

Facilitators: Tanya Sallee & Dr. Ezii Oguibe-Sheperd*

Attendees: Kaye Lawlis, Alli Woosley, Tanya Sallee, Tim Lamb, Teran Herthel, David Allgood, Tony Curtis, Pam Bischoff, Faith Hood, Tracey Collins, Vickie Johnson, Sophia Banks.

Overview

- LMHA Discussion
- Action Plan Implementation with focus on Housing (CAPS) Resource List Update & Final Draft
- Updates & Workgroup Opportunities
- Local Housing Updates, News and Events

Item	Discussion
Agenda Item 1	Discussion with Louisville Metro Housing Authority: Pam Bischoff and Faith Hood revisited the workgroup to give updates on public housing redevelopment projects, specifically Dosker Manor and Parkway Place. Background: Dosker Manor was originally built as senior housing and represented a progressive retirement model with high-rise apartments. Over time, HUD required that units be open to both seniors and people with disabilities, and LMHA had no funding to provide high-level supportive services at the site. As a result, many residents, about 30% at Doskar, were homeless at admission, and without adequate services, vulnerable populations faced significant challenges, including active addiction and exploitation, failing to provide safe, supportive housing. Overview: Dosker Manor Relocation Update • 130 residents remain out of initial 578 households • Goal to relocate all residents by December 31st • Moving to mandatory moves with 3 housing options provided • Partnering with Office of Violence Prevention for case management support • Challenges include utility setup, credit issues for some residents

Parkway Place Planning

- 600-700 units, ~1000 children currently
- Starting 12-month planning process
- Conducting resident surveys and community engagement
- No firm redevelopment plans yet, assessing community needs

New Affordable Housing Developments

- Iroquois Senior Homes: 60 units for 55+, completion expected May 2026
- Hazelwood Grove: ~300 multifamily units planned, first phase of 80 units
- First Link site: ~120-125 senior units planned, 3 stories with elevator
- Partnering with developers to add project-based vouchers in community

Housing Authority Relocation Updates: Pam and Faith gave updates regarding housing initiatives, particularly the relocation of residents from Doskar Manor, which is expected to be completed by December 31st. The conversation highlighted the complexities of providing supportive services in affordable housing, including the need for partnerships and the challenges of utility management for voucher holders. A 4% tax credit application to Kentucky Housing Corporation for the redevelopment of the First Link site in summer of Housing 2026. LMHA also received HUD approval to accelerate the mandatory relocation of residents from Dosker Manor, offering three housing options with a 90-day selection window, and detailed their comprehensive relocation and supportive housing program that includes case management, housing navigation services, and cash benefits.

Resident Relocation and Community Support

Faith and her team have developed a comprehensive relocation and supportive housing program at Dosker Manor, providing residents with cash benefits, housing navigation, and case management in partnership with agencies like the Office of Violence Prevention, OVI, and Maryhurst. The program addresses residents' immediate needs, including documents and specialized support for those with disabilities, mental health, or substance use challenges, and continues after relocation through aftercare services.

	The relocation process and outcomes for residents were discussed, positive stories and challenges faced were highlighted. It was noted that residents have the right of first refusal to return to their original areas if they choose to move back. The discussion also covered plans for the Parkway Place project, including resident surveys and community engagement efforts. The conversation touched on strategies to address separation anxiety and preserve community history through art and memorials. Wraparound services, including case management and transportation, were discussed as part of the support system for residents during transitions. Other Senior Housing Projects Update LMHA gave updates on two housing projects: the Iroquois Senior Homes Project, expected to complete in May next year, and Hazelwood Grove, a 300-unit multifamily housing development with 80 units in the first phase. They also discussed the First Link site, which will have approximately 120 units for seniors, and the Doscar Manor site, which will be redeveloped to house about 230 families. The team emphasized their strategy to maintain and expand affordable housing through project-based vouchers and partnerships with developers, while also considering accessibility and supportive housing requirements. The group discussed media coverage improvements since their executive director took over, with frequent local news updates. See Q&A below.
Agenda Item 2: Action Plan	Resource List Review Goal 3: Expansion and vetting of CAPS resource list · Workgroup provided feedback on draft resource list · Suggestions to streamline categories, update descriptions · Add refugee/immigrant resources · Clarify local vs. statewide resources · Consolidate the Neighborhood Place programs under one listing Erin and Sophia worked on updating the flyer in the past weeks and members proposed several changes to the resource guide, including moving the Hart-Supported Living Program under home modifications, updating website links to local Jefferson County resources, and removing in-home medical providers to avoid confusion. They suggested adding Saint Vincent Depaul's veteran transitional housing and an online map of affordable housing locations under general services. Other recommendations were consolidating neighborhood place programs under financial relief and removing the housing

	stabilization program, importance of keeping the guide concise and accessible, suggesting a focus on high-level categories and referring users to more extensive resources when necessary.
Agenda Item 3 Updates & Opportunities	Meeting Updates ● October 1st Meeting – Location change: AARP KY conference room, 10401 Linn Station Rd #121. ● November 5th Meeting – Discussion of the proposed <i>Tenant Medical Relief</i> bill with the Coalition for the Homeless (moved from October). ● Kentucky Housing Task Force (no meeting in August- dates can vary); last meeting July 28th. Recordings are available on YouTube @ KY LRC Committee Meetings - Livestream available. A summary was shared. ● Holiday Schedule – Meetings will continue monthly without interruption: Oct 1 (JCPS Fall Break), Nov 5, Dec 3, Jan 7. The workgroup decided to continue monthly meetings through the holiday season, with updates shared via email, calendar invites, and social media. Community Engagement & Highlights of Events ● Age-Friendly Louisville Outdoor Enhancement workgroup Cleanup Event – Along Preston Highway with Brightside, scheduled for September 23, 2–4 PM, meeting location TBD ● Film Screening – Upcoming community screening of <i>Beyond the Bridge</i>, highlighting solutions to homelessness. ● Senior Expo – LM SSO will distribute some AFL materials if the workgroup will not be there themselves.
Local Housing Updates, News & Events	● Attend a free screening of <i>Beyond the Bridge: A Solution to Homelessness</i> on Thursday, September 4, at the Louisville Palace, followed by a panel discussion. Discover how Milwaukee reduced street homelessness by over 90% in just three years. Doors open at 4:30 PM; screening begins at 5:15 PM. Tickets available at louhomeless.org/beyond. ● 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. ● Outdoor Enhancement Workgroup Fall Clean-Up: Join Age-Friendly Louisville’s Outdoor Enhancement Workgroup on Tuesday, September 23 at 2 PM as we take part in Brightside’s Fall Clean-Up to clean up a stretch of Preston Highway in District 21. Exact location details coming soon! Please email allison.woosley@louisvilleky.gov for questions. ● 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. ● The Kentucky Housing Task Force, which meets every 4th Monday (last meeting on August 25th), is gathering feedback to inform 2026 legislation addressing the state’s growing housing shortage—currently 206,000 units and projected to reach 287,000 by 2029—with livestream and meeting recordings available on YouTube @ KY LRC Committee Meetings

	● 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 September 16, 3 - 7 PM at Newburg Library. Find more dates 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).
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Next Meeting – October 1st, 2 - 3:30 pm

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

Different Meeting Location in October only!

AARP KY conference room at 10401 Linn Station Rd #121, Louisville, KY 40223

Louisville Metro Housing Q&A:

Q2: What supportive housing programs are being developed?

A: LMHA is starting a supportive housing pilot with the Department of Corrections and Wellspring. Services include housing navigation, case management, and wraparound services for residents with disabilities or mental health/substance use needs.

Q3: Will seniors have designated units in redevelopment projects?

A: Yes, on the FirstLink site, approximately 120–125 units will be designated for seniors. Units are primarily one-bedroom apartments in multi-story buildings with elevators.

Q4: Will there be opportunities for former residents to return after relocation?

A: Yes, tenants have a right of first refusal. Eligibility requires compliance with lease terms. LMHA maintains contact with all eligible residents during lease-up.

Q5: What are “wraparound services”?

A: Wraparound services include case management, housing navigation, transportation to appointments (passes through TARC), access to employment and education programs (e.g., the Thrive program), and coordination with partner agencies to meet residents’ holistic needs.

Q6: What is being done to preserve community and history during redevelopment?

A: LMHA works with resident councils, holds reunions, and engages in Section 106 historic preservation activities. Artifacts and histories may be displayed in community centers, and documentaries have been produced to honor the past.

Q7: How is permanent supportive housing implemented?

A: LMHA partners with agencies like St. John’s and Wellspring to provide on-site clinical services, as the Housing Authority cannot bill Medicaid directly. Developers may offer on-site case management as part of project-based vouchers.

Q8: How are affordable housing units funded and managed?

A: Units operate on slim margins. Public housing is inspected by HUD and KHC, and project-based vouchers allow eligible tenants to bypass standard waitlists. Developers typically reinvest in maintaining affordable housing rather than distributing profits.

Q9: How can residents understand different types of housing assistance (e.g., project-based vouchers)?

A: LMHA provides resources like short videos, community meetings, and FAQs. AffordableHousing.com and RentCafe list available units and filter by accessibility and voucher acceptance, but gaps in awareness and accuracy exist.

Q10: Are there plans for future redevelopment sites like Park Hill?

A: Plans are in early stages. LMHA is engaging residents and community stakeholders to determine suitable density, senior housing needs, and community resources. No formal demolition has been announced yet.