

1. Executive Summary

Catherine's Consultant, LLC, founded by a lifelong West Louisville resident, seeks to acquire and rehabilitate 2 vacant homes 3102 HALE AVE., Ky. 40211 5,000 sq. ft.; and 115 S. 35th Louisville, Ky. 40212 3,861 sq. ft. This initiative will:

- Provide affordable housing for veterans
- Reduce neighborhood blight
- Support West End revitalization

Our organization brings community engagement, federal service experience, and local partnerships, ensuring effective and sustainable impact.

2. Personal Statement / My history

I was born and raised in Louisville's West End neighborhoods, Alpha Gardens and the California Area. My early life at St. Stephens Baptist Church, education in Louisville schools, and college at Kentucky State University (B.S. Computer Science, 1987) shaped my values.

My career with the Department of Defense, beginning in 1987, instilled a commitment to service. As I prepare to retire in 2026, I dedicate myself fully to restoring West Louisville neighborhoods through housing and community development initiatives, that will support our veterans decrease homelessness and community growth.

3. Mission & Vision

Mission:

To serve people, the church, and the community by equipping and empowering them with resources that inspire growth, resilience, and unity.

Vision:

We foster opportunities that build character, strengthen organizations, and deepen community engagement through youth sports, preparedness education, nonprofit support services, and faith-based outreach.

4. Primary Programs & Activities

1. Youth Sports Development

- Basketball (16U), soccer, flag football via NAYS
- Recruiting/training officials, scheduling games, maintaining statistics
- Serving children of military and federal employees

2. Community Preparedness Education

- FEMA Level 2 Certified staff provide crisis support planning
- Emergency preparedness packages for nonprofits

3. Nonprofit Support Services

- Low/no-cost notary services (acknowledgements, jurats, eNotary, certified documents)

- Compliance and operational support for nonprofits
- 4. **Faith-Based Community Outreach**
 - Governance, policy, and community development support for churches and schools
 - Participation in praise/worship and community engagement

5. Louisville Landbank Application

Applicant: Catherine S. Fuqua, CEO

Organization: Catherine's Consultant, LLC

Properties Targeting

- 115 S 35TH STREET Louisville, Ky. 40211 5,000 sq. ft.; and
- 3102 HALE AVE. Louisville, Ky. 3,806 sq. ft

Dear Landbank Authority Review Committee,

Catherine's Consultant, LLC applies to acquire this property under the \$1 homes initiative to provide affordable housing for disable homeless veterans. Our team has deep roots in West Louisville, lived there during a time a record of successful community programs existed, and we have strong partnerships to ensure these property's rehabilitation and sustainable use.

We confirm that this redevelopment project will comply with the **Louisville Metro Land Development Code, Kentucky Residential Code, and all applicable permitting requirements**. Our redevelopment plan ensures the property will be permanently maintained as affordable housing for veterans, preventing future vacancy.

Sincerely,
Catherine S. Fuqua

6. Redevelopment Plan Outline

- **Organization Info:** CATHERINE'S CONSULTANT, LLC / HVSGXCUP6EL5 / 13VD9 / EIN: 88-3300532
- **Proposed Use:** Transform Landbank property into affordable veteran housing.
- **Program Model:** Transitional/permanent housing; connect veterans to supportive services through partnerships with the Louisville KY, Volunteers of America Mid-States, and neighborhood churches.
- **Community Impact:** Revitalize neighborhood, provide stable housing, reinforce community pride, and engage neighbors through community clean-up days and outreach meetings.
- **Rehabilitation Timeline:** Complete within 12 months
- **Estimated Budget:** \$500,000 (*funded through grants, and local partnerships in process***).
- **Sustainability:** Long-term property management plan will include maintenance reserve funding, reinvestment of rental/program income, and formalized partnership with veteran service providers. In the event Catherine's Consultant, LLC cannot sustain operations, the property will remain restricted to community-serving use.

7. Grant Proposal Package

Goal: Fund property acquisition and rehabilitation for veteran housing in Shawnee/Russell.

Project Objectives:

1. Acquire Landbank property
2. Secure \$500,000 in funding
3. Complete renovation within 12 months
4. Provide housing for 1–2 veteran households annually
5. Partner with local Ky. Companies and contractors

Funding Strategy:

1. **Catherine's Consultant, LLC has already initiated application process for Federal Government Housing Grants: \$500,000 (application submitted; preliminary review positive).**
2. In addition, Catherine's Consultant, LLC is applying for Veteran Administration (VA) support by sending secured letters of intent for in-kind support from local contractors and community partners to offset costs for labor, materials, and volunteer hours.

Methods: Acquisition, rehabilitation by licensed contractors, volunteer support, veteran placement, and community engagement.

Evaluation Metrics:

- 1 property rehabilitated initially
- 1–2 veterans housed annually
- Full compliance with building and safety codes
- Community pride restored
- Increased neighborhood satisfaction (measured via community surveys)
- Veteran outcomes tracked: housing stability, employment, and access to supportive services Tracking veteran outcomes: housing stability, employment, service access

8. Letters of Support

1. Cargill Construction, Louisville Kentucky
2. Mr. Jerry Arrington, Fort Belvoir YS Direct & Veterans
3. Mr. Augustus White, National Geospatial-Intelligence Agency retiree & Military Veteran
4. Mr. Henry Fuqua,

9. Project Narrative

Title: *Grass Roots: Community Homes for Affordable Living in W. Louisville Ky.*

Organization: Catherine’s Consultant, LLC

Need: Louisville’s West End neighborhoods—particularly **Shawnee and Russell**—have been disproportionately impacted by decades of disinvestment, vacant properties, and limited affordable housing. Veterans, who have already sacrificed to serve our country, are too often affected by housing insecurity and lack of supportive services.

Vacant and abandoned properties not only lower community morale, but they also strain city resources. Through strategic rehabilitation, these homes can become powerful tools for neighborhood stabilization and renewed community pride.

Solution: Each rehabilitated home will provide **long-term housing stability for 1–2 veteran households annually, with a goal of scaling up to 5 homes within 5 years.**

Partners: Louisville KY: Volunteers of America, local churches, neighborhood associations, corporate and philanthropic supporters.

Impact: Reduce blight, provide housing for veterans, strengthen community pride, and develop a scalable, replicable model.

10. Case for Support

Mission: Serve people, church, and community by empowering them with resources for growth and resilience.

Measurable Outcome: Within the first 12 months, Catherine’s Consultant, LLC will house 2 veterans /low-income residence and reduce blight on 1-2 blocks in Shawnee or Russell. By year 5, Catherine’s Consultant, LLC aims to scale the program to 5 rehabilitated homes, housing 8–10 veterans.

11. Project Timeline & Budget

Timeline:

Phase	Timeline	Milestone
Property Acquisition	0–3 months	Landbank approval & purchase
Funding Secured	0–4 months	Grants submitted, initial awards
Design & Permitting	3–5 months	Contractor bids, plan approval

Phase	Timeline	Milestone
Rehabilitation	5–11 months	Construction, inspections, accessibility upgrades
Veteran Placement	12 months	Home move-in ceremony
Evaluation & Reporting	12–15 months	Reports submitted

Budget:

Category	Amount
Architecture & Engineering	\$25,000
Demolition/Structural Repairs	\$28,000
Land, structures, rights-of-way, appraisals	\$150,000
Other Architectural & Engineering	\$7,000
Inspection fees	\$10,000
Site Work	\$45,000
Construction	\$200,000
Miscellaneous	\$9,500
Inspections/appraisals	\$3,500
Admin/Legal	\$26,500
equipment	\$30,000
Tiny Homes (Optional in Kentucky)	
Total	<u>\$531,000</u>

Confirmed Anticipated Funding Sources (Proposed):

- Federal Government Grants – \$531,000

12. Appendices

- IRS Catherine’s Consultant, LLC Determination Letter
- Board of Directors List
- Organizational Bylaws (if required)
- Resumes of Key Staff/Volunteers
- Signed Letters of Support (churches, neighborhood associations)
- Proof of FEMA Level 2 Certification for preparedness programming
- Proof of preliminary funding commitments
- Sample floor plan / tiny home compliance design (optional but strengthens application)



Catherine's Consultant, LLC
Catherine S. Fuqua, CEO
4467 Pembroke Village Dr., Alexandria, VA 22309

"Equipping and empowering people, the church, and the community"

Project name

Grass Roots: Community Homes for Affordable Living in Virginia and Kentucky.

Descriptive Title of Applicant's: Catherine's Consultant, LLC

Mission: To serve people, the church, and the community by equipping and empowering them with resources that inspire growth, resilience, and unity.

Vision: We foster opportunities that build character, strengthen organizations, and deepen community engagement through youth sports, preparedness education, nonprofit support services, and faith-based outreach.

Project Description: This project will focus on providing affordable housing and community development initiatives in targeted areas of West Louisville, Kentucky. The program will include community engagement, sustainable housing practices, and comprehensive support for low-income residents to improve their quality of life and strengthen neighborhood cohesion. Grass Roots aims to enhance housing options and foster community involvement within the specified ZIP codes. The initiative will integrate environmentally sustainable practices, offer support services to residents, and promote long-term community stability and growth.

Areas Affected: Louisville, KY zip codes 40210-40212

Project Summary: Grass Roots aims to enhance housing options and foster community involvement within the specified ZIP codes. The initiative will integrate environmentally sustainable practices, offer support services to residents, and promote long-term community stability and growth.

Project Focus: Affordable housing development and community engagement initiatives.

Catherine S. Fuqua



Catherine's Consultant, LLC

Catherine S. Fuqua, CEO

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Areas Affected by Project

Project: *Grass Roots: Community Homes for Affordable Living in W. Louisville, KY.*

Description: This project will focus on providing affordable housing and community development initiatives in targeted areas of West Louisville, Kentucky. The program will include community engagement, sustainable housing practices, and support for low-income residents.

City	County	State	ZIP Codes	Project Focus
Louisville	Jefferson	Kentucky	40210, 40211, 40212	Affordable housing development, community engagement, sustainability initiatives

Summary:

The project will primarily serve residents within the specified ZIP codes, enhancing housing options, fostering community involvement, and promoting environmentally sustainable living practices.