

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, June 25, 2024

Board Members Attending: (In person) Katharine Dobbins, Patricia Mathison & Phillip Bond.

(Attending Via Zoom) Tammy Hawkins, Kimberly Sickles, Patricia Ramey, Kimberly Goode, Bruce Sherrod, Adam Gallagher.

(Those absent) Louis Straub, Matthew Harrell (*Suspension*) and Marilyn Harris.

Staff Present: Christie McCravy, Audrey Poppe, Lynda Gibson, Damon Besspiata, Richard Ballard, Sherrie Rogers, Roderick Young and Benita Freeman.

(Those absent) Tonya Montgomery.

The meeting was called to order by Katharine Dobbins at 4:34 p.m. The LAHTF Board was introduced to the new Client Relations Manager, Roderick Young.

Minutes

Kimberly Goode

Minutes were approved: Motioned by Kimberly Sickles, 2nd by Patricia Mathison.

Motion carried.

Financial Statement Review:

1. April 2024

Audrey Poppe/Phillip Bond

***Financial Statements Review**

Assets – Total Current Assets \$43,775,805.17; and **Fixed Assets** are \$1,831,393.66.

Total Assets of \$47668029.32.

Total Liabilities \$3897011.90 and **Total Net Assets** of \$43,771,017.42

Total Liabilities and Net Assets \$47,668,029.32

Motion to accept the May Financials by Patricia Mathison, 2nd by Kimberly Sickles.

Motion carried.

Advocacy Committee

Christie McCravy

No meeting/No Report.

Program Committee –

Christie McCravy

1. Returned Funds.

Christ Temple's was not able to secure the balance of the funds from KHC for their project. We will be Recouping our funds from this project. We are not sure about the Starks Company's position right now.

Project Updates

● **Single Family Projects - Highlights**

ANTZ- Still waiting for addresses of new units. Developer has been contacted but no response. Deadline for contact was June 20th. Will be contacting LAHTF attorney (Rick Vance) for recapture letter. **APK –** Developer wants to meet concerning workout for his 3 other projects. LAHTF will meet after entire Feyhurst Project is done.

DANEY Lane LEI, LLC – LAHTF Facilities Manager has completed the inspection and found unit nearly done.

Glorious Outcomes – Unit has sold and Payoff has been received.

Habitat for Humanity is moving along with their projects – Homes Across Louisville, all units are sold as of 6.10.24. 2023 Park Springs II is 60% complete. Several should close by end of the month.

Sante Fe Project has 2 units left for completion and is 58% completed. 4 units have been Sold. HPI's Beyond 9th 2022 93% complete – All 6 units sold. 3418 Del Park Terrace is 51% completed. Beyond 9th 2023 17 units under construction.

Lopez Cuevas California Model 315 Grand Ave, repairs nearly finished.

Other projects are awaiting insurance payments, sewer connection problems. **NOIRBCC** – This Developer is moving forward and expecting a groundbreaking soon. **New Directions** – All projects leased or sold except for Breckinridge St. Project. Delays due to sewer connections; needed to separate per unit. Final Plan revisions are approved. Will break ground June 2024.

Rebound In. – 2020 Lease Purchase – All properties leased. 2021 Hodge St.- All units complete and sold.

Hodge Street A and B – Both units completed and listed on MLS. CHDO A and B – 4 homes are complete and listed on the MLS. Additional 2 units progressing toward completion. 431 Dr. W J Hodge – units complete and listed on MLS. Dixie Town Homes – Working with MMY Modular Homes to create a home design plan.

2100 Jefferson – Rebound is planning a 9 unit instead of 7 units.

Single Family Homes 2024 – Not yet closed with LAHTF

River City Housing – Scattered Site Project – Construction completed and unit is complete on market for sale. 4906 Mary Rose has been replaced by 3205 Grand. 4 properties completed and sold.

Cane Run 2023 – Project properties switched. Shelby Park & E. Breckinridge St. – Broke ground on **1039**.

● **Multi Family Projects – Completed or near completed projects.**

Blackrock, LLC – 950 S. Floyd Apts. –	Project complete and 1 st lease signed.
LDG Multifamily LCC - Lone Oak Meadows	2.14.24 100% complete
Marian Group, LLC – Crossing at Mill Creek	6.06.24 100%
4801 Manslick Drive	
Crossing at South Park	6.06.24 93% complete
10511 W. Manslick Rd.	
Lower Hunter’s Trace	6.06.24 100% complete
5416 Distler Lane	6.06.24 100% complete
Flats at Bardstown Rd.	6.6.24 Project is 80.3% complete
Rebound, Inc - 1638 Kentucky St.	6.6.24 Project 83% complete
	11 units are occupied, 1 unit vacant.
	Units 1 & 4 in construction.
Hughlett Temple I	6.06.24 100% complete. All units occupied!
Hughlett Temple II	6.06.24 Project 100% complete.
The Richmond	Groundbreaking around late July
Starks Redevelopment LLC – Starks Artist Lofts	Has not closed
WODA Bridlewood Crossing	Scheduled to submit to Metro for building permits by JULY 2024.

Executive Director Report

- **FY’25 Funding- LAHTF** was awarded \$15,000,000. An ordinance was presented in Metro Council meeting with a stipulation that the Trust Fund would explore ways for the Trust Fund to become self-sufficient. This financial self-sufficiency plan should be turned into Metro Council by March 31, 2025. Nationwide there are currently no models of Trust Funds that are self-sufficient. In 8-years the Trust Fund has only been paid back \$100M. Our loans are so long term (20 to 40 years) that it takes years for us to build enough capital to be self-sufficient. The oldest entity of a Trust Fund, Columbus Trust Fund, has a partnership with Chase Bank. **Question:** Can we go back to Metro Council and request that that sentence be removed? ED. McCravy said once we have input from other Trust Funds that prove the issue we can ask that it be removed. More to Come.

Removal of Board Member – The removal of Matthew Harrell from LAHTF Board was brought to the board for a vote.

Mr. Harrell is in default of his LAHTF loan. The LAHTF bylaws says that a Board cannot be in default. There was a question of whether Board members who participate in the vote are personally protected from any retaliation, such as, being sued and other legal action. ED. McCravy answered yes. There is \$1M insured protection for each Board member on the Board.

Motioned Patricia Mathison, 2nd Kim Sickles, Kim Goode abstained.

Motion carried

- **ARPA Updates/Closings** –
- **National Home Ownership Month event** – Celebrating Homeownership Month & The REVERT Program – Wednesday, June 26th 2024 @11 a.m. @2813 Narragansett Ave. Louisville, KY
All Board members were encouraged to attend this event!
- **2024 Annual Meeting** – There was a unanimous vote for Former Mayor, Jerry Abramson, as the “2024 Champion of Affordable Housing”.
- **Apartment Renovation** – We have decided not to go with Miranda Construction. Their cost was not acceptable. We tried to renegotiate with them but with no success. We may end up doing the work ourselves. We are looking at other options for contractors. Mohammad has found a small company that may do the work for a more reasonable price. *More to come.*
- **Technology Upgrades** – We are having upgraded equipment installed in our large conference room. This will allow better quality virtual and hybrid meetings. This will be done in July.

Other Staff Reports

- **Construction and Facility Update** – Damon has started demoing the empty apartment floors to get a head start on the work. Mohammad thinks he has a smaller contractor that would give us a more reasonable cost. **Damon Besspiata**
- **HOLAP Report**
We have 35 loans that have closed as of date for our HOLAP loans with SYB, FF, and NECC.
SYB = 10 Closed loans
FF = 17 Closed loans
NECC = 8 Closed loans
No changes in HOLAP this month. 1 applicant is scheduled to close in July due to her having to provide money at closing (her bid was over the \$5000) We have 2 applicants that have made it to the bid process and we are awaiting final bids from the applicants. They are having a hard time finding a contractor for these small projects.
- **Remaining funds available for the HOLAP loans:**
SYB NO MORE FUNDS AVAILABLE
FF \$13,567 left in funds (2 loans left)
NECC \$5583 left in funds with NECC (1 loan left)
- **Property Management**
Currently we have 3 occupied Apartments and 6 Vacancies
ALL RESIDENTS ARE CURRENT ON RENT.
Still gathering information from interested applicants for our waiting list.
Working on relocation strategy. Currently looking at going back to our original plan of moving tenants from original apartments to a newly renovated one. They would also have the choice of staying in the newly renovated apartment or waiting for their apartment to be finished and move back into to their original apartment.

- **REVERT** –

Richard Ballard

July 1st our new REVERT Outreach Manager, Rosemary Sims will be on board. REVERT currently has our 17th homeowners and 11 homes are under contract. We have at least 18 months to reach our targeted goal of 250 homeowners done.

Miscellaneous/Adjournment

Board member, Kimberly Sickles, gave congrats and praise to the REVERT team for their current success.

Motion to adjourn by Kimberly Sickles seconded by Patricia Mathison @5:54 p.m.

Motion carried.

Next LAHTF BOD Meeting

July 23, 2024 @4:30 p.m.

Recorded by Lynda Gibson, LAHTF Administrative Assistant.