

Attendees: David Allgood, Chris Clements, Jackie Exum, Tracey Collins, Erin Lamon, Barbara Gordon\*, Tihisha Rawlins\*, Kaye Lawlis\*, Jecorey Arthur\*, Erin Lamon, Sophia Banks.

Recording Link: [https://fathom.video/share/hSU\\_pUx4\\_tAaRpgNLFvRxCRn64XkzNDt](https://fathom.video/share/hSU_pUx4_tAaRpgNLFvRxCRn64XkzNDt)

Domain Facilitator: Erin Lamon

\*attended virtual

### Key Takeaways:

- **Goal 1 Focus:** The workgroup will focus on Objective 1.3 (examining housing policies) to move beyond data collection. Jecorey Arthur will audit local policies for accessibility gaps, targeting the Housing & Community Development department and the Land Development Code.
- **Goal 2 Strategy:** The group will focus on ADUs and recent policy changes, such as the parking-related moratoriums that have stalled progress. Jackie Exum will lead this.
- **Goal 3 - Keep resource list up to date:** The group will update its resource list semi-annually and use a shared Google Drive to improve accessibility.
- **State-Level Advocacy:** The group will research what other KY Age-Friendly cities (Lexington, Bowling Green) have done in this area and consider reaching out to those to amplify its state-level advocacy, recognizing that rural legislators often hold the most power.

### The group reviewed the Housing Action Plan and defined the next steps for each goal.

Access Action Plan on [agefriendlylou.com/housing](http://agefriendlylou.com/housing)

#### Goal 1: Multigenerational Communities

Increase awareness of age-friendly, accessible & multigenerational communities through data and policy advocacy.

#### Focus: Data & Policy Analysis

Objective 1.1 (Data Collection): The group has sufficient data from the Kentucky Housing Coalition's 2024 Housing Gap Analysis, which projects a need for 206,000 new units by 2029. This will be an ongoing effort to keep a pulse on the updated numbers. The group agreed to focus on examining current housing policies and practices for compliance with the Fair Housing Act and identifying gaps related to affordability and accessibility. Jecorey agreed to review existing local housing policies, compile a list of relevant agencies involved in housing policy, and identify potential policy gaps. He will return at the next meeting with recommendations on which agencies or partners the workgroup should engage and possible advocacy opportunities.

**Partnership:** The group will connect with Liz at Gathering Strength, who is researching accessible housing gaps in Louisville.

After discussion the group decided to have a new focus on Objective 1.3 (Policy Examination), moving from data to action. The problem arose that the current Fair Housing Act standards are often interpreted minimally (e.g., placing grab bars outside a bathroom).

The group decided on the strategy is to advocate for higher standards in two areas:

- Government-Funded Projects: Push for accessibility requirements that exceed minimums.
- Private Developments: Lobby for changes to the Land Development Code.

**Action to accomplish:** Jecorey will audit local housing policies for gaps and recommend advocacy targets.

**Resource shared:** Kaye shared a relevant KY Chamber of Commerce report and the link to the KY Housing Supply Gap of the KHC:

[Growth - Meeting KY's Current and Future Housing Needs by the Kentucky Chamber](#)

[Kentucky Housing Supply Gap by the Kentucky Housing Cooperation](#)

**Goal 2: Home Modifications & ADUs:** Promote aging-in-place and city ADU guidance.

**Focus: Identify resources for home modification and monitor city regulations**

After reviewing goal 2 the group focused on Objective 2.1 (Funding for Modifications): A list of federal, state, and local funding sources already had been created in the past by Ezii. Sophia will check if it is up to date.

The group discussed ways to find out how standards are implemented in private construction. Since there was no response from the Association of Homebuilders to our speaker requests, the suggestion was brought up to connect with Habitat for Humanity for education/advice on how accessibility to age-in-place is implemented in construction.

**Action:** Chris will invite Maria Price (Habitat for Humanity) to present on their home modification process.

Objective 2.2 (ADUs): Progress on ADUs stalled due to local moratoriums on KY House Bill 18.

**Action:** Jackie will monitor these policy changes: track House Bill 18 and monitor its progress and implications for lot occupancy regulations, including impacts on ADU and multifamily housing development.

In this context Jecorey brought up that it would be beneficial to connect to other age-friendly communities in Kentucky to see what they have been doing in this and other housing initiatives within the state. Sophia will check on finding out what the different groups' have achieved within their action plans and will try to connect if objectives align.

### Goal 3: Expansion and vetting of CAPS (Aging in-place) resource list

#### **Focus: Upkeep and distribution of the Housing Resource**

- Objective 3.1 (Resource List): The group will update its resource list semi-annually.
- Action: Use Google Drive folder to improve accessibility to group and keep a running list of new and review the existing list. Next Review due: March 2026

#### **Next steps**

Chris:

- Invite Maria Price (Habitat for Humanity) to present on home modifications.
- Recruit volunteers for Project WARM (Jan 19).

Jecorey:

- Audit local housing policies for accessibility gaps.
- Present findings and advocacy recommendations at the Feb 4 meeting.

Jackie:

- Monitor ADU policy changes, including moratoriums.

Erin:

- Connect to Liz (Gathering Strength) to coordinate on accessible housing research.

All:

- Use the shared Google Drive for the resource list.
- Attend the next meeting: February 4th, 2026.

Sophia:

- Compile the 2024 Housing Gap Analysis data.
- Research action plans of other KY Age-Friendly cities to identify housing groups.

#### **Local Housing Updates, News & Events**

- Kaye shared that the CHFS **Adult Protective Services Branch** will host the annual **World Elder Abuse Awareness Day on June 15** in Frankfort, in partnership with Kentucky State University. Community partners will be invited to participate through tabling and resource sharing.
- **Proposed bill “Tenant Medical Relief”** ([Coalition of the Homeless](#), [Fahe](#) and [Kentucky Habitat for Humanity](#)) - Advocacy Day/ Housing Works Day on Jan 13, 8:30 AM - 2 PM Kentucky Capitol Annex in Frankfort - Use QR code to register or this link: [tickettailor.com/events/homelessandhousingcoalitionofkentucky/1962535](http://tickettailor.com/events/homelessandhousingcoalitionofkentucky/1962535)
- **The Project Warm Blitz** will take place on **January 19** (Martin Luther King Jr. Day) from **9 a.m. to 1 p.m.**, bringing together volunteer teams (ages 14+) to weatherize up to 20 homes for older adults and people with disabilities, and those interested in leading a team can contact the Project Warm office at (502) 636-9276 or emailing [outreach@projectwarm.org](mailto:outreach@projectwarm.org).

- **MHC's 2025 State of Metropolitan Housing Report, "Housing Louisville's Workforce"** was released **Tuesday, Dec. 9** and found that KY workforce growth (4.2%) by 20250 falls behind population growth (6.2%). Download a full report on the [MHC website](#) or find key findings [HERE](#).
- **The 2025 Kentucky Housing Task Force** released its [report](#) on November 24 with recommendations ahead of the January 2026 legislative session, including creating a state housing fund, expanding tax credits for abandoned homes and offer state low-income housing tax credits, adjusting zoning requirements (reduce parking and lot-size requirements), and while maintaining energy efficiency standards to keep utility costs low.
- **Louisville Metro Council approved \$1.25 million** for a popular down payment assistance program offering up to \$25,000 to income-eligible homebuyers, but funds are limited and expected to run out quickly when applications open in February; Find out more [HERE](#).
- A **Dec. 27** fire at St. **Catherine Court** displaced 144 senior residents, but LMHA staff's rapid 1,400-mile effort to secure a rare part restored power and heat within six days; Find out more [HERE](#).
- As the housing crisis worsens, proposed federal cuts to the Section 8 program threaten to displace hundreds of thousands of low-income families, seniors, and veterans nationwide; Find out more [HERE](#).
- **Monthly MHC Education & Advocacy Committee Meetings** – Discuss housing justice, fair housing, and vacant property campaigns. Second Tuesday monthly, 3:30–4:30 PM (virtual).
- **The Liminal Project** will convert a historic Portland warehouse into 138 affordable apartments, priced at 80% of the area median income (median income is \$54,000 will be able to afford them), alongside new commercial space, a development local arts groups hope will increase foot traffic and energize the neighborhood. The \$35.5 million project, supported in part by city funding, is set to open in 2027. Read more [HERE](#).
- **Affordable Housing Acquisition in Louisville:** Fairstead has acquired City View Park, a 503-unit affordable housing community in Louisville. Recently rehabilitated by former owner Telesis Corp., the property will gain free high-speed internet, cable, and new on-site resident services. Most units have Section 8 support and serve households earning 40–60% of area median income.
- **HUD Program Cuts to Affect 950 Local Residents:** A 70% reduction in federal Continuum of Care funding is expected to affect about 950 Jefferson County residents who rely on these homelessness-prevention services.

**Next Meeting – February 4th, 2026, 2 - 3:30 pm**

Meetings are always the 1<sup>st</sup> Wednesday of each month, 2 - 3:30 pm - 501 E. Broadway, Suite 310, Louisville, KY 40202