



Housing Solutions Lab
NYU Furman Center

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Federal Funding Flows for Housing in Louisville, KY



In 2024, Louisville, KY received more than \$317 million in federal funds for housing programs from eighteen different federal sources.

These funds support three main categories of use: rental assistance, affordable housing development and preservation, and homelessness prevention and response. Funds were administered through a variety of local stakeholders, including the Louisville-Jefferson County Metropolitan government ([Louisville Metro](#)), Louisville Metropolitan Housing Authority ([LMHA](#)), and the Louisville Continuum of Care ([CoC](#)), and were augmented by state and local funds. These funds reached approximately **20,500 households** in Louisville in 2024.

Figure 1. Planned Federal Revenue for Louisville, KY, 2024

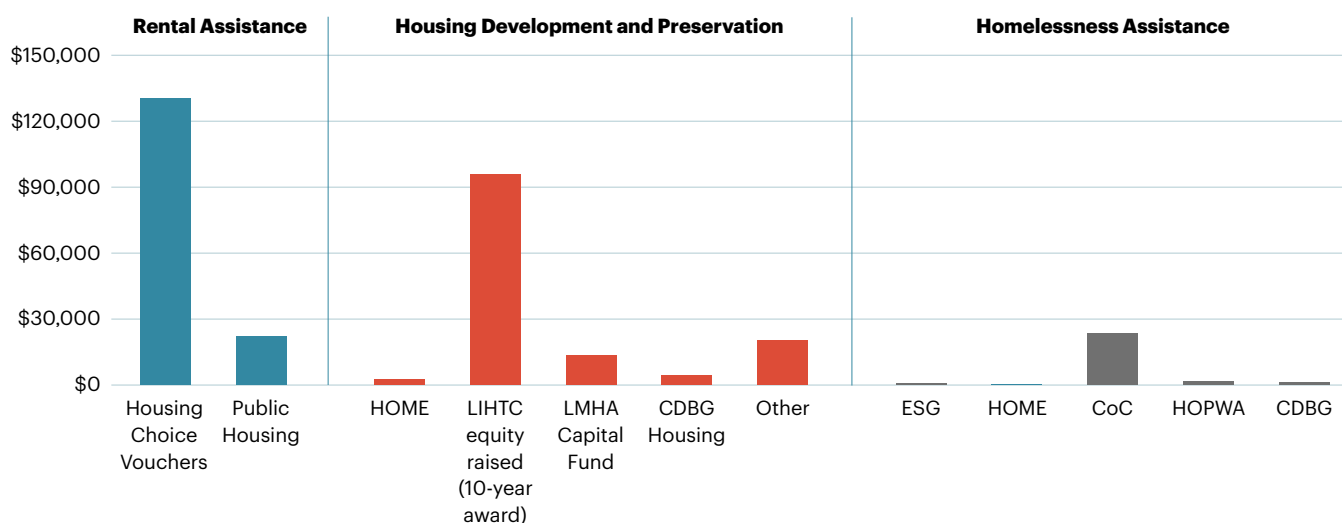


Sources: Louisville Metropolitan Housing Authority, HUD, Kentucky Housing Corporation, USAspending.gov, NYU Furman Center

These estimates were developed by the Housing Solutions Lab at the NYU Furman Center. In partnership with local stakeholders, the Lab comprehensively analyzed how the primary federal housing funds—including grants, tax credits, and rental subsidies—support Louisville’s housing programs, services, and development. The analysis focuses on the primary funding streams that directly support local housing uses, including sometimes hard-to-find data that are rarely presented as a single narrative. Nevertheless, it is not an exhaustive accounting of federal funds that broadly support Louisville’s local or regional housing ecosystem. Not included, for example, are a number of funding sources—such as Opportunity Zone designations, New Market Tax Credits, and green financing programs—that help enable housing and infrastructure investments. Also excluded are federal safety net resources like Medicaid or SNAP that help low-income families maintain financial and housing stability.

This analysis aims to describe the scale and scope of federal funds deployed in 2023 and 2024 to support Louisville’s local housing landscape in order to help local leaders and community members understand the potential implications of substantial federal funding cuts. We hope that the information presented here can illuminate the role of federal dollars in Louisville’s housing ecosystem and help inform local decision-making.

Figure 2. Planned Federal Revenue for Louisville, 2024 (\$ in 000s)



Sources: Louisville Metropolitan Housing Authority, HUD, Kentucky Housing Corporation, USAspending.gov, NYU Furman Center

Key federal funding streams

Out of the more than \$317 million received in federal funds for housing programs in 2024, Louisville's most significant federal funding streams in terms of total dollars were:

- **\$152,148,160 in federal rental assistance**, including \$130 million in [Section 8](#) subsidies (both [Housing Choice Vouchers](#), or HCVs, and project-based rental assistance) and \$22 million in [public housing](#) operating funds.
- **\$135,909,992 in housing development and preservation**. Two local projects creating 150 affordable apartments received 9% [Low Income Housing Tax Credits](#) (LIHTCs) in 2024, and three projects creating 904 units were funded with tax-exempt bonds, which trigger 4% LIHTCs, raising an estimated total of \$95 million in equity over 10 years.¹ Housing development and rehabilitation projects in Louisville received \$20 million in competitive grants and congressional earmarks. LMHA also projected almost \$14 million in capital funding in 2024, and Louisville Metro expected nearly \$7 million in HUD entitlement dollars under the [Community Development Block Grant](#) (CDBG) and [HOME Investment Partnership program](#).
- **\$27,816,201 in federal homelessness assistance funding**. The Louisville CoC, which includes 17 non-profits working with unhoused individuals, received \$23 million for 48 projects, including permanent supportive housing, rapid rehousing, and outreach. Louisville Metro also received more than \$4 million in federal block grants for emergency shelter and other homelessness response and prevention activities.

Between 2023 and 2024, federal investment in Louisville's housing programs increased by **\$89 million**:

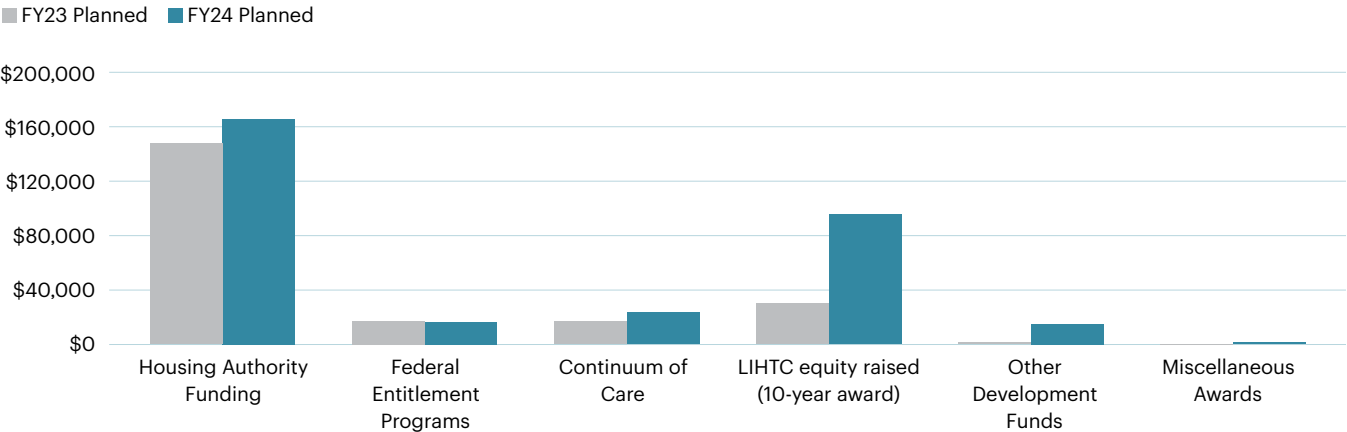
- Most significantly, affordable housing development projects in Louisville received roughly **\$8 million** more in LIHTC investment in 2024 than in the previous year. Since tax credits are redeemable by investors for a period of 10 years, this equates to over \$65 million in additional tax credit investor equity raised.
- LMHA received almost **\$20 million** in additional Section 8 HCV funding in 2024.
- Louisville won \$7 million for water and energy efficiency retrofits in HUD-assisted apartment buildings under the Green and Resilient Retrofit Program (GRRP), as well as a \$6 million PRO Housing grant to revise its zoning code and provide incentives for modular housing development, adding **\$13 million** in new federal funds for local housing efforts.²
- Finally, federal funding for the Louisville CoC's homelessness assistance programs grew by more than **\$6 million**.

For detailed descriptions of federal housing programs, visit [Local Housing Solutions](#).

1. This assumes that credits are syndicated at \$0.85, in line with [Novogradac's](#) national estimates for May 2025.

2. GRRP was [halted in March 2025](#).

Figure 3. Planned Federal Dollars in Louisville, Fiscal Years 2023 and 2024 (\$ in 000s)

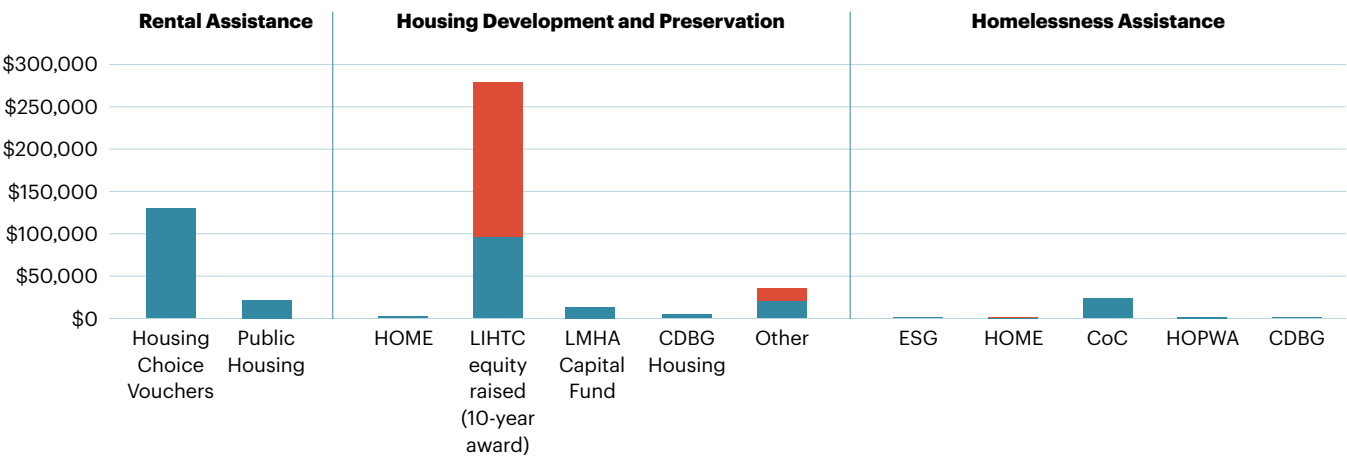


Sources: Louisville Metropolitan Housing Authority, HUD, Kentucky Housing Corporation, [USAspending.gov](https://www.usaspending.gov), NYU Furman Center

Federal dollars leverage local funds

Federal dollars leverage significant local investment in Louisville, particularly for housing development and preservation. For example, local and state government dollars are often used for gap financing to make LIHTC projects financially viable. We estimate that in 2024, 1,285 new homes were funded using a combination of federal tax credits and grants on the one hand and almost \$200 million in state and local funds on the other. Federal entitlement programs, like the Emergency Solutions Grant (ESG) and HOME, required nearly \$2 million in local matching dollars. Louisville also supported Housing Opportunities for Persons with AIDS (HOPWA) and CoC members with general fund dollars.

Figure 4. Planned Federal Revenue and Locally Leveraged Funds for Louisville, 2024 (\$ in 000s)



Sources: Louisville Metropolitan Housing Authority, HUD, Kentucky Housing Corporation, City of Louisville, [USAspending.gov](https://www.usaspending.gov), NYU Furman Center

The **red** segments in the bar graph above represent non-federal investment in housing programs that also receive federal funds. Capturing the local leverage ratio of federal funds is challenging, and our numbers are likely underestimated. Not captured here, for example, is philanthropic support for local nonprofits that partner with government agencies to provide housing and services.

Households served

Households served under federally-funded programs numbered **20,500** in 2024, with the highest number served through the HCV program (**10,982 households**) and CoC programs (**4,213 households**). Housing development and preservation programs are projected to create or preserve homes for **2,245 households** in 2024. These numbers reflect individual program-level counts of total households assisted or units created or preserved through each funding stream. However, it was not possible to avoid double-counting households that may, for example, receive a housing voucher and live in a unit built with the LIHTC program or some other federal funding stream.

Table 1. Households Served by Federal Programs in Louisville, 2024

Program	Households Served
Housing Choice Vouchers	10,982
CoC	4,213
Public Housing	2,753
CDBG	305
LIHTC	1,060
HOME	117
Other Development	110
Other PHA	960
<p><i>Note.</i> Figures reflect program-level estimates. Households that benefit from more than one program may be counted multiple times. <i>Sources:</i> Louisville Metro Housing Authority, HUD, Louisville Coalition for the Homeless, Kentucky Housing Corporation, local news sources, NYU Furman Center</p>	

APPENDIX

Methods

We relied on a combination of publicly available federal, state, and local data, supplemented with locally-provided internal planning documents and data, and information from local media coverage of development projects and private investments.

We relied primarily on four federal databases:

- [HUD's Exchange Awards and Allocations](#). This website includes federal funding amounts for CDBG, CoC, and other formula grant programs.
- [HUD's Community Assessment Reporting Tool \(CART\)](#). This tool includes project-based rental assistance funding and households served.
- [HUD's HCV Data Dashboard](#). This resource includes specifics for Section 8 HCV and Project-Based Vouchers (PBVs).
- [USAspending.gov](#). This comprehensive database includes all federal contracts, grants, and loans.

For further detail, we consulted:

- The [Kentucky Housing Corporation \(KHC\) Funding Database](#). This database lists LIHTC award amounts and units developed for Kentucky.
- Specific award announcements on HUD's website (though many have been removed in the course of HUD's recent website overhaul).
- [Annual Action Plans](#). These are plans that entitlement jurisdictions submit to HUD to detail the use of their block grant funds.
- The [Louisville City Budget](#). The city publishes information about local investments that supplement federal CoC and block grants.
- The [Coalition for the Homeless CoC dashboard](#). This tool provides homeless counts.

Once we had gathered the names of specific federally funded projects and programs via this deeper investigation, we scanned local press releases and newspaper articles to find information about the number of households served and the volume of private investment.

The only sources that were not publicly available were LMHA budget documents, specifically for planned Section 8 and public housing expenditures. LMHA does not publish up-to-date budget documents for the whole agency on its website, but does have a [Moving to Work document](#) with actual capital funding and internal planning documents provided by LMHA staff.

Programmatic estimates

Note that all numbers are for fiscal year 2024. Individual households may be served by multiple programs.

Public Housing Authority

Program	Federal Investment (\$)	Total Impact
Total	\$169,611,060	21,940 households
Housing Choice Vouchers	\$130,021,848	10,982 households
Public housing	\$21,977,312	2,753 households
Public housing capital fund	\$13,660,294	N/A
Other LMHA funding*	\$3,951,606	960 households
*Includes Section 811, Section 202, and Section 236 funding and households		

Federal Entitlement Grants

Program	Federal Investment (\$)	Local Investment (\$)	Total Impact	Total Homes Developed/Preserved
Total	\$16,482,519	\$1,757,235	422 households/ 36,885 households	115 homes
CBDG	\$10,953,158	\$0	305 households/ 33,800 individuals	85 homes
HOME	\$2,939,184	\$759,800	117 households	35 homes
HOPWA	\$1,625,242	\$32,500	1,285 individuals	0
ESG	\$964,935	\$964,935	1,800 individuals	0

Continuum of Care

Program	Federal Investment (\$)	Local Investment (\$)	Total Impact
Total	\$23,343,024	\$71,500	5,231 individuals
Supportive housing	\$13,378,054	\$29,100	785 individuals
Homeless programs + Rapid Rehousing	\$8,230,120	\$17,400	4,792 individuals
Planning grants	\$988,563	\$0	N/A
Outreach programs	\$746,287	\$25,000	1,640 individuals

Housing Development and Preservation

Program	Federal Investment (\$)	Local Investment (\$)	Total Homes Developed
Total	\$110,621,482	\$198,898,688	1,170 homes
LIHTC equity raised*	\$95,571,482	\$183,375,688	110 homes
Other development funds**	\$15,050,000	\$15,523,000	1,060 homes

*Award amounts over 10 years, assuming credits are syndicated at \$0.85, as reported by [Novogradac](#) as the Equity Price per Credit as of May 2025.

**This funding includes the HUD PRO Housing grant, the HUD Green and Resilient Retrofit Program award, and congressional earmarks for housing programs.