



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 May 20, 2011
- Leveraged with over \$74.5 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 Housing

310 total units including 287 mixed-income rental units and 23 homeownership units.

Thirty-two of the on-site rental units will be located in the historic Presbyterian Community Center building, which the Presbyterian Church donated to LMHA. The existing building will be adaptively rehabbed into housing, and a new wing will be added to the structure.

Off-site Housing

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 and was completed in June 2014. Another 32 units have been recently completed on Block A, and construction continues on Blocks A, C, D, E and F. Construction on the historic Presbyterian Community Center building will start in April 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 approximately 117 Section 3 eligible individuals, including 13 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 Disadvantaged Business Enterprise (MBE/FBE/DBE) participation for each construction phase of the HOPE VI Revitalization. Thirty-nine percent of contracts were awarded to MBE/FBE/DBEs during the development of Block B, 37.4% of contracts for the infrastructure of Blocks A,C, and D and 46.34% of contracts for the construction of Blocks A,C, and D.

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

In September 2014 the Authority received a \$31,000 Affordable Green Neighborhoods grant award to further its green efforts at Sheppard Square. As one of the top five, highest-scoring grantees, LMHA will also receive a two-day, in-person technical assistance session with a team of United States Green Building Council and Green Building Certification Institute staff.

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 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 100% 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 materials collection and wet/dry recycling stations in the parking lots on each block; and
- Four geo-thermal duplexes and four ICF (insulated concrete forms) single-family rental homes.

In addition, all Sheppard Square rental 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 the 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; legal aid services; health care referral services that are accessible and affordable; 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 1,700 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. Part Two of the documentary is currently in production and due to be released in mid-2015.

May 14, 2015