

March 31, 2025

Mr. Joel Dock
Planning Manager
444 South 5th Street
Louisville, KY 40202

Re: Shalom Towers Alterations – Binding Element Amendment Application
3650 Dutchmans Lane, Louisville, Kentucky 40205
Reference Number: **COM-ALT-25-00061**
Letter of Explanation

Mr. Dock,

As required for the “Binding Element Amendment Application,” we are providing a detailed letter of explanation outlining the proposal.

The owner of this project, Urban Shalom Limited Partnership, proposes to increase the number of apartments in this facility from 150 to 164. On 3/28/2025, we were notified via email that property is subject to Binding Elements in docket 9-12-78 (rezoned to allow current use in 1978). The Binding Elements restrict the number of housing units to a maximum of 150 dwellings. Therefore, the owner is required to apply for the amendment.

No site work is planned as part of this project. This is an existing building with interior alterations proposed only. No additions or expansion of the building footprint is planned.

The existing second floor of this facility was, until recently, commercial space. This floor is currently vacant, and the owner proposes to convert it to new apartments. Additionally, one space on the first floor and one on the third floor will be converted to apartments. There is a four year waiting list for the building, and the additional units will provide more housing for area senior citizens that need it. With the commercial space no longer in place, it is not anticipated that the increase in unit count will affect the amount traffic in and out of the site. There are currently two entrances/exits on Dutchmans Lane including one shared with the adjacent community center. There is an existing bus stop on Dutchmans adjacent to the vehicular entry for tenants that use public transportation. The existing number of parking spaces is adequate and meets the requirements of the Land Development Code for 164 units.

Additionally, we have attached a conditional commitment letter issued by the Louisville Metro Housing Authority by which they agreed that the majority of these new units will be used to house residents being displaced from Dosker Manor (preference) and to provide rental subsidy on their behalf.

Thank you for your consideration in this matter. Please contact me with next steps. If you have any questions or concerns, please do not hesitate to reach out.

Sincerely,
ATA Beilharz Architects



Greg Hackett, RA/Partner (greg@ata-b.com)



August 1, 2024

Mr. Steve Greenbaum
Urban Shalom LP
853 North Elston Avenue
Chicago, IL 60642

Re: Shalom Tower Conditional Commitment Letter

Dear Mr. Greenbaum:

On July 16, 2024, the Louisville Metro Housing Authority (LMHA) Board of Commissioners approved a Resolution for a conditional commitment of a Project-Based Voucher (PBV) award to Senior Housing Group LLC (Developer) for the second-floor conversion of Shalom Tower to be constructed at 3650 Dutchmans Lane, Louisville, KY 40205. LMHA is pleased to offer a conditional commitment of eight (8) PBVs for the subject development consisting of six (6) one-bedroom units, and two (2) two-bedroom units to serve a target population of seniors.

The PBV award is conditioned upon Part 58 environmental approval, Subsidy Layering Review approval, satisfactory Rent Reasonableness review, and Receipt of a Certificate of Occupancy upon completion of construction. LMHA will determine the initial rent to owner at the beginning of the Housing Assistance Payment (HAP) contract term. Lease compliant residents occupying Dosker Manor as of the Initiation of Negotiations date (to be determined) will have an initial occupancy first preference for PBV units at Shalom Tower.

The development must be under a recorded deed restriction to maintain affordability for the entirety of the HAP contract, including any HAP contract extensions, and an Agreement to Enter Into a Housing Assistance Payment Contract (AHAP) no later than September 30, 2027.

Your signature below indicates your understanding and acceptance of this conditional commitment of PBVs. Please sign and return this letter via email no later than Friday, August 9, 2024, to Sherrie Rogers, Special Vouchers Manager, at srogers@lmha1.org.

DEVELOPER
Urban Shalom LP

By: _____

Name: Steve Greenbaum

Title: Partner

Date: _____

[Handwritten Signature]
Aug. 9, 2024



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