0	0	0									
Morehead Group Home	520 Oakwood St.	Morehead	40351	Rowan	(606) 329-8588	3	0	0	Project-Based Section 8; HUD Sec 202; Other	Group Home	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0									
Morehead Inspirational Center	US 30 West	Morehead	40351	Rowan		38	0	0	Affordable Housing Trust Fund; HOME; Housing Credit		0	0	0	6	0	0	15	0	0	17	0	0	0	0	0	0	0	0									
Pine Ridge Apartments	300 Pine Ridge Drive	Morehead	40351	Rowan	(606) 783-1202	48	0	0	Project-Based Section 8	Family	0	0	0	24	0	0	16	0	0	8	0	0	0	0	0	0	0	0									

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Program Descriptions and Eligibility Criteria

HUD Section 220 - Rental Housing for Urban Renewal and Concentrated Development Areas

Section 220 insures loans for multifamily housing projects in urban renewal areas, code enforcement areas, and other areas where local governments have undertaken designated revitalization activities.

All families are eligible to occupy a dwelling in a structure where the mortgage is insured under the program, subject to normal tenant selection. Contact the property to determine availability and eligibility.

HUD Section 231 - Rental Housing for the Elderly

The Section 231 insures mortgage loans to facilitate the construction and substantial rehabilitation of multifamily rental housing for elderly persons (62 or older) and/or persons with disabilities.

All elderly or persons with disabilities are eligible to occupy apartments in a project whose mortgage is insured under the program. Contact the property to determine availability and eligibility.

HUD Section 202 Supportive Housing for the Elderly

HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. Some supportive services may be available on the premises.

Occupancy in Section 202 housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy. Contact the property to determine availability and eligibility.

HUD Section 811 Supportive Housing for Persons with Disabilities

HUD provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities, and provides rent subsidies for the projects to help make them affordable.

In order to live in Section 811 housing, a household which may consist of a single qualified person must be very low-income (within 50 percent of the median income for the area) and at least one member must be 18 years old or older and have a disability, such as a physical or developmental disability or chronic mental illness. Contact the property to determine availability and eligibility.

HUD Section 221 (d) Rental and Cooperative Housing

Section 221(d)(3) and 221(d)(4) insures mortgage loans to facilitate the new construction or substantial rehabilitation of multifamily rental or cooperative housing for moderate-income families, elderly, and the handicapped. Single Room Occupancy (SRO) projects may also be insured under this section.

All families are eligible to occupy dwellings in a structure whose mortgage is insured under this program, subject to normal tenant selection. There are no income limits. Projects may be designed specifically for the elderly or handicapped. Contact the property to determine availability and eligibility.

Housing Credit

The Housing Credit (HC) program provides tax incentives for the development of multifamily housing for families whose incomes are less than 60 percent of area median income.

Contact the property to determine availability and eligibility.

HUD Home Investment Partnerships Program (HOME)

The HOME Program provides funds for tenant-based rental assistance, construction of new rental units or rehabilitation of existing rental units. Requirements for tenancy vary according to activity and each project's tenant selection plan may be different.

Contact the property to determine availability and eligibility.

Project-Based Section 8

The Section 8 program helps low and very low income families pay their rent. Eligible tenants must pay the higher of either 30 percent of their adjusted income or 10 percent of their gross income. Many Section 8 apartments are reserved for the elderly. A small portion of the units are specially designed for the mobility impaired.

Contact the property to determine availability and eligibility.

Rural Development

The Rural Development Program serves low and moderate income families in rural areas. Low income senior citizens or families paying rent of more than 30 percent of their adjusted annual incomes can qualify for rental assistance. In properties not offering rental assistance, tenants pay the greater of 30 percent of adjusted income or the base rent. Low-interest rate loans are made to owners to reduce the rents (including utilities) paid by low income tenants.

Contact the property to determine availability and eligibility.

Affordable Housing Trust Fund, KHC Small Rental Program

These are two housing programs funded by KHC to finance affordable rental housing for low income families.

Contact the property to determine availability and eligibility.

Public Housing

Public Housing programs serve low and very low income families with rents based on the same formula used for Project--Based Section 8 assistance.

Contact the property to determine availability and eligibility.

HUD Section 236

The HUD Section 236 Program serves lower-income families who contribute no more than 30 percent of their adjusted income or a base amount toward rent, whichever is higher.

Contact the property to determine availability and eligibility.

Group Homes (GH)

Group Homes may be subsidized under the Section 8 Program. The homes are designed for occupancy by individuals who are physically or developmentally disabled or chronically ill. Group homes administered by KHC are designed only for individuals who are developmentally disabled or chronically mentally ill.

Contact the property to determine availability and eligibility.

Definitions:

Family/Household - may be eligible for assistance if its gross income is within income limit guidelines. Households must meet the definition of family as established by the administering agency and the individual property.

Elderly - head, spouse or sole member is at least 62 years of age, handicapped or disabled.

Disabled - has a disability as defined by Section 223 of the Social Security Act or Section 102(b)(5) of the Developmental Disabilities services and Facilities Construction Amendments of 1970.

1. Section 223 relates to physical or mental impairments which make it impossible to engage in gainful activity.

2. Section 102 relates to neurological conditions which constitute a substantial handicap and are expected to continue indefinitely.

Dependent - includes persons aged 17 and younger or handicapped/disabled persons of any age, other than head, spouse or foster children, and full-time students aged 18 and older. Foster children are considered for number of bedrooms only.

