

September 21, 2026

Christy Glass
Legislative Research Commission
700 Capital Avenue
Suite 300
Frankfort, KY 40601
VIA EMAIL TO: christy.glass@lrc.ky.gov

RE: Affordable Housing Trust Fund

To Whom It May Concern,

Enclosed please find the Annual Report for fiscal year 2026 for the Affordable Housing Trust Fund (AHTF), which is administered by the Kentucky Housing Corporation (KHC).

The Annual Report provides an overview of the AHTF, a report on the allocation of the AHTF moneys for fiscal year 2026 and examples of some of the projects that received funding in the past.

Should you have any questions regarding the Annual Report or the AHTF, please don't hesitate to contact me at wsmith@kyhousing.org or at (502) 605-1336.

Sincerely,



Wendy Smith
Deputy Executive Director, Housing Programs

encl.
WS/lb

**Kentucky Affordable Housing Trust Fund
Fiscal Year 2026 Awards**

Year	County	Project Name	Budget Award Date	Award Amount
2026	Marion	Central Kentucky Community Action Council Home Rehabilitation	06/01/2026	112,875.00
2026	Marion	Central Kentucky Community Action Council Home Buyer	05/22/2026	170,000.00
2026	Oldham	Choice Landing Rental	01/29/2026	500,000.00
2026	Hardin	Habitat for Humanity of Hardin County Home Buyer	05/22/2026	100,000.00
2026	Fayette	Habitat for Humanity of Lexington Home Buyer	09/03/2026	400,000.00
2026	Fayette	Habitat for Humanity of Lexington Home Rehabilitation	09/15/2026	120,000.00
2026	Hopkins	Habitat for Humanity of Pennyriple Home Rehabilitation	06/01/2026	189,545.00
2026	Hopkins	Habitat for Humanity of Pennyriple Home Buyer	05/22/2026	200,000.00
2026	Perry	Housing Development Alliance Home Rehabilitation	06/16/2026	200,000.00
2026	Knox	KCEOC Community Action Partnership Home Rehabilitation	06/01/2026	173,850.00
2026	Madison	Kentucky River Foothills Development Home Rehabilitation	06/01/2026	184,366.00
2026	Jefferson	New Directions Housing Corporation Home Rehabilitation	06/01/2026	198,880.00
2026	McCracken	Paducah Alliance of Neighbors Home Rehabilitation	06/01/2026	75,562.00
2026	Grayson	Parkland Manor Inc Home Rehabilitation	06/01/2026	180,000.00
2026	Owsley	Partnership Housing Inc Home Rehabilitation	07/14/2026	200,000.00
2026	Laurel	Southern Tier Housing Corporation Home Rehabilitation	06/01/2026	120,938.00
2026	Graves	West Kentucky Allied Services, Inc. Home Rehabilitation	06/01/2026	176,984.00

Kentucky's Affordable Housing Trust Fund LRC Annual Report FY2026

September 21, 2026

Contact: Wendy Smith, Deputy Executive Director, Housing Program
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Frankfort, KY 40601
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About Kentucky's Affordable Housing Trust Fund

Creation: The AHTF was established in 1992 by the General Assembly under KRS 198A.720 to create affordable housing. It was originally funded with leftover Derby Breakfast funds and a contribution from KHC.

Who is helped: Kentucky homebuyers and renters who earn at/below 60% of area median income (\$50,000 annually for a family of 4 in rural counties).

Who uses the funds: Kentucky housing nonprofits compete annually for AHTF awards.

Administration: AHTF is administered by the Kentucky Housing Corporation (KHC), a quasi-governmental state housing finance agency. (kyhousing.org)

Funding: From 1998-2002 AHTF was funded with unclaimed lottery prize funds. Since 2006, AHTF has been funded via a \$6 fee per real estate transaction collected by county clerks and transmitted to KHC quarterly by the Finance Cabinet.

Oversight: The AHTF Advisory Committee was established by legislation and meets with KHC twice annually. Members include legislators, bankers, advocates, and nonprofits.

How AHTF Funds are Invested across Kentucky

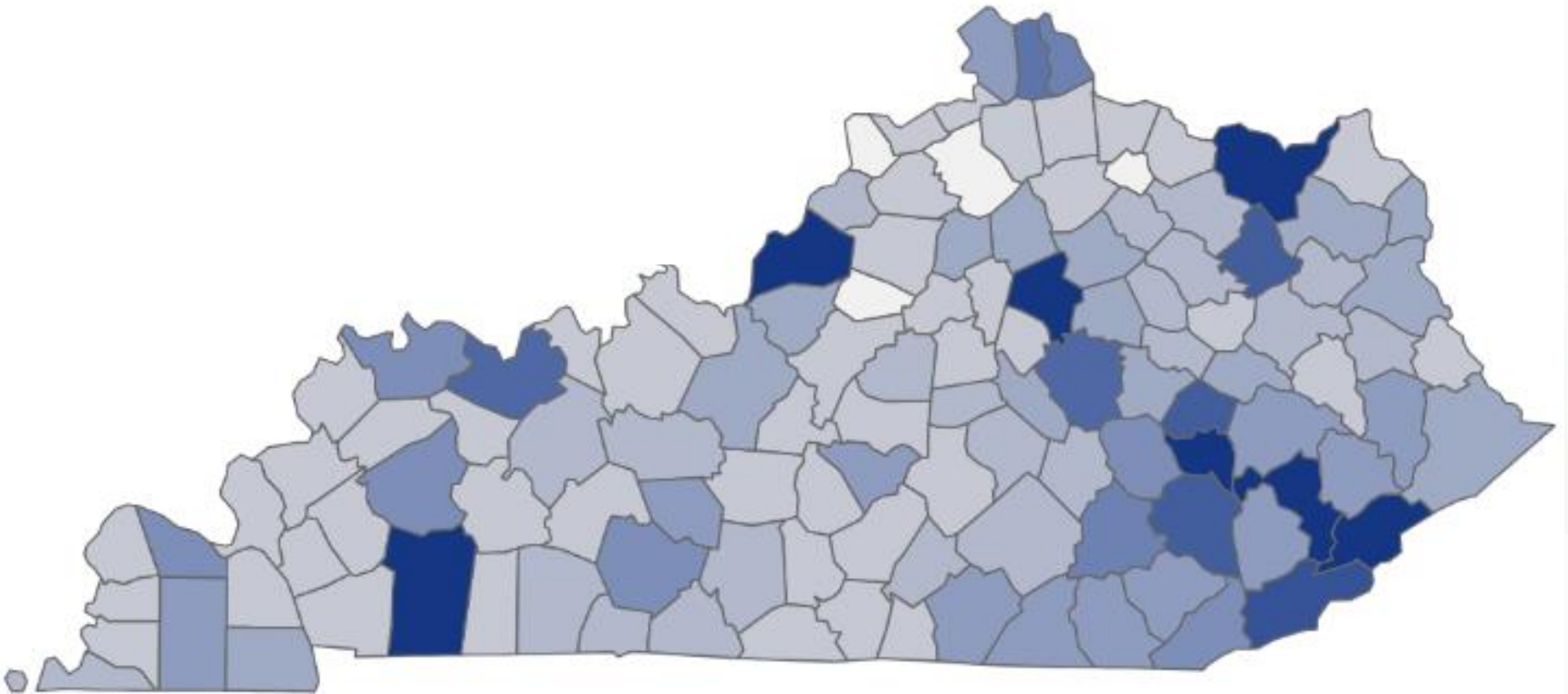
KHC competitively awards AHTF for 3 types of affordable housing projects:

1. Development of Single-Family Homes for New Homebuyers.
2. Development of Apartments.
3. Home Repairs for Existing Owners.

AHTF Accomplishments:

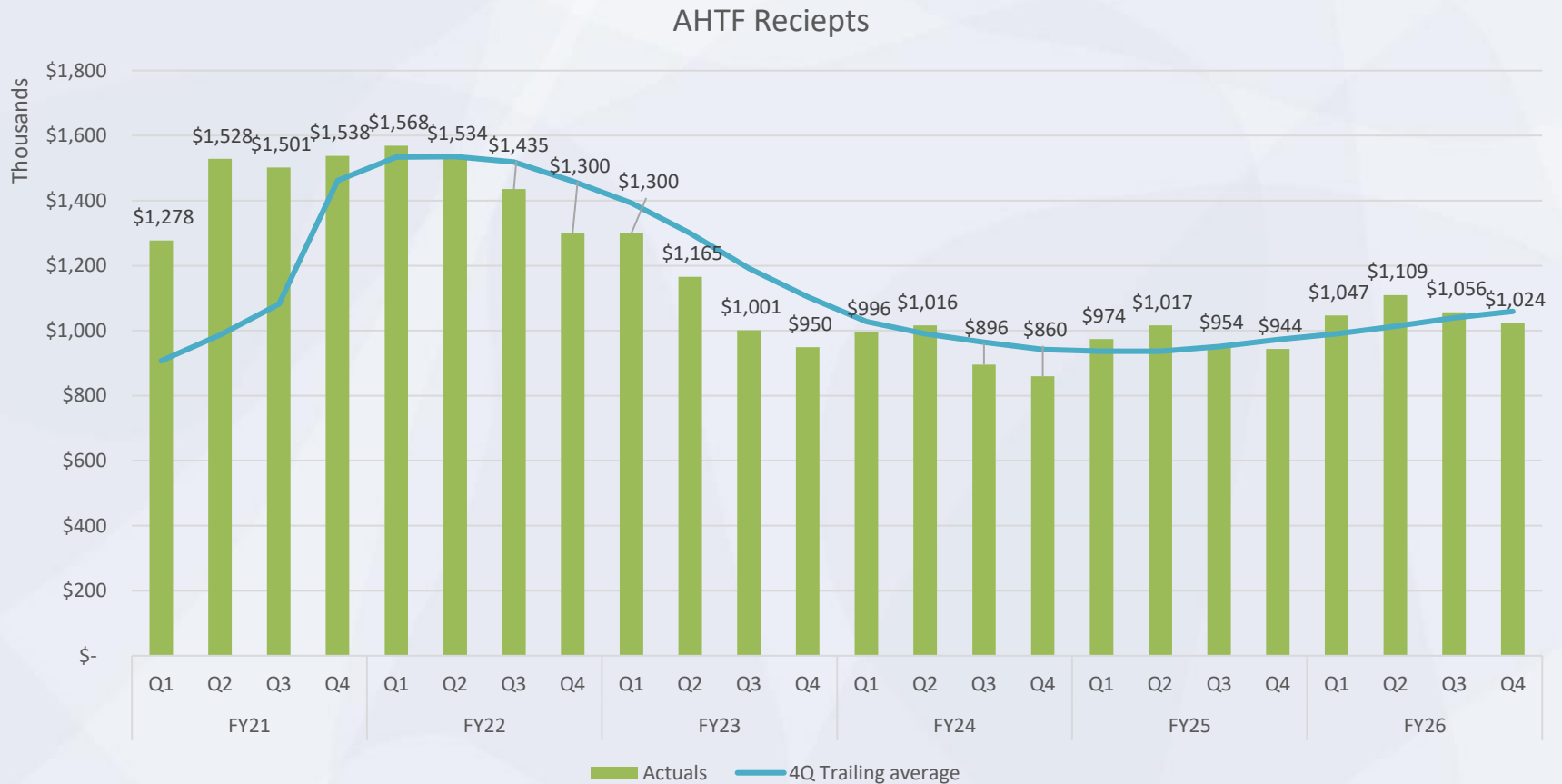
- Leveraged an additional \$7.90 for each \$1 in AHTF funding.
- Loaned over \$48 million and granted over \$118 million since 1994.
- Created over 12,600 units of affordable housing.
- 52% of funds allocated to rural areas; 48% allocated to urban communities.
- 64% allocated to rural areas; 36% allocated to urban communities

AHTF Awards by County 1994-Present



<https://public.tableau.com/app/profile/kentucky.housing.corporation/viz/AHTFAwards1994-Present/AHTFbyCounty?publish=yes>

AHTF Receipts



AHTF Receipts – Percentage Changes

Year	AHTF Receipts	Change
FY19	\$ 4,379,387	
FY20	\$ 3,612,885	-17.5%
FY21	\$ 5,845,393	61.8%
FY22	\$ 5,837,775	-0.1%
FY23	\$ 4,415,729	-24.4%
FY24	\$ 3,766,871	-14.7%
FY25	\$ 3,889,265	3.2%
FY26	\$ 4,236,530	8.9%

AHTF Receipts (expressed in '000s)



AHTF Financials

Quarter Ending	6/30/2026	3/31/2026	12/31/2025	9/30/2025	6/30/2025
Cash Balance	\$12,804,617	\$12,600,601	\$12,989,771	\$12,369,973	\$13,151,243
Outstanding Commitments	\$12,349,133	\$11,061,460	\$11,695,793	\$12,786,473	\$15,108,260
Funds Available/ Uncommitted	\$724,788	\$1,539,171	\$1,293,978	\$(416,500)	\$(1,957,017)

Examples of AHTF Projects

Single Family

The Cottages at Thompson Branch Letcher County

- FY24 AHTF funds awarded to Housing Oriented Ministries Established for Service, Inc.(HOMES, Inc.), for the development of 8 homes.
- 4 of the 8 units used AHTF (in combination with other funds)
- \$342,275 of FY24 AHTF funds with \$118,500 converting to direct subsidy



The Cottages at Thompson Branch



The Cottages at Thompson Branch



The Cottages at Thompson Branch

- Net Zero Community
- Solar Panels & Encapsulated Foam
- Utility bills = \$20/month



Home for Letcher Co. Flood Survivors at The Cottages of Thompson Branch

- One of the eight homes HOMES, Inc. developed
- Two-parents making \$44,049 annually. Goal to get their house payment the same as before the flood.
- Total Development Cost = \$212,525 (includes solar)
- Interim Construction Used \$68,980 in FY24 AHTF funds
- Direct Subsidy of \$40,000 of FY24 AHTF funds
- Additional Subsidies in the amount of \$125,000
- Resulted in a 1st Mortgage of \$25,000

AHTF Home Repair

- FY24 AHTF Home Repair funds were awarded to Kentucky River Foothills Development
- One of the home repair projects they used the funds for assisted a single, elderly, disabled woman on a fixed income
- Repairs were needed to her 1993 mobile home before she could qualify for weatherization assistance
- Her Annual Income = \$18,042
- FY24 AHTF Home Repair funds used = \$15,687

AHTF Home Repair



AHTF Home Repair



Examples of AHTF Projects Multifamily

Goodaker Village Apartments – Christian County

- New development of 80 rental units in Hopkinsville.
- 56 one-bedroom and 24 two-bedroom elderly units.
- The developers are Affordable Housing of Hopkinsville & APK Development and Construction with Wabuck consulting.
- KHC investment:
 - \$697,450 of FY24 Affordable Housing Trust Funds
 - \$1,500,000 Low-Income Housing Tax Credits



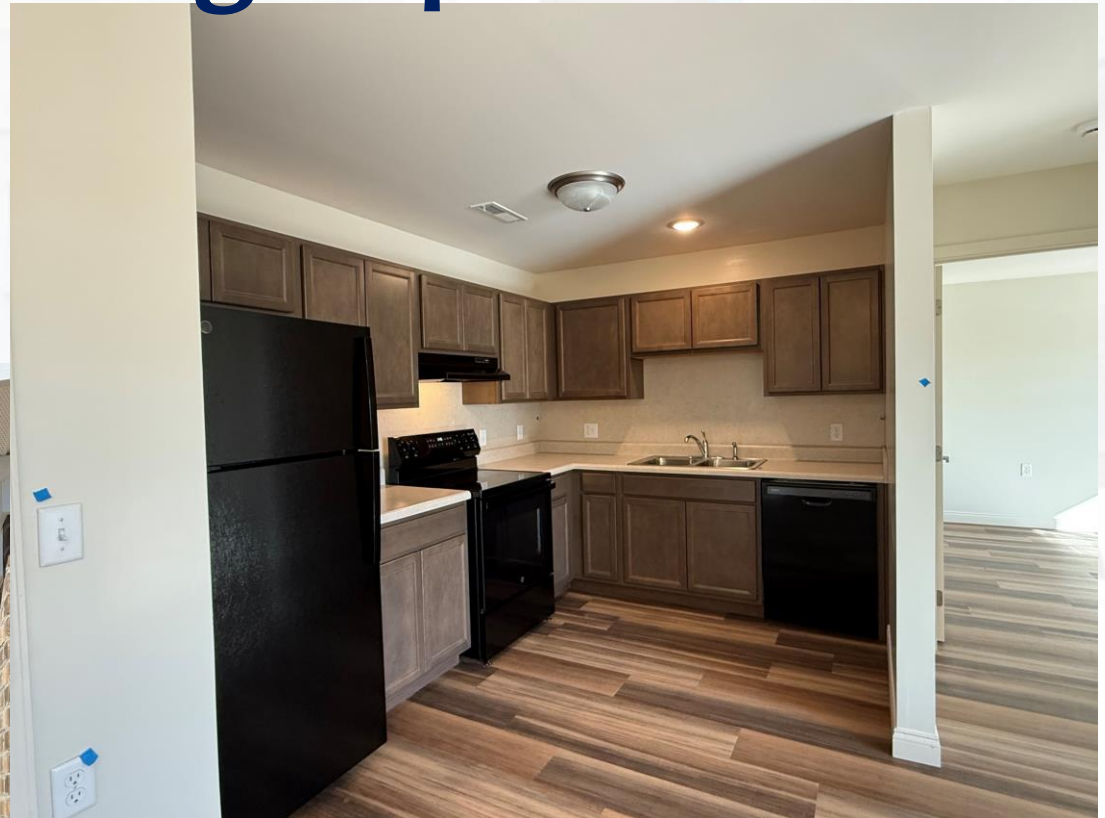
Goodaker Village Apartments



Goodaker Village Apartments



Goodaker Village Apartments



Eloise Fuller II Apartments – Graves County

- The original Eloise Fuller project was destroyed by a tornado on December 10, 2021.
- Eloise Fuller II is a new development of 15 units in Mayfield, Kentucky.
- 11 one-bedroom units and 4 two-bedroom units.
- Developer is Wabuck Development Company Inc.
- KHC investment:
 - \$660,000 of FY23 Affordable Housing Trust Funds

Eloise Fuller II Apartments



Eloise Fuller II Apartments



Eloise Fuller II Apartments



Beattyville Manor – Lee County

- Beattyville Manor is a 61 unit Project Based Section 8 assisted elderly community in Beattyville, Kentucky.
- The complex is being rehabilitated.
- Project was originally placed in service in 1980.
- The developer is New Hope Development Services Inc.
- KHC invested the following resources:
 - \$300,000 of FY24 Affordable Housing Trust Funds
 - \$450,000 HOME
 - \$1,000,000 National Housing Trust Fund
 - \$1,054,618 Low-Income Housing Tax Credits

Beattyville Manor



Shawnee Renaissance III – Jefferson County

- Project consists of 18 existing units (last rehabilitated over 30 years ago) and 4 new units in Louisville.
- Project Based Section 8 assisted.
- Project includes 6 one-bedroom units, 6 two-bedroom units, and 10 three-bedroom units.
- The developer is New Directions Housing Corporation. Bywater Development Group LLC consulting.
- KHC invested the following resources:
 - \$759,679 of FY22 Affordable Housing Trust Funds
 - \$2,792,895 Tax Exempt Bonds (TEB)



Shawnee Renaissance III



Shawnee Renaissance III



Shawnee Renaissance III



Shawnee Renaissance III

