


**Age Friendly Louisville Housing Workgroup Meeting Agenda**

**2:00 – 3:30PM**

**January 8th, 2024, | Edison Center 701 W. Ormsby Ave. Lou, KY 40203**

Attendees: Tanya Sallee, Max Monahan, Ezii, Chris Clements, Angela Ceccato, Barbara Gordon, David Allgood, Erin Lamon, Greg Willett, Jen W., L. Maire Harris, Tihisha Rawlins, Betsy Ruhe, Stacie Redmon, Sophia Banks.

Notetaker: [Sophia Banks](#)

Item	Discussion
1.	<p><b>Welcome/Introduction/ Meeting Objective</b></p> <p>Co-Facilitators Tanya Sallee &amp; Dr. Ezii Oguibe-Sheperd opened the meeting with introductions and an overview of the meeting objectives.</p>
2.	<p><b><u>Speaker Presentation</u></b></p> <p><b>Max Monahan, Senior Director of Single Family, New Directions Housing Corporation (NDHC)</b></p>  <ul style="list-style-type: none"> <li>● Overview of available home modification programs and which areas are being served</li> <li>● Income brackets or other eligibility criteria</li> <li>● General application process guidelines</li> <li>● Guidance for those who don't meet eligibility requirements</li> <li>● Q&amp;A</li> </ul> <p>Max Monahan, presented on the organization's free home repair programs, focusing on aging in place initiatives. He detailed services like Repair Affair, which provides low-cost, volunteer-driven home repairs for elderly or disabled low-income homeowners, and the Aging in Place program, which partners with Spalding University occupational therapy students to customize home modifications for safety and accessibility. Max highlighted the organization's efforts to preserve homeownership as a wealth-building opportunity and connect homeowners with social services and end-of-life planning resources. Last year, New Directions completed 182 repair projects, impacting 327 homeowners.</p> <p>Email <a href="mailto:agefriendlylouisville@gmail.com">agefriendlylouisville@gmail.com</a> for PPT presentation.</p>
a.	<p><b>Q&amp;A</b></p> <p><b>Question 1:</b> If someone applies for the 2025 Repair Fair but isn't selected, do they get priority for 2026, or does the process restart every year?</p> <p><b>Answer:</b> When you sign up for the Repair Affair, your application is valid for two years. If you're not selected in the first year, you remain on the list for the second year and only need to recertify your income. Applications are tracked by intake date, and those who have waited the longest (often times due to being in a zip code that does not have a lot of private money) are prioritized for programs like KHC or the <a href="#">Carol M. Peterson Housing Fund</a> (CMPHF). After two years, you must reapply.</p> <p><b>Question 2:</b> Does the program have funds available for crisis situations (e.g. individuals actively in rehab because of a fall in an unsafe living situation) where home modifications are urgently needed, or is everyone placed on a waiting list?</p> <p><b>Answer:</b> There is no emergency funding for crisis situations; the program operates on a waiting list due to high demand. The focus is largely proactive, helping seniors modify their homes before issues escalate. While some geographic areas, like those near Churchill Downs, may receive help faster due to specific funding, others must wait as the program works through the list systematically. Seniors are still encouraged to sign up, as opportunities may arise depending on location and funding availability.</p>

Item	Discussion
	<p>Louisville Metro Government has commissioned a home repair needs assessment, aims to highlight the significant unmet demand for free home repairs and modifications.</p> <p><b>Question 3:</b> Are or have you considered having your team CAP (Certified Aging-in-Place Specialist) certified?</p> <p><b>Answer:</b> Yes. Students that do their capstone project, for instance the current Housing co-facilitator, Dr. Eziamara Oguibe, became CAP certified while working with the organization. Currently, they rely on their licensed occupational therapist (OT) as the subject matter expert for home modifications. The OT informs the team about specific needs for projects. They are open to having staff members become CAP certified in the future, particularly as the demand for CAP-certified professionals in Louisville grows.</p> <p><b>Question 4:</b> If repairs to a home are deemed too costly compared to finding a new place, do you assist the homeowner in finding affordable housing?</p> <p><b>Answer:</b> While NDHC do not actively provide relocation services, their staff may recommend options if asked, such as selling the home and seeking affordable housing through organizations like New Directions Housing or Louisville Metro Housing Authority. The team handles such discussions with sensitivity, understanding the emotional connection many homeowners have to their homes. In extreme cases, where repairs are infeasible, they may suggest practical alternatives while respecting the homeowner's preferences and circumstances. This could be selling the house for the highest profit and moving into an affordable rental unit or with a relative. However, these situations are rare, and most of their projects involve manageable modifications like adding ramps or remodeling bathrooms.</p> <p><b>Question 5:</b> Can you combine multiple funding sources to support a large home repair project, such as one costing \$50,000?</p> <p><b>Answer:</b> Yes, they sometimes layer funding sources to complete large projects. For example, they combined funds to complete a \$48,500 project in the California neighborhood, which included roofing, an aging-in-place (AIP) bathroom, and window repairs. However, because of the high demand for services, they usually try to allocate resources equitably by focusing on smaller, critical repairs across multiple homes. Combining multiple funding sources for large-scale projects happens a few times a year.</p> <p><b>Question 6:</b> Do homeowners needing smaller repairs through volunteer programs, such as Repair Affair, receive faster service compared to those needing costly repairs?</p> <p><b>Answer:</b> Yes and no. Homeowners needing lower-cost or volunteer-based repairs often receive quicker assistance. Volunteer teams may choose simpler projects, like trimming overgrown foliage or cleaning gutters. These repairs are easier and more affordable to address. On the other hand, costly repairs, such as a \$10,000 bathroom remodel, require more resources and time, leading to longer wait times.</p> <p>Additionally, their Aging in Place (AIP) program can operate independently or be integrated into other programs. For instance, if a homeowner identifies aging-related needs during a broader home rehabilitation project, those needs can be addressed as part of the same effort. They pride themselves on building a leading AIP program in Louisville and continue to seek more funding to expand their reach, leveraging public and private resources to maximize impact.</p> <p><b>Closing Note from Max:</b> New Directions remains committed to home repair work throughout the year, with peak activity during the spring, summer, and fall. Follow-up questions via email are welcome and emphasize their dedication to keeping people safe in their homes through raised funding and community partnerships.</p>

Item	Discussion
<p>3. <b>Review of CAPS Flyer /Home Modification Action Plan Goals</b></p>	<p>Participants discussed challenges in securing adequate funding for senior housing needs compared to other causes and highlighted the lack of resources for home modifications.</p> <p>Christopher proposed forming a volunteer repair team, sharing personal experiences of volunteering as a group of friends at ND. → The group showed interest in the idea to explore New Directions while emphasizing the need for safety and proper vetting. Concerns were raised about liability, safety, and ensuring volunteers are covered in case of accidents. AFL Leadership will need to weigh in on the idea. AFL coordinator will inquire how volunteers at ND are covered in case of emergencies.</p> <p><i><b>Update from ND:</b> As part of the sign in sheet there is a waiver that volunteers sign. Most volunteer teams don't do ladders or power tools, so the activities are relatively safe.</i></p>
<p>4. <b>Agenda Item 1: Action Plan Implementation Updates/Changes</b></p>	<ul style="list-style-type: none"> <li>● Access Action Plan on <a href="http://agefriendlylou.com/housing">agefriendlylou.com/housing</a> or use printed version</li> <li>● Try to tie in what NDHC does with the workgroup's goals address the updating of the CAPS flyer for instance.</li> </ul>
<p>a. <a href="#">Goal 1</a></p>	<p><b>Multigenerational Communities</b></p> <p>Increase awareness of age-friendly, multigenerational communities through data and policy advocacy.</p> <p>An email draft regarding <a href="#">Redevelopment of Parkway Place Apartments</a> in the Algonquin neighborhood (614 units) to ask if accessibility is considered, was discussed. The workgroup decided that it would be a good idea to find out more about how accessibility and aging in place challenges in new construction are usually handled.</p>
<p>b. <a href="#">Goal 2</a></p>	<p><b>Home Modifications &amp; ADUs</b></p> <p>Partly addressing goals 2 and 3 together:</p> <p>Integrating housing-related resources, such as the CAPS resource list, into a more comprehensive framework with clearly categorized sections was discussed to address these goals effectively → Integration of some of the RCS Resource Guide: LM OADC/RCS resource guide was discussed as a foundation. Once Alli Woosley returns from maternity leave, this can be explored further.</p> <p><b>Ideas/Challenges:</b></p> <ul style="list-style-type: none"> <li>● Erin suggested enhancing accessibility by incorporating QR codes to direct users to specific sections.</li> <li>● Angi proposed using symbols for categories such as low income, senior, and disabled to simplify navigation.</li> <li>● Barbara highlighted the challenges of maintaining resource lists and recommended partnering with established, reputable lists rather than creating a new one.</li> <li>● Involving UofL students to assist in keeping the list updated was seen as a potential solution to manage the resource list</li> </ul>
<p>c. <a href="#">Goal 3</a></p>	<p><b>Resources/Updating the CAPS list</b></p> <p>Erin provided an update on the meeting with the AARP intern, who is working on updating the draft resource list by reaching out to current organizations to clarify the services they provide and the populations they assist. A virtual meeting with the intern is planned to further expand the list's scope and improve its detail, ensuring it is more user-friendly and minimizes unnecessary calls or confusion to users of the list.</p>
<p>5. <b>Agenda Item 2: Identify overlap of H and SI Domain</b></p>	<p><b>All workgroup members are asked to prepare questions and identify overlap of H domain and CoHousing for next session:</b> <a href="#">Louisville CoHousing</a>, presented by <a href="#">Mathilde Berthe</a> from <a href="#">Studio CoHab</a>. Mathilde won competition for <a href="#">ADU design</a> plan (Universal Design)→ AARP + Louisville Metro, received Community Grant to address housing shortage</p>
<p>6. <b>Local Housing updates/news/events</b></p>	<ul style="list-style-type: none"> <li>● <b>Project Warm</b> is <b>distributing blankets</b> to those in need, especially the homeless, and has launched the <i>Healthy Homes</i> program with a \$2M HUD grant to assist families in Shawnee and Parkland neighborhoods. Contact <a href="mailto:outreach@projectwarm.org">outreach@projectwarm.org</a> or (502) 636-9276 for details.</li> </ul>

Item	Discussion
	<ul style="list-style-type: none"> <li>● <a href="#">2024 State of Metropolitan Housing Report</a> was recently released</li> <li>● Planning Commission Thursday, November 7, 2024 at 1:00 pm → <a href="#">Recording of LDC Reform Update presentation at 10 minute mark</a> <ul style="list-style-type: none"> <li>○ Planning Committee might be formed soon</li> <li>○ 3 sets of pre-approved ADU plans available</li> </ul> </li> <li>● AARP Livable Communities workshop <a href="#">5 minute clip</a></li> <li>● <b>Louisville CoHousing</b> will have an info <b>session</b> on <b>Sat, Jan 25th, 10 am - noon</b>, South Central Regional Library (Flyer print out). Register <a href="#">here</a>.</li> <li>● MHC and Every Home are hosting a free "<b>Affordable Housing &amp; Energy 101</b>" webinar on <b>January 28th at 1 PM</b>, exploring energy affordability, solutions to energy burdens, and key policies in Louisville. More info <a href="#">HERE</a>.</li> <li>● <a href="#">Downtown Louisville Building Conversion Program</a>: Louisville Metro is incentivizing developers to convert vacant downtown office spaces into residential units, increasing housing options and promoting vibrant urban living.</li> <li>● <a href="#">Mayor's Affordable Housing Initiatives</a>: Mayor Craig Greenberg's "My Louisville Home Plan" aims to create 15,000 affordable housing units, complemented by programs to redevelop vacant properties and reduce barriers to development. These efforts address critical gaps identified in our Housing Workgroup discussions.</li> <li>● Initiatives to improve affordable housing projects: <a href="#">Permits take to long and are cumbersome</a></li> </ul>
7.	<p><b>Upcoming Workgroup Meetings &amp; New Location</b></p> <p><b>February</b> Meeting is <b>rescheduled</b> to 2nd Tuesday, <b>February 11th, 2025</b>, for a <b>combined Housing and Social Inclusion</b> workgroup meeting by <b>CoHousing Louisville</b>. Combined agenda needs to be drafted.</p> <p><b>March onward</b>: Time stays the same, 1st Wednesday. New Location: <b>Highlands Shelby Park Library</b> conference room.</p>

**Rescheduled: Next Meeting – February 11th, 2 - 3:30 pm - Speaker Presentation Mathilde Berthe, Louisville CoHousing**  
 Meetings are always the 1<sup>st</sup> Wednesday of each month, 2 - 3:30 pm