



Stephanie Sweeney, MCP

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Community Development Consultant

A creative strategist with a proven ability to finance and manage housing and services for low-income and special needs populations, Sweeney is a persuasive communicator who can explain complex concepts and ideas. Beginning her career in affordable housing over 30 years ago as a community administrator and property manager, Sweeney has worked in many facets of affordable housing. Through her expertise, Sweeney has helped secure over \$35 million in grants and equity and has assisted in over 2200 units of affordable housing being built or renovated. Sweeney is proficient in reorganizing projects, creating collaborations, developing solid teams by providing support, and treating diverse people fairly and with dignity. Sweeney is a committed, responsible leader whose enthusiasm can inspire the team in various challenges.

Professional Experience

University of Cincinnati

August-December 2017

Cincinnati, Ohio

Associate Adjunct Professor

Associate professor for the course Housing Systems, Planning/Urban Studies 6050, School of Planning, College of Design, Architecture, Arts and Planning (DAAP). The primary purpose of this course is to have students participate in the ongoing debate about American housing policy. Drawing on the research of David P. Varady, the course demonstrates how the U.S. public housing revitalization efforts resemble and differ from comparable measures in Great Britain, Ireland, the Netherlands, and Australia. The course also provided insight on current trends in development utilizing the Low-Income Housing Tax Credit (LIHTC) in the U.S.

Teaching Assistant

The Senior Capstone Project 2020 was a studio project focused on the gentrification of the Over-the-Rhine neighborhood. When the COVID-19 pandemic hit, students switched to online meetings and recommended strategies that might enhance social interaction, sense of security, access to better opportunities, and community resources such as healthcare, transportation, education, and recreation for the needs of residents in current and future affordable housing in OTR.

Stephanie Sweeney & Associates, LLC

2007 to present

Consultant

- Developing innovative funding models for introducing, expanding, or preserving affordable housing for family and special needs populations (such as people in recovery from chemical dependency, people with developmental disabilities, or those with chronic mental illness)

- Utilizing competitive funding sources, such as Low-Income Housing Tax Credits and Federal Home Loan Bank grants, to finance affordable housing developments
- Providing technical assistance to non-profit organizations in the fields of construction monitoring and finance, feasibility analysis, supportive services plans, relocation planning, and affordable homeownership strategies
- Preparing applications for State Housing Finance Agencies, Federal Home Loan Banks, Department of Housing and Urban Development (HUD), the USDA, and other funders on behalf of clients
- Providing ongoing assistance with construction and compliance monitoring

Strategic Funding Group, Inc.

2001 - 2007

Lexington, Kentucky

Consultant/Grant Writer

- Developing innovative funding models for introducing, expanding, or preserving affordable housing for family and special needs populations
- Coordinating with non-profit organizations and local government agencies to apply for and receive grants in line with agency goals
- Providing technical assistance to non-profit organizations in the fields of construction monitoring and finance, feasibility analysis, supportive services plans, relocation planning, and affordable homeownership strategies
- Preparing applications for State Housing Finance Agencies, Federal Home Loan Banks, Department of Housing and Urban Development (HUD), the USDA, and other funders on behalf of clients
- Providing ongoing assistance with construction and compliance monitoring

Franciscan Home Development

1995-2001

Cincinnati, Ohio

Executive Director

- Managed day-to-day and long-term administration, operations, and development of housing and services
- Responsible for an annual operating budget of \$600,000
- Developed Franciscan Homes III and IV, 70 units, using affordable housing tax credits and a variety of other grants and low-interest loans for a total of over \$7 million. Involved extensive interaction with real estate, legal, and lending professionals.
- Served as a team builder for a multicultural workforce managing 200 units in 35 buildings in Over-the-Rhine.
- Automated Property Management and Maintenance accounting by developing a computer network through a grant from the Greater Cincinnati Housing Alliance.
- Led the organization through the merger between the Franciscan and Mercy Health Systems. Worked with a variety of national, state, and local intermediaries to perform due diligence and recommend a governing strategy moving forward.
- Initiated a feasibility study of the organization's earlier troubled projects and created a workout plan, funded by the Ohio Department of Development in April 2001.
- Created the Community Supported Permanent Housing Program, housing 66 homeless households where a member has a disability within a network of non-profit landlords. This program was funded through the HUD Continuum of Care.

- Created commercial spaces for Enjoy the Arts, Jobs Plus, St. Theresa Textile Trove, Daymaker Beauty Salon, and the Community Classroom.

Projects (in reverse chronological order)

- **Madison View Apartments** will create 88 affordable housing units (new construction) in Covington, KY featuring one, two, and three-bedroom apartments. Equal Development will partner with the Olynger Corporation as developers of the apartment complex, which received 2022 Tax Credits (award number KY-22-005). Total development costs will exceed \$19.6 million. This was a partnership with New Hope Consulting, LLC.
- **Renaissance on Broadway** will be the new construction of 55 units in Louisville, KY, at a total development cost of \$11.1 million. Christ Temple Christian Life Center partnered with BWI, LLC (the developer) on this development funded from the innovation pool (award number (KY-22-012). The development team will partner with Toyota to implement a car-sharing program for residents, providing four hybrid vehicles to check out. Utility costs are reduced by smart meters and thermostats and a resident incentive. Further, several apartments are reserved for youth aging out of foster care and include supportive services.
- **Hope Nation** will be constructing a 20-bed substance abuse recovery program in Huntington, WV (total development cost \$1.87 million). The project was awarded a \$750,000 grant from Pittsburgh's Federal Home Loan Bank (Project number 6533, 2022).
- **The Bend at Murray** is an upcoming rehabilitation of 84 units of one and two-bedroom apartments in Murray, KY. Volunteer Management and Development, Inc. is the project developer who received an allocation of 2021 Tax Credits (KHC award number KY-21-005). This \$8.5 million project also utilized HOME funds (award number RN21-1048-01) to preserve and improve the property in rural Kentucky. This was in partnership with New Hope Consulting, LLC.
- **Settlers Gap Apartments** proposed the construction of 20 units of two-bedroom apartments in Shepherdsville, KY, and targeted to seniors aged 55+. Miller Enterprises was the developer of this \$4M project, allocated 2020 Tax Credits, KHC award number KY-20-013. This was a partnership with New Hope Consulting, LLC.
- **Greene Pointe Apartments** is a small USDA Section 515 Apartment Community in McCreary County, KY, totaling 24 units. The units serve seniors and people with disabilities and are 100% subsidized with Rental Assistance. With the assistance of the consultants, A. Myers Davis Development Company secured an award of 2020 Tax Credits (KY-20-009) to fund a \$3.4M renovation to preserve this critical housing resource. This was in partnership with New Hope Consulting, LLC.
- **Audubon School Apartments** is a crucial revitalization project in Henderson, KY, where a dilapidated school was replaced with a copycat building that looks like the old school but instead includes 49 apartments for Seniors aged 55+. Equal Development, LLC and the Olynger Corporation are partners in this \$8.3M development, which received an allocation of 2019 Tax Credits, KHC award number KY-19-002. This was in partnership with New Hope Consulting, LLC.
- **Aireshire Apartments and Corinth Country Homes** are two small USDA Section 515 Apartment Communities in Grant County, KY, totaling 28 units. The units serve seniors and persons with disability and are 100% subsidized with Rental Assistance. With the assistance of the consultants, A. Myers Davis Development Company secured an award of 2019 Tax Credits

(KY-19-001) to fund a \$3.35M renovation to preserve these vital housing resources. This was in partnership with New Hope Consulting, LLC.

- **Independence Homes** constructed 24 SRO units for people with physical, mental, and developmental disabilities. Lexington Housing for the Handicapped, Inc. will provide services to the individuals, including meals and a 24/7 staff for security and support. The project is a partnership with New Hope Consulting, LLC, and received an allocation of 2018 Housing Credits and grants from the Federal Home Loan Bank and Lexington's Affordable Housing Trust Fund for an estimated total project cost of \$3.25M. KHC award number is KY-18-007.
- **Forest Residences** was a proposed 42-unit new construction development in Ft. Wright, KY. The project was a partnership with New Hope Consulting, LLC and was awarded \$655,200 in annual 2018 housing credits. KHC's award number was KY 18-007.
- **Evergreen Apartments** is a 40-unit new construction development located in Florence, KY. Oracle Design selected a site where children attend Great Schools through an initiative of Kentucky Housing Corporation (KHC). The project is a partnership with New Hope Consulting, LLC and was completed for a total project cost of \$7.2 Million. KHC award number is KY-17-005.
- **Carter Court Apartments** was a 56-unit rehab project by Alco Properties, Inc., located in Tompkinsville, KY. The project was awarded \$560,333 in annual credit (2017 round), which generated an investment of \$4.8M to fund a total project cost of \$6.1 Million. The project preserved existing Project-Based Section 8 units and was a partnership with New Hope Consulting, LLC. KHC award number is KY-17-003.
- **Tree Top Apartments** preserved 48 Project-Based Section 8 Housing units in Edmonton, KY. Alco Properties, Inc. was awarded \$454,045 in annual 2017 tax credit, which generated a \$3.9M equity investment towards a total re-development cost of \$4.9M. KHC award number is KY-17-002. This project was in partnership with New Hope Consulting, LLC.
- **AMD Portfolio**, a project of A. Myers Davis Dev. Co., Inc. would have preserved 100 units of Rural Development subsidized elderly housing located in five cities in four counties over a broad geographic area of the Commonwealth of Kentucky. The project was funded with tax-exempt bonds and a variety of soft second mortgages and grants, among them a \$1.5M award of Affordable Housing Trust Funds from KHC and a grant from the Federal Home Loan Bank of Cincinnati over \$800,000, to offset total re-development cost of about \$10 Million. KHC award number was TEBG-16-014. Unfortunately, this project did not survive the drop in equity pricing because of the 2016 election.
- **Recovery Point of Parkersburg (RPP)**, an 80-bed facility with a detox center in Parkersburg, WV, was the adaptive reuse of a vacant US armory, located at 4200 Emerson Avenue, Parkersburg. The project was sponsored by Recovery Point of Huntington (RPH). The RPH model provides a culturally competent, evidence-based, innovative residential recovery program for the addicted and the homeless, which establishes independence and results in employment and self-sustainability. In 2016, Sweeney & Associates was able to assist RPH in securing a grant of \$650K from the Federal Home Loan Bank of Pittsburgh towards the \$1.8M needed to renovate the facility.
- **Poplar Plains Apartments** was an existing 35-unit rural development for families rehabilitated using low-income housing credits. The apartments were awarded \$245,000 in HOME funds and \$258,834 in 2016 housing credits by Kentucky Housing Corporation, resulting in \$2.4M in syndication proceeds. The total development cost was \$3.8 million. KHC award number is KY 16-025. This was a project of A. Myers Davis Development Company.

- **Owensboro Historic Residences** is an adaptive reuse of two historic buildings into 29 new affordable housing units for families. The City of Owensboro donated adjacent land for parking for the project. The development was awarded \$448,535 in housing credits by Kentucky Housing Corporation, resulting in \$4.35M in syndication proceeds. The project was also eligible for historic tax credits, resulting in \$1M in additional syndication proceeds. Total development costs were \$6.2M. KHC award number is 16-014.
- **Country Place Apartments** is a 56-unit complex rehabilitated by Alco Properties using low-income housing credits. The apartments were awarded \$223,887 in 2016 housing credits by Kentucky Housing Corporation, resulting in \$2.2M in syndication proceeds. Total development costs were \$4.2 million. KHC award number is KY 16-037.
- **Merryman House** is an adaptive reuse of a vacant medical building into a Domestic Crisis Center containing 36 units for women and children in Paducah, KY. The project was awarded \$540,000 in AHP funds through the Federal Home Loan Bank of Cincinnati, a \$500,000 grant from the Carson Myre Foundation, and a \$76,824 grant from the Community Foundation of WKY. Total development costs were \$1.1M.
- **Baron Hills** is an existing 24-unit family complex for families in Russell Springs, rehabilitated using Low Income Housing Credits. The apartments were awarded \$155,844 in 2016 housing credits by Kentucky Housing Corporation, resulting in \$1.5 in syndication proceeds. Total development costs were \$2.2 million. KHC award number is KY 16-028.
- **Highland Village** is a 118-unit new-construction housing development for seniors 55 and older. It was constructed using Low Income Housing Credits. Kentucky Housing Corporation awarded the project \$300,000 in Housing Trust Fund and \$1,490,000 in housing credits, resulting in an anticipated \$14,527,500 in syndication proceeds. Other funding sources include the Federal Home Loan Bank of Cincinnati and the Housing Authority of Newport, KY. Total development costs were \$22 million. The KHC award number is KY-16-009. This project is a partnership with Steve Percy Real Estate Consulting, Inc. (SPREC) and was highly unusual because it involved a Set-Aside of tax credits because of the need to replace public housing units demolished for a highway project.
- **Alco Apartments** is a 40-unit family complex in Scottsville, KY, rehabilitated using low-income housing credits. The apartments were awarded \$215,302 in 2015 housing credits by Kentucky Housing Corporation, resulting in \$1.9 in syndication proceeds. The total development cost was approximately \$3.2 million. The KHC award number is KY 15-009.
- **Belmont Apartments** in Harrodsburg, KY is a 63-unit family development rehabilitated by Alco Properties using 2015 Low Income Housing Tax Credits. Kentucky Housing Corporation awarded the project \$271,181 in 2015 credits, resulting in \$2.44 million in syndication proceeds. Total redevelopment costs were about \$4 million. KHC award number: KY -15-008
- **Riverside Square Apartments** in Warsaw, KY is a 44-unit rural project for elderly and disabled people by the Olynger Corporation. It was allocated \$341,482 in 2015 KHC Tax Credits, resulting in an anticipated \$3 million in syndication proceeds. It was also awarded \$750,000 HOME funds. The total redevelopment cost was \$4.45 million. KHC award number: KY 15-012.
- **Lancaster Estates** is a 51-unit family development in Lancaster, KY, that was rehabilitated by Hermann-Kittle Properties using KHC 2015 Low Income Housing Tax Credits. The development was allocated \$517,876 in tax credits resulting in \$4.66 million in syndication proceeds. The total project cost was \$7.9 million. The KHC award number is KY-15-011.

- **Northside Apartments Phase II** is a 36-unit family development located in Shepherdsville, Kentucky, completed by Miller Enterprises. The project was awarded \$309,416 in 2015. Low Income Housing Tax Credits from KHC resulted in \$2.7 million in syndication proceeds. The project was also awarded \$275,000 in Risk Sharing funds. Total redevelopment cost about \$4.28 million. KHC award number: KY -15-038.
- **The John W. Clem Recovery House** is an 11-bed recovery house for men with substance use disorders that serves veterans and the community. It's located in Athens, Ohio. In December 2014, the project received \$79,998 from Cincinnati's Federal Home Loan Bank for redevelopment. The total cost to redevelop this project is \$211,493.
- **Goodall Apartments** is a 32-unit family project in Danville, Kentucky. Oracle Design Group renovated an old factory in a Historic Adaptive Reuse, with a total project cost of \$6.7M. The consultant participated in the site selection for this development.
- **2015 Coalition Houses** is a 4-unit affordable housing project built by Cabell-Huntington Coalition for the Homeless in response to the need for housing for chronically homeless in Huntington, West Virginia. In December 2014, the project received \$200,000 from Cincinnati's Federal Home Loan Bank.
- **Midland Square Apartments** is a 46-unit Rural Development Section 515 project located in Shelbyville, KY. In January 2014, the project received low-income housing tax credits through Kentucky Housing Corporation. The total cost to redevelop this complex was \$5.9M. This was a project from the A. Myers Davis Development Company.
- **Royal Arms Apartments** is in Elkton, KY, a 48-unit Project-Based Section 8 community for families. It was upgraded and preserved with an investment generated by tax credit equity for a total cost of \$3.9M. This was a project of Alco Properties.
- **Hilltop Gardens Apartments**, a Pike Metropolitan Housing Authority project, received \$244,900 from FHLB of Cincinnati's Affordable Housing Program in November of 2013. The project is a six-unit housing complex for people with special needs in Waverly, Ohio, with a total project cost of \$530K.
- **Pennyroyal Regional Veterans Program Center** received notice of a grant for \$405K from the Federal Home Loan Bank of Atlanta and \$455K in Affordable Housing Trust Funds and HOME Funds from Kentucky Housing Corporation in December 2009. The Center has created 50 transitional housing beds in a new construction facility with a total project cost of \$2.9M. Fort Campbell, one of the most active forward deployment military bases in the US, is home to 30,000 military personnel located 10 miles from the Center. The project opened in early 2012.
- **Sunset Village Apartments**, Mt. Washington, KY. A project of Miller Enterprises, Sunset Village preserved 24 units of RD Section 515 subsidized housing for senior citizens & persons with disabilities. A total project cost of \$2.1M was funded by low-income housing tax credits and HOME funds in February of 2012.
- **Wilderness Trail Manor**, Pineville, KY. Community Housing Concepts, Inc. preserved 123 units of HUD-subsidized housing for senior citizens & persons with disabilities. A total project cost of \$16M was funded by low-income housing tax credits awarded in February 2012.
- **Clifton Hills Apartments**, Newport, KY. Sweeney assisted Steve Percy Real Estate Consultants (SPREC) with an application for low-income housing tax credits, funded in February 2012. Neighborhood Foundations, Inc., the development arm of the Housing Authority of Newport, provided 32 new construction housing units for senior citizens. The total development cost was \$4M, and the units are rent subsidized for affordability.

- **Fredericksburg Apartments**, Warsaw, KY. The Olynger Corporation preserved 24 units from the USDA Rural Development 515 Mortgage Loan Program through a LIHTC renovation funded in 2010. The total project cost was \$2.7M. Sweeney has also worked with Olynger to provide USDA Transfer Applications for two additional preservation deals in Indiana, totaling 102 units in 2010. All these units were placed in service in 2011 and early 2012.
- **Dana Hotel**, Cincinnati, Ohio. A Tender Mercies, Inc. project, the Dana Hotel, provides 41 units of permanent supportive housing for the homeless mentally ill through the renovation of a Historic building in Over-the-Rhine. Sweeney teamed with Steve Percy Real Estate Consultants (SPREC) to provide project management for this \$6.1M facility financed through low-income and historic tax credits, the Ohio Capital Corporation for Housing, the American Reinvestment & Recovery Act, the Federal Home Loan Bank of Cincinnati and a variety of other sources.
- **The Healing Place of Huntington**, Huntington, WV. Substance Abuse Recovery Program. \$250K Federal Home Loan Bank of Pittsburgh grant secured in 2010 for this \$2.4M renovation of an abandoned school that serves 100 men. \$150K West Virginia Affordable Housing Trust Fund forgivable loan secured in 2011.
- **Lighthouse on Highland**, Cincinnati, OH. Lighthouse Youth Services, Inc. was awarded a \$420K grant from the Federal Home Loan Bank of Cincinnati (2010) to create a 28-bed shelter for homeless young people aged 18-24. The total project cost was \$1.8M, and the shelter opened in 2011.
- **Valley Health Integrated Care Facility**, Huntington, WV. Valley Health Systems, Inc. (VHS) is implementing a new model for rural/urban integrated care in America's poorest rural state by centralizing medical, dental, and behavioral healthcare in one new facility funded by the American Reinvestment and Recovery Act (ARRA, 2009). The total project cost was \$8.76M and was constructed on land donated by Pretera Center for Mental Health Services, Inc., a partner in the venture.
- **Sojourner Recovery Services**, Hamilton, OH. The agency's women's shelter (11 units) was secured by a \$165K grant from the Federal Home Loan Bank of Cincinnati in 2010, a partnership with SPREC.
- **Trilogy Center for Women & Pennyroyal Community Apartments**, Hopkinsville, KY. Substance Abuse Recovery Program. \$5.9M total project development cost for 38 units to house 100 women in the initial stages of recovery, with a companion 12-unit permanent supportive housing program on the same campus for women suffering from dual-diagnosis who will require ongoing support. The project financing includes \$500K Federal Home Loan Bank of Cincinnati Affordable Housing Program grant, \$429K Annual Housing Credits, \$150K Affordable Housing Trust Fund, and \$312K HOME Investment Partnership Program funds awarded to the sponsor, Pennyroyal Regional Mental Health – Mental Retardation Board, Inc. The Housing Credits generated \$3.8M investor equity. Pennyroyal Permanent Housing was awarded \$483K Kentucky Continuum of Care Supportive Housing Program funds and ranked number one in the Commonwealth, 2004. Additional funding for the Pennyroyal Community Apartments includes Affordable Housing Trust Funds, HOME, and Kentucky Housing Corporation SMAL Program Funds. This project was completed in September 2008.
- **KCEOC Corbin Apartments**, Corbin, KY. Acquisition/rehab of 78 units of Rural Development Section 515 financed housing utilizing low-income housing credits, RD Section 538 loan funds, and HOME funds. KCEOC Community Action Partnership took on the

challenge of preserving this two-phase project, despite enormous complications. For example, one phase receives Project-Based Section 8 rent subsidies, and the other does not. It was necessary to assume the loan balances on the RD 515 funds while at the same time satisfying all the requirements of the LIHTC funds. The total project cost was \$5.4M. The renovation was completed in July 2008.

- **Pretera Addictions Recovery Center**, Huntington, WV. \$1M grant from the Federal Home Loan Bank of Cincinnati leveraged State, Local and Private sources of funds for a total project cost of \$3.8M to convert the Stone Lodge to 92 units for substance abuse recovery. The Center was named Pretera at Pinecrest and opened in 2011.
- **Father Maloney's Boys' Haven, Inc.**, Louisville, KY. Completed three projects for Boys Haven totaling 64 units; Boys Haven now serves females and males, empowering abused, homeless, and struggling youth and their families to become healthy, self-sufficient community members through continuing professional care. Renovation of the Cottages - \$263K Affordable Housing Trust Funds and Federal Home Loan Bank grant, completed 2005. Terrill Lane Apartments - \$500K Affordable Housing Trust Funds and Kentucky Housing Corporation SMAL Program Funds, completed 2006. Klondike Lane Apartments - \$750K Affordable Housing Trust Funds plus a Federal Home Loan Bank AHP Advance, completed 2007. In July 2009, Sweeney secured an additional FHLB grant for the Cottages \$186K.
- **KCEOC Senior Housing**, Corbin, KY. \$1.7M HUD 202 grant created 16 units of affordable new construction housing for seniors including a Project Rental Assistance Contract to subsidize the rents; awarded 2008, completed 2011. This was a project of the KCEOC Community Action Partnership.
- **Blue Grass Community Action Partnership**, serving nine counties in central KY, won the American Dream Homeownership Challenge from the Federal Home Loan Bank of Cincinnati, 2007, providing \$150K for four persons with disability to own their own homes. The consultant also assisted BlueGrass with the Franklin County Re-Entry Program to house men and women upon release from incarceration in the Franklin County Regional Jail, awarded \$54K, 2007. \$105K, Affordable Housing Trust Funds & Federal Home Loan Bank grants for its Homeowner Rehab Program, 2006, 35 homes renovated, and a \$465K KHC grant awarded to the Lincoln County Duplexes (4 units). Project financing included Affordable Housing Trust Funds, HUD Supportive Housing Program, and Federal Home Loan Bank grant, 2005.
- **Quad County Housing - Permanent Supportive Housing Program** provides 16 units in Caldwell, Crittenden, & Lyon Counties in Western KY for persons with mental health and developmental disabilities. \$210K Federal Home Loan Bank Grant, \$17.5K from Housing & Homeless Coalition of KY, RHED Grant, \$100K Kentucky Housing Corporation RHED Grant. The balance of the \$2.2M total project costs came from Tax Credit Exchange funds and Affordable Housing Trust Funds.
- **Welcome House of Northern Kentucky, Inc.** received \$418K Neighborhood Stabilization Program funds awarded to re-develop eight units for homeless special needs households in the City of Covington. In July 2009, the project received a Federal Home Loan Bank of Cincinnati grant for \$295K. The building opened as King's Crossing in 2011.
- **Buckeye Community Hope Foundation** opened 24 units of new construction, 2- & 3-bedroom townhomes near Taylorsville, KY, in 2011. The total project cost was \$3.6M funded through low-income housing tax credits HOME and AHTF funds through Kentucky Housing Corporation. Walnut Forest Apartments received 2009 tax credits, HOME funds, and AHTF

for the redevelopment of 48 units of one, two- and three-bedroom apartments in Franklin, KY, for a total project cost of \$5.4M and was completed in 2010.

- **Hillcrest Hall** provides 16 units for adolescent males in recovery from substance abuse for Pathways, Inc., the regional comprehensive mental health care provider serving Mt. Sterling, KY. \$571K was received in the form of a Federal Home Loan Bank Advance and a \$500K grant (2009). Placed in service, 2010.
- **Samaritan Housing Initiative** provided \$644,000 HUD Supportive Housing Program funds awarded to the Kentucky Balance of State, 2007, including leasing subsidies for 54 chronically homeless individuals residing in 18 counties.
- **Franklin Landing**, a new construction subdivision proposed by Clermont, 20/20, Inc. in Felicity, OH, received \$374K Federal Home Loan Bank Advance, 2007.
- **Chrysalis House Family Program**, Lexington, KY. \$650K Total project cost includes Kentucky Affordable Housing Trust Fund, and Federal Home Loan Bank grant awarded 2002. Sixteen units serve women in recovery from substance abuse in the process of reunification with their children.
- **Olmstead House**, \$303K Kentucky Housing Corporation and Affordable Housing Trust Funds awarded to New Beginnings Bluegrass, Inc. for ten units, independent living for persons with severe mental illness, 2004.
- **Lyndhurst House**, Lexington, KY. \$150K Affordable Housing Trust Funds awarded to Shepherd's House, 2004 serving 16 men in substance abuse recovery.
- **Lotts Creek Community School**, Knott and Perry Counties in Eastern KY. \$197K Kentucky Housing Corporation Funds awarded to Lotts Creek Community School for homeowner rehab projects serving over 50 families, 2003-2006.
- **HOPWA**, Special Project of National Significance, statewide, KY. \$1M Department of Housing and Urban Development Housing Opportunities for Persons with AIDS grant awarded to Kentucky Housing Corporation, 2005. This project focuses on HIV-positive persons who suffered from some co-occurring disorder such as substance abuse, mental illness, or another form of a medical condition.
- **Kentucky Heartland Outreach** received \$225K in grant funds for a 30-unit homeowner rehabilitation program in Central Kentucky, July 2009.
- \$175K Department of Housing and Urban Development Supportive Housing Program funds awarded to the Permanent Housing Leasing project sponsored by Blue Grass Community Action Partnership and Kentucky River Foothills Development Council, Inc., 2006.
- \$10K Permanent Supportive Housing Initiative Funds awarded to Taylor County Fiscal Court for feasibility analysis of Green River Recovery Program, 2005.
- \$500K Federal Home Loan Bank of Indianapolis grant awarded to the Volunteers of America, Michigan, 2004 for a HUD 202 Program for the elderly.
- \$191K Kentucky Affordable Housing Trust Funds and Federal Home Loan Bank grant for Bellewood Transitional Housing program, 2003.
- \$475K Kentucky Affordable Housing Trust Funds, Federal Home Loan Bank and 5/3 Bank grant for Pathways Women's Transitional Housing Program, 2003.
- \$500K Bureau of Justice Assistance awarded to Comprehend, Inc. Regional Prevention Center, 2002.
- \$74K Appalachian Regional Commission funds awarded to Hope in the Mountains, 2007, to operate a substance abuse recovery program serving 32 women.

Technical Assistance

- *C. Ray Baker & Associates* – Provided technical assistance for Housing Authorities on HUD’s Rental Assistance Demonstration (RAD) and Moving to Work programs (2013-2014).
- *KY Supportive Housing Academy*- a training prepared for Homeless & Housing Coalition of Kentucky and Kentucky Housing Corporation from November 2013 through April 2014.
- *Asset-based Community Development through Lease-Purchase Homeownership* - A Concept Paper created on behalf of The Sunquest/AAmagin Property Group, Baton Rouge, Louisiana, November 17, 2005.
- *Strategies in Developing Supportive Housing Programs for Special Needs Populations of Recovering Substance Abusers* - Prepared for Training and Development Associates, Laurinburg, N.C. through a HUD Community Development Technical Assistance Grant, July 2005.
- *Housing 101 – An Overview of the Affordable Housing Industry* – a training prepared for Father Maloney’s Boys’ Haven, February 2005 and for Children’s Services of Hampton Roads, Chesapeake VA, August 2006.
- *Underwriting and Subsidy Layering – Why are we underwriting? What are we looking for? How different models will view the same data.* – A training prepared for Louisville Metro Department of Community Development through a HUD Community Development Technical Assistance Grant, December 2004.
- *Covington Service Area – Strategic Planning Recommendation* – Prepared for Community Ventures Corporation, December 2002
- *Campbellsville Service Area – Strategic Planning Recommendations* – Prepared for Community Ventures Corporation, 2001.

Other clients for technical assistance projects include; Brighton Properties, The Hope Center, Communicare, Inc., Harlan County Community Action Agency, Urban League of Lexington, Volunteers of America National Services, Volunteers of America of the Carolinas, Volunteers of America, Oklahoma, the City of Greensburg, KY, Building Resources in Central Kentucky (BRICK), United Methodist Homes of Kentucky, Micro-Analytics, The Women’s Institute of the University of Kentucky, the Northern Kentucky Community Action Partnership and the Homeless and Housing Coalition of Kentucky, Inc.

Education

Ph.D. in Regional Planning (in progress), University of Cincinnati, Cincinnati, Ohio, 2018-present
Master of Community Planning, University of Cincinnati, Cincinnati, Ohio, 2003.
Bachelor of Arts, Cum Laude, University of Cincinnati, Cincinnati, Ohio, 1985.

Publications

Review of *Gray to green communities: A call to action on the housing and climate crises*, by Dana L. Bourland. *Journal of Urban Affairs*, Vol. 44, issue 1 (July 19, 2021): 102-104.

Review of *Blueprint for Greening Affordable Housing, revised edition*, by Walker Wells and Kimberly Vermeer. *Journal of Urban Affairs*, Vol.43, issue 5 (May 2021): 769.

Review of *A research agenda for housing*, edited by Markus Moos, *Journal of Urban Affairs*, Vol. 43, issue 3, (October 27, 2020) 494-495,

Review of *The Divided City: Poverty and Prosperity in Urban America* by Alan Mallach, *Journal of Urban Affairs*, Vol. 41, issue 7 (March 28, 2019): 1036-1037.

Review of *Down and out in Los Angeles and Berlin: The socio-spatial exclusion of homeless people* by Jürgen von Mahs, *Journal of Urban Affairs*, Vol. 40, issue 4 (October 27, 2017): 606-607.

Review of *Homelessness in New York City policymaking from Koch to De Blasio* by Thomas J. Main, *Journal of Urban Affairs*, Vol. 40, issue 3 (July 14, 2017): 441-442.

Review of *Schools and Urban Revitalization: Rethinking Institutions and Community Development* edited by Kelly L. Patterson and Robert Mark Silverman, *Journal of Urban Affairs*, Vol. 38, issue 3 (published online Nov. 28, 2016): 468-470

Review of *The Poor Among Us: A History of Family Poverty and Homelessness in New York* by Ralph da Costa Nunez and Ethan G. Sribnick., *Journal of Urban Affairs*, Vol. 37, issue 2 (published online Nov. 30, 2016): 225-228

Review of *How to House the Homeless*, edited by Ingrid Gould Ellen and Brendan O'Flaherty, *Journal of Urban Affairs*, Vol. 33, issue 3, (published online Nov. 30, 2016): 370-372

Review of *Housing Policy in the United States: An Introduction* by Alex F. Schwartz, *Journal of Urban Affairs*, Vol. 29, issue 4 (published online Dec. 2, 2016): 428-430

David P. Varady, Jeffrey A. Raffel, Stephanie Sweeney & Latina Denson (2005) Attracting Middle-Income Families in the Hope VI Public Housing Revitalization Program, *Journal of Urban Affairs*, 27:2, 149-164

Honors and Activities

- Kentucky Housing Corporation, Red Tape Reduction Task Force Initiative, 2017.
- Member, Board of Directors, Community Development Corporation Association of Greater Cincinnati (CDCAGC), 2009-2013.
- Member, Board of Directors, Housing Opportunities of Northern Kentucky (HONK), 1999-2006.
- Member, Homeless Management Information System Steering Committee, Cincinnati, 2000-2006.
- Member, Board of Directors, Over-the-Rhine Housing Network, 1995-2001
- Member, Executive Committee, Brackett Village Apartments, 1995-2001
- Chair, Local School Decision Making Committee, Midway Elementary School, 1997-2000
- Fannie Mae Maxwell Award, 1998, Franciscan Home Development, Inc. (FHDI)
- Neighborhood Development Corporation Association of Cincinnati, Non-Profit Housing Developer of the Year, 1997, Franciscan Home Development, Inc. (FHDI)
- Cincinnati Preservation Association, 1996 Outstanding Project, Franciscan Homes III.
- Stephanie Sweeney & Associates was designated as a WBE, a woman-owned business in Kentucky.

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