

2:00 – 3:30PM

November 5th, 2025 | 701 W Ormsby Ave, Louisville, KY 40203.

Attendees: Tanya Sallee, Tim Lamb, Jose Serna, Tihisha Rawlins, Kiara James, Chris Clements, Vicky, Kaye Lawlis, Greg Willet, Jackie Exum, Barbara Gordon, Sophia Banks.

Facilitators: Tanya Sallee

Overview

- Welcome & Introduction
- Discussion of the proposed bill “Tenant Medical Relief”
- General & Action Plan Updates
- Workgroup Opportunities & Discussions
- Local Housing Updates, News and Events

Item	Discussion
Agenda Item 1	Presentation and discussion of a proposed bill “Tenant Medical Relief” with guest speaker Jose Cerna from Coalition of the Homeless The bill aims to allow tenants to terminate leases early under specific circumstances, such as: 1. Serious medical conditions or inpatient treatment (e.g., hospitalization, substance use recovery, disability). 2. Older adults (age 60+) facing medical emergencies or the death of a spouse. 3. Lead hazard exposure in a rental unit, particularly affecting children. The intent is to prevent homelessness and provide fair, compassionate options for tenants facing unexpected life changes, while maintaining fairness to landlords. Key Discussion Points: ● Barriers for tenants: Affordability, accessibility, lack of family or caregiver support. ● Clarifications: ○ Termination based on age requires a medical or life event, not just reaching 60. ○ Medical documentation and a 30-day notice would be required. ○ The death-of-spouse clause applies to those 60+ and allows up to three months after the spouse’s passing to give notice. ● Landlord considerations: ○ Participants raised concerns about potential financial loss for landlords. ○ Suggestions included adding income thresholds, time limits, and damage recovery provisions to protect small landlords.

- Workgroup members emphasized the need for **balance**—supporting vulnerable tenants while not penalizing property owners and not prolonging the process of a challenging situation on both sides. This will also help the landlord to occupy the unit quicker.

- **Lead hazard section:**

- Clarification needed between “lead presence” and “lead hazard.”
- Participants advised making the language more precise and evidence-based.

- **Regional Representation:**

A suggestion was made to prepare **case studies or testimony** from **different regions of Kentucky** — one urban (Louisville or Lexington), one from **Eastern Kentucky**, and one from **Western Kentucky** — to demonstrate the bill’s broad relevance. This approach could help strengthen the case when presenting the bill to the legislative committee.

- **Bipartisan Sponsorship and Process:**

Members discussed the importance of securing **both Republican and Democratic co-sponsors** in the **House and Senate**, particularly given the current supermajority structure. The proposed strategy involves:

- Identifying co-sponsors in both chambers.
- Securing a commitment for a **hearing during the next summer session**.
- Aiming for **bill passage by 2027**.

- **Other possible additions:**

- A clause addressing **divorce or separation** situations.
- A defined **third-party or appeals process** for disputes about accommodations or eligibility.

- It was noted that the legislative process often spans **three to five years**, with multiple introductions and revisions expected along the way.

- **Community and Advocacy Involvement:**

Members were encouraged to support the bill by sharing **stories from clients and community members** impacted by housing challenges, to humanize and strengthen the case for change.

Advocacy Plan:

Timeline: A multi-year effort (3–5 years) is expected.

Actions to support the bill were highlighted:

- Advocacy Day: Jan 13 in Frankfort → Flyer will be shared with group or contact the Coalition of the Homeless Office at (502) 636-9550 or email: jserna@louhomeless.org
- Sign-on Letter will be circulated to gather support once completed.
- Legislator Outreach: Contact local representatives.

Jose confirmed that anyone is welcome to attend Advocacy Day in Frankfort; a flyer with event details will be shared once finalized. The **legislative calendar** will be updated in the coming weeks, after which specific meeting times and logistics will be set. It was noted that the legislative session will be a busy period, especially with the state budget under consideration during the first few weeks, but advocates are encouraged to stay engaged and participate as the process moves forward.

Agenda Item 2.1	General Updates ● Facilitator & Advisor Changes: Tanya updated the group about changes in and Ezii will step down at the end of the year, Erin will be a facilitator starting January 2026 ● For the last meeting of the year, workgroup members are invited to bring in a treat to share during the holiday season! ● Louisville Metro Housing Authority: The workgroup discussed that the LMHA has interviews available if the community want to find out the status of current public housing projects. → Positive news: Almost completed; Supportive Housing Project will be implemented: Interview with Faith Hood ● Kentucky Housing Task Force, met on Sep 22nd and Oct 21th. Recordings are available on YouTube @ KY LRC Committee Meetings - Livestream available - Sep 22 Minutes → Topics discussed: Indiana’s Residential Infrastructure Fund (RIF), Affordable Housing Trust Fund (AHTF), Urban Infill & Louisville Housing Challenges. Next meeting on Nov. 24, 1 PM.
Agenda Item 2.2	Tanya outlined the action plan in an attempt to focus workgroup goals and find new approaches to address the objectives. Updates on Action Plan Access Action Plan on agefriendlylou.com/housing Goal 1: Multigenerational Communities Increase awareness of age-friendly, accessible and multigenerational communities through data and policy advocacy → Updates will be provided by Tracey Collins at an upcoming meeting. Goal 2: Home Modifications & ADUs Promote aging-in-place and city ADU guidance → With Ezii stepping down as a co-facilitator and lead a new lead is needed Goal 3: Expansion and vetting of CAPS resource list (Lead: Erin - not present) ● Housing Resource Guide completed! ○ The Aging in Place resource guide “Rooted in Louisville” was added to the website and the CAPS resource list was marked as “outdated” and noted when last updated. Guide might be added to an archive section on the website ○ New resource housing guide and other AFL flyers were handed out at the Senior Expo on October 28th through another workgroup facilitator.
Agenda Item 3	Workgroup Opportunities & New Discussions: The workgroup members discussed the following local housing updates and try to identify how they align with the groups goals and objectives. ● The Prestonian South (Smoketown) - 300 new affordable housing units for people earning under \$71,000. Action: Clarify if the guideline is for single or household income. ● Newest Affordable Housing Unit - Monarch Station: Located on Meriweather Ave - 60 affordable units and 20 permanent supportive housing units.

	● Beecher Terrace in Russell Community was developed over the past 9 years (\$200 Mio) completed, residents moved back in 2020 - Crime remains high - Dosker Manor Supportive Housing Project aims to address similar challenges respectively. Action: Investigate if original residents can return regardless of current income. ● Project Warm Annual Blitz ○ Status: 40 teams are weatherizing 100 homes for seniors/disabled residents. ○ Upcoming: Mini-blitz in Dec; MLK Day of Service in Jan. Contact Chris at for more info at outreach@projectwarm.org
Local Housing Updates, News & Events	● Panel: Policy Proposals to Boost Homebuilding in Kentucky; Panelists discussed strategies to address the state's growing housing shortage—currently 200,000 homes, potentially reaching 287,000 by 2030—including ways to increase construction and improve affordability for low-income families, seniors & people with disabilities. View here. ● Project Warm Annual Blitz – Project Warm's annual Blitz returns the first two Saturdays in November, November 1 & 8, with a goal of weatherizing 100 homes across Jefferson County. This event supports older adults (60+) and community members with disabilities by helping make their homes warmer and more energy-efficient before winter. ● LMHA Board Meeting – The Louisville Metro Housing Authority Board of Commissioners holds its monthly meeting at 3:30 p.m. on the third Tuesday at the 500W Building (with a livestream on Facebook); in-person attendees must RSVP by 10:30 a.m. Next meeting on Tuesday, November 18, 3:30 PM. October 21 recording - Minutes ● Family Scholar House unveiled the nation's first LEED Platinum-certified modular steel home in Louisville's Chickasaw neighborhood—a sustainable, energy-efficient prototype aimed at expanding affordable housing and homeownership for families earning up to 80% of the Area Median Income. ● Monthly MHC Education & Advocacy Committee Meetings – Discuss housing justice, fair housing, and vacant property campaigns. Second Tuesday monthly, 3:30–4:30 PM (virtual).

Next Meeting – December 3, 2 - 3:30 pm

Meetings are always the 1st Wednesday of each month, 2 - 3:30 pm - **701 W Ormsby Ave, Louisville, KY 40203.**