

2:00 – 3:30PM

July 2nd, 2025 | Highlands Shelby Park Library, 1250 Bardstown Rd, Louisville, KY 40204
 Attendees: Tanya Sallee, Eziamara, David Allgood, Teran Herthel, Tihisha Rawlins, Erin Lamon.

Facilitators: Tanya Sallee & Dr. Ezii Oguibe-Sheperd

Notetaker: Sophia Banks

Key Takeaways

- There's an urgent need for more affordable housing options in Louisville, with rising costs creating challenges
- The group is exploring ways to promote and provide information on Accessory Dwelling Units (ADUs) as a potential solution
- AARP intern is helping developing a comprehensive housing resource list with detailed descriptions and links

Item	Discussion
<p>Agenda Item 1</p>	<p>Updates</p> <p>2025 MHC Annual Meeting Dinner on June 10th: Recap by attendees Speaker from Stanford, CT shared innovative zoning changes that enabled more housing options</p> <ul style="list-style-type: none"> ● Louisville faces stricter zoning laws, making similar changes more challenging ● Accessibility considerations for new housing developments were not adequately addressed <p>GE is planning to bring 800 jobs to KY from China The group also touched on GE's plans to bring 500 jobs to Louisville, raising concerns about housing availability for new workers and will cause housing challenges and will cause prices to go up. See more info here.</p> <p>Kentucky Legislative Housing Task Force - See the recording of the meeting HERE David reported about attending the KY Legislative Housing Task Force and Tihisha is planning to attend as well in the upcoming future.</p> <ul style="list-style-type: none"> ● Recent meeting highlighted dire need for affordable housing in Kentucky, presenters warned of potential housing crisis similar to CA if action not taken ● Discussions focused on easing regulations and red tape for builders ● Next meeting scheduled for July 28th at 1pm <p>AARP Lobby Day in February 2026 update New AARP lobbyist in being hired</p> <p>LMHA meeting September Suggest other persons/workgroup members to invite for discussion</p>
<p>Agenda Item 2</p>	<p>Workgroup Opportunities</p>

	<p>Kiara James (Pushing Forward) shared a proposed bill “Tenant Medical Relief” from a local community organization for the workgroup to review and discuss (print out). The bill’s author has been invited to attend the October workgroup meeting for a deeper conversation and feedback.</p>
<p>Agenda Item 3: Action Plan</p>	<p>Action Plan Review: Implementation Updates/Changes</p> <p>Access Action Plan on agefriendlylou.com/housing or use printed version</p> <ul style="list-style-type: none"> • Update implementation timeline and priorities
<p>a. Goal 1</p>	<p>Multigenerational Communities (Tracy Collins was not present and will give update next month) Increase awareness of age-friendly, accessible and multigenerational communities through data and policy advocacy.</p> <p>KY Senate Bill 59 The group discussed Senate Bill 59 which wants to create a new section of KRS Chapter 100 to allow religious institutions to develop affordable housing without submission to review by a planning unit if the development is approved by a local government. This bill will give religious institutions' rights to convert buildings into affordable housing and a resource guide project. Concerns about churches being exempt from ADA requirements when using federal funding were brought up.</p> <p>Potential 9 Month Goal The Housing Workgroup may consider participating to support shared goals around housing access and aging in place by joining the 2025 Lobby Day at the Capitol (will be revisited after August).</p>
<p>b. Goal 2</p>	<p>Home Modifications & ADUs (Update by Eziamara) Promote aging-in-place and city ADU guidance.</p> <p>Enhancing ADU Information Access</p> <p>The group discussed the need for more accessible information about Accessory Dwelling Units (ADUs). The suggestion came up to adding links and resources to help residents understand how to get started with building an ADU to the resource list. The group acknowledges the importance of streamlining the ADU permit process and mentions pre-approved plans that are available through AARP and Louisville Metro to simplify and expedite construction. See the plan here:</p> <p>6 month goal: Engage the Home Builders Association of Louisville or similar organisation</p> <p>Update: Ezii reached out to the Building Industry Association of Greater Louisville and invited them to the workgroup to share their expertise on building codes, accessibility standards, and housing regulations to help inform our advocacy for more inclusive and age-friendly housing in Louisville.</p>

	<p>The group discussed inviting a reputable builder to provide insights on regulations and policies. The builder who presented at a previous AARP Housing summit could potentially be invited to offer valuable information. Ezii will reach out to the builder.</p> <p>Find alternative organisations to connect to. Ideas:</p> <ul style="list-style-type: none"> ● Home Builders Organisation of Kentucky: www.hbak.com ● Rebound Inc. provides affordable high-quality housing and homeownership education: www.reboundinc.org <p>→ Tanya looked into Rebound Inc. and was really impressed with what the group does. They work together with the Urban League. The group is interested in looking further into what Rebound does.</p>
<p>c. Goal 3</p>	<p>Expansion and vetting of CAPS resource list (Erin Lamon gives update)</p> <p>3 month goal: CAPS Flyer & Resource List to be completed in August</p> <p>Update: Erin met with AARP intern to help research and vet for resource list and will meet again in the coming weeks Proposed title: “Rooted in Louisville - Housing Resource Guide Housing Support for Every Age, Every Stage.”</p> <ul style="list-style-type: none"> ● The list could include descriptions, eligibility criteria, and direct links where possible. The group discussed linking directly to an application instead of a contact website to make the process to apply easier. But for resources such as New Directions, there are several. ● The group discussed how to widely distribute the list once complete (AFL website, link on AARP KY website Housing Section, low amount of printed copies for fairs) ● Workgroup members had issues logging into the Teams AFL Housing community.
<p>Next steps</p>	<ul style="list-style-type: none"> ● Erin to continue working on the resource list and collaborate with the AARP intern on adding descriptions and contact information for each resource. Housing Subcommittee members support and to review the draft resource list once completed by the AARP intern. ● Ezii to follow up with Jake Brown from Marian Group to potentially invite him to speak at a future meeting about housing development. ● Workgroup to brainstorm ways to distribute and publicize the resource list once it's completed. ● Tihisha to look into the current status of the middle housing moratorium and report back to the group and to join the next KY Housing Task Force meeting on July 28th ● Coordinator to check on issues with the Housing Teams community access and connect with Ezii. ● Tanya to follow up with Kiara James about the Tenant Medical Relief Bill.

	<ul style="list-style-type: none"> • Tanya and other workgroup members to look more into Rebound Inc.
Local Housing Updates, News & Events	<p>The group discussed different local housing news such as the Mayor’s Affordable Housing Initiatives, the Louisville’s Downtown Building Conversion Program to transform the historic 10-story former Fiscal Court Building at 531 Court Place to apartments and updates on the Missing Middle Housing moratorium were discussed.</p> <p>Update on Missing Middle Housing Moratorium</p> <p>At our last housing meeting, we discussed the one-year moratorium on new permits for certain types of Missing Middle Housing (such as duplexes, triplexes, and small multifamily units) in Louisville. That moratorium was set to expire on June 30, 2025.</p> <p>While the state law doesn't explicitly renew the city-level moratorium that expired on June 30, 2025, it introduces new restrictions that could make it more challenging to develop Missing Middle Housing in areas previously zoned for single-family homes, according to The Courier-Journal.</p> <ul style="list-style-type: none"> • Lawmakers on the Kentucky Housing Task Force are gathering feedback to draft 2026 legislation aimed at closing the state’s housing shortage, which currently stands at 206,000 units and could reach 287,000 by 2029. See article. • Louisville celebrated the unveiling of a first-of-its-kind affordable housing duplex near Shelby Park, built through River City Housing’s shared equity program to keep homes affordable which is part of the city’s goal to add 15,000 new affordable units. The duplex features three bedrooms, two bathrooms, and 1,300 square feet, with each home selling for \$136,000. See article. • Louisville’s Downtown Building Conversion Program has selected its first project: transforming the historic 10-story former Fiscal Court Building at 531 Court Place into 106 apartments, one-third of which will be affordable, with development led by Weyland Ventures. See article. • Louisville Metro and Volunteers of America are expanding homeless services by building a Community Care Campus that will include a medical respite center for people recently discharged from hospitals who still need care, hopes to break ground by year’s end. See article. • Kentucky lawmakers introduced Senate Bill 59 to help address the state’s housing shortage by allowing churches and faith-based organizations to build affordable housing on their properties, while still requiring local approval. See article. • Hart-Supported Living: This program through the Cabinet for Health and Family Services supports Kentuckians with disabilities to stay in their homes and communities and avoid institutionalization. More info HERE. • The new Healthy Homes Grant is now accepting applications through Project Warm in Parkland, Shawnee, and Chickasaw, aiming to assist up to 120 homes over the next two years with HUD funding. See flyer. • Monthly MHC Education & Advocacy Committee Meetings – Discuss housing justice, fair housing, and vacant property campaigns. Second Tuesday monthly, 3:30–4:30 PM (virtual).

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| | <ul style="list-style-type: none">● Zoning Matters: Conversations with a City Planner Discuss the ongoing Land Development Code (LDC) Reform, ask questions about zoning, and share your thoughts on how these changes could impact your neighborhood. The next conversation will be on August 5, 3 - 7 PM at Iroquois Library. Find more dates HERE.● HB 18, which passed out of the House Standing Committee on Local Government on Tuesday, February 25th, raises concerns about further restricting housing options statewide. The Metropolitan Housing Coalition prompts stakeholders to contact House Members at 1-800-372-7181 or through identifying their house member and contacting them here.● Downtown Louisville Building Conversion Program: Louisville Metro is incentivizing developers to convert vacant downtown office spaces into residential units, increasing housing options and promoting vibrant urban living.● Mayor's Affordable Housing Initiatives: "My Louisville Home Plan" aims to create 15,000 affordable housing units, programs to redevelop vacant properties /reduce barriers to development. |
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Next Meeting – August 6th, 2 - 3:30 pm

Meetings are always the 1st Wednesday of each month, 2 - 3:30 pm