



2:00 – 3:30PM

April 2nd, 2025, | Highlands Shelby Park Library, 1250 Bardstown Rd, Louisville, KY 40204

Housing Note Taking Form

<https://forms.gle/KfRcAjrbfNBNGxUK6>

Attendees: Tanya Sallee*, Dr. Ezii Oguibe-Sheperd*, David Allgood, Faith Hood, Tacey Collins, Pam Bischoff, Caron Jones, Barbara Gordon (virtual), Sophia Banks

*Housing Facilitators

Notetaker: Sophia Banks

Meeting purpose

To discuss age-friendly housing initiatives and challenges in Louisville, with a specific focus on public housing redevelopment and accessibility, especially in the context of Dosker Manor and other projects.

The Housing workgroup invited representatives from the Louisville Metro Housing Authority (LMHA) to [Redevelopment of Parkway Place Apartments](#) in the Algonquin neighborhood (614 units) at guest to the workgroup meeting:

- **Pam Bischoff** – Director of Strategic Initiatives, LMHA
- **Faith Hood** – Assistant Director of Special Programs, LMHA
- **Caron Jones** – Program Manager for Strategic Initiatives, LMHA

Key Topics & Discussion Highlights

Dosker Manor Redevelopment

- LMHA is undertaking a major redevelopment of Dosker Manor, a senior high-rise facing poor living conditions.
- The site will be rebuilt into a mixed-use, campus-like community that includes both senior and family housing.
- LDG Development is the co-developer for the project.
- First Link grocery site is being considered for senior housing with on-site amenities like childcare and a mini-grocery.
- Many residents have disabilities; the need for accessible units is critical and citywide shortages remain a challenge.

Relocation & Resident Support

- LMHA is providing strength-based case managers and housing navigators to support residents during relocation.
- Residents are being offered choices in relocation destinations, and a lifetime return preference is granted for those who wish to return to the redeveloped site.
- LMHA is partnering with the Office of Safe & Healthy Neighborhoods, MCOs, and other organizations to maintain continuity of care and services.

- KIPDA is a potential partner for in-home services, especially important for aging and disabled residents.

Accessible Design Considerations

- Universal design features (e.g., no-step entryways, wider doors, grab bars, and accessible appliances) are being prioritized.
- Residents' lived experience is guiding design improvements. A focus group at Dosker Manor helped identify practical concerns like toilet height, counter accessibility, and cabinet placement.
- David Allgood emphasized the cost-effectiveness of incorporating accessibility during initial construction, noting that proactive design benefits everyone.
- LMHA acknowledges challenges posed by construction costs (estimated at ~\$200K/unit) and funding gaps, but is committed to integrating accessible features from the start.

Current and Future LMHA Projects

- Parkway Place: Currently in the exploratory redevelopment phase.
- Former Iroquois Homes: A 60-unit senior housing project with Denton Floyd is underway.
- Gateway on Broadway: A senior-focused project using Project-Based Vouchers where all utilities are included.

Service Gaps and Systemic Barriers

- LMHA representatives emphasized that many sites are underfunded and were not designed to support today's mixed populations of seniors and residents with disabilities.
- There's a pressing need for additional supportive services to make housing viable for aging-in-place.
- LMHA is revisiting an occupational therapy grant opportunity to support home modifications, potentially in partnership with UofL.

Presentation on Accessible Housing Design

Workgroup member Eziamara shared a handout and gave a brief presentation on accessible housing features, emphasizing that inclusive, thoughtful design such as no-step entries, wide doorways, and accessible bathrooms—does not necessarily add cost when planned from the beginning.

- No-step entryways
- Wide doorways
- Accessible kitchens and bathrooms
- Grab bars and thoughtfully placed fixtures

Find the handout [HERE](#).

Questions & Responses

Q: What percentage of units must be ADA-compliant and affordable in HUD-funded projects?

A: There are federal requirements for physical and audio/visual accessibility and affordability, tied to funding sources and monitored by HUD's Office of Fair Housing.

Q: What is being done to avoid displacement during Dosker Manor redevelopment?

A: LMHA is providing a structured relocation plan with case management, resident choice, and the right to return.

Q: Will in-home/community services continue after relocation?

A: Yes. LMHA is working with partners like MCOs to ensure continuity of care, including live-in aide allowances and tailored supports.

Q: How do Section 8 and Project-Based Vouchers work?

- **Application process:** Applications are free and usually submitted online. The waitlist is long—currently about four years.
- **Housing Choice Voucher Program (Section 8):** Participants can choose their own rental units, as long as the rent is reasonable and within voucher limits, tenants pay a portion of the rent based on their income. The housing authority pays the remaining rent directly to the landlord.
- **Utility allowance:** Tenants receive some assistance for utilities. However, they must be able to get utilities in their own name, which can be a challenge for some, especially if credit issues are involved.
- **Project-Based Vouchers:** These are tied to specific housing units, not individuals. Units are privately owned but receive housing assistance through the housing authority. An example is Gateway on Broadway, a development for adults 55+ where all utilities are included.
- **System challenges and improvements:** Many applicants, especially older adults or those without internet access, find the system difficult to navigate. The Section 8 department is undergoing a full restructuring to improve services, including adding a real customer service line.

Next Steps

- Invite LMHA representatives back for further discussion and collaboration.
- Follow up with KIPDA for potential partnership on service delivery.
- Find out more about a occupational therapy grant to support aging-in-place modifications.
- Continue advocating for accessibility in all new and existing housing developments.
- Update and expand the housing resource guide based on insights shared.

General Workgroup Updates

- The Metropolitan Housing Coalition listed AFL as a partner in a letter of intent for the HALOEZ project, seeking funding from the Robert Wood Johnson Foundation's land use and zoning grant.
- Continued development of a housing resource guide to support residents in navigating local housing options.
- Advocating for more accessible, affordable housing for seniors and persons with disabilities.
- Tracking state legislation relevant to senior housing and accessibility.

Local Housing Updates/News/Events

- A former motel on **Dixie Highway** has been transformed into [affordable housing for single parents facing homelessness](#), offering stability and support through **New Life Directions Ministries**.
- The new **Healthy Homes Grant** is now accepting applications in Parkland, Shawnee, and Chickasaw, aiming to assist up to 120 homes over the next two years with HUD funding. See [flyer](#).
- **Fair Housing Month Panel:**
- The Metropolitan Housing Coalition is hosting a panel on **April 22nd, 6 - 7:30 PM** at the Main Library to discuss lead exposure in Louisville, recent changes to the lead ordinance, and the future of housing safety. See the flyer for details!
- **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 April 15, 3 - 7 PM. Find more dates [HERE](#).
- [Doskar Manor redevelopment and redevelopment news](#): LMHA is moving everyone out by the end of 2025. **New strategic plan** is moving from section 9 to section 8 funding of public housing.
- [Sheehan Landing](#), Kentucky's first single-site supportive housing for homeless: **80 unit apartment complex** to offer mental health support and case management through the St. John Center
- [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](#).
- [2024 State of Metropolitan Housing Report](#) was recently released.
- Planning Commission Update→ [Recording of LDC Reform Update presentation at 10 minute mark](#): Planning committee to from, 3 sets of pre-approved ADU plans available: AARP Livable Communities workshop [5 minute clip](#)
- [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.
- Local [initiatives to improve affordable housing projects](#)

Next Meeting – May 7th, 2 - 3:30 pm

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

Detailed discussion notes from meeting with Louisville Metro Housing Authority (LMHA) Representatives

Guests from LMHA: Faith Hood, Assistant Director of Special Programs, Pam Bischoff, Director of Strategic Initiatives, Caron Jones, Program Manager for Strategic Initiatives.

Pam explained that her department oversees all federally funded resident service programs. She spoke about LMHA's recent involvement in an emergency relocation effort that was not initiated by the agency but required quick response and coordination. As part of this, LMHA has been working to identify gaps in supportive services, particularly for residents with physical, cognitive, mental health, and substance use challenges—needs that have grown significantly across their housing sites.

Faith emphasized the importance of planning for accessibility, universal design, and the continuation of services—especially for developments serving older adults and individuals with disabilities. She shared that LMHA is in the early stages of planning for services at a new site and is actively identifying potential community partners and resources to support both youth and adults. She also noted that many public housing sites face challenges with outdated infrastructure and limited funding, which makes it difficult to fully meet the needs of their residents. She shared updates on several redevelopment and construction projects across Louisville, including:

- **Dosker Manor and First Link site:** LMHA is partnering with LDG Development to redevelop this area into a mixed-use, campus-like environment with both senior and family housing. The First Link grocery site is being considered for senior housing, with potential on-site amenities like childcare and mini grocery options in collaboration with community partners.
- **Parkway Place:** Currently in an exploratory phase without a co-developer, focused on potential redevelopment.
- **Former Iroquois Homes Site:** LMHA is developing a 60-unit senior building with Denton Floyd; construction is already underway.

Pam discussed challenges related to shifting housing populations—such as policy changes that transformed senior-only housing into mixed populations including individuals with disabilities—without adequate services or funding. She described Dosker Manor as an example of how these shifts, coupled with underfunding and a housing-first model, created destabilizing conditions for residents.

She emphasized that beyond physical accessibility, aging in place and stability require strong support services. Pam highlighted a previously explored grant opportunity for aging in place, which would have funded an occupational therapist and home modifications. While they lacked capacity to apply last year, LMHA is revisiting it and considering partnerships (such as with UofL) to help implement it in the future.

Pam underscored the vulnerability of public housing residents and the urgent need for expanded service support, despite the system's limited federal funding and future shifts to alternative funding mechanisms like Section 8.

David emphasized the importance of incorporating universal design features—like elevators, accessible bathrooms, and lower light switches—into new housing developments from the very beginning. He pointed out that it's more cost-effective to include these elements during construction rather than retrofitting later. While state building codes set certain limits, he suggested working with legislators to raise the minimum accessibility standards.

David also noted the growing need for accessible housing, especially with the aging baby boomer population, and expressed interest in incentives for developers to build more universally designed homes. He highlighted that anyone could become disabled and benefit from these features, making it a proactive and inclusive approach.

Pam shared that a significant portion of their residents—possibly 50% or more—have disabilities, and many use wheelchairs or other mobility aids. They are struggling to find accessible housing options that truly meet residents' needs. For example, a nearby development (Liberty Green) is attractive to many, but the upper-floor units are inaccessible to wheelchair users. Even units labeled as ADA-accessible sometimes turn out not to be, which complicates relocation efforts.

The conversation turned to future developments, especially one planned for residents 55 and older. The speaker emphasized the importance of truly integrating accessibility into the design from the start, such as door widths, elevators, and step-free entries. While agencies like KHC and HUD have minimum accessibility requirements, there's a desire to exceed those in senior housing. However, the high cost of construction—estimated around \$200,000 per unit—makes it increasingly difficult to build accessible, affordable housing, especially when funding gaps run into the millions. Despite these challenges, the need to keep accessibility a priority in planning was addressed.

The group discussed that incorporating true accessibility and aging-in-place features into the design process can make a big difference without necessarily adding significant cost—if done thoughtfully from the start. They gave examples of poorly placed grab bars and shower fixtures that technically meet standards but don't work well for real users. This highlighted the gap between compliance and practical usability.

Another participant noted that while they aren't an expert in accessibility codes, the Kentucky Housing Corporation does have strict guidelines. Still, common sense and lived experience are vital, which is why resident input is so important.

The team shared that they are engaging residents in the design process and plan to continue doing so. They already held a focus group with residents at Doskar Manor, facilitated with help from UofL Communications and the project's architectural firm. That session surfaced key concerns like toilet height, cabinet and counter accessibility, and limited storage—issues that may seem small but have a big impact on residents' daily lives. The group reaffirmed the value of continued community engagement and appreciated the architect's openness to input, noting past successful projects like the Arthur Street Hotel for homeless individuals transitioning into stable housing.

Question: Are there requirements for how many units in new developments must be ADA-compliant and affordable when working with HUD?

Answer: Yes, regulations require a certain percentage of units to be accessible (including physical and audio/visual accommodations) and a certain percentage to be affordable. These requirements are tied to financing sources and monitored by HUD's Office of Fair Housing.

Question: What is being done to prevent the displacement of Doskar Manor residents during redevelopment?

Answer: A relocation plan is in place that prioritizes successful first moves and offers residents the opportunity to return after redevelopment. Case managers and housing navigators are assisting residents through the process. The plan emphasizes resident choice, provides supportive services, and partners with community agencies to fill service gaps and maintain continuity of care.

Question: Are in-home and community-based services continuing for relocated residents?

Answer: Yes, efforts are being made to ensure continuity of care through partnerships with MCOs and community organizations. Services are tailored to individual needs, including help from medical social workers, and the plan allows for live-in aides and accommodations based on health-related needs.

The group discussed a potential partnership with the Area Agency on Aging (KIPDA). There is strong interest in establishing that connection for LMHA. KIPDA has historically provided in-home services to Doskar Manor residents, and a follow-up is planned to reconnect with their social services team.

How does Section 8 work?

A representative shared the following key points:

- **Application process:** Applications are free and usually submitted online. The waitlist is long—currently about four years.
- **Housing Choice Voucher Program (Section 8):** Participants can choose their own rental units, as long as the rent is reasonable and within voucher limits, tenants pay a portion of the rent based on their income. The housing authority pays the remaining rent directly to the landlord.
- **Utility allowance:** Tenants receive some assistance for utilities. However, they must be able to get utilities in their own name, which can be a challenge for some, especially if credit issues are involved.
- **Project-Based Vouchers:** These are tied to specific housing units, not individuals. Units are privately owned but receive housing assistance through the housing authority. An example is Gateway on Broadway, a development for adults 55+ where all utilities are included.

- **System challenges and improvements:** Many applicants, especially older adults or those without internet access, find the system difficult to navigate. The Section 8 department is undergoing a full restructuring to improve services, including adding a real customer service line.

Eziamara gave a brief presentation on accessibility in housing design and shared a handout highlighting key features to consider in future developments. These included no-step entryways, wide doorways, accessible kitchens and bathrooms, and grab bars in showers. She emphasized that these features don't necessarily add cost but do require intentional planning from the beginning. Incorporating them can make homes safer and more suitable for people aging in place or living with disabilities.