

Louisville Affordable Housing Trust Fund Board Meeting Minutes

Tuesday, December 9, 2025

Board Members Attending: (In person) Bruce Sherrod, Katharine Dobbins & Dionne Temple.

(Attending Via Zoom) Kimberly Sickles, Louis Straub, Patricia Ramey, J.D. Carey Marilyn Harris, Laura Grabowski

(Absent) Tammy Hawkins, Patricia Mathison, Phillip Bond.

Staff Present: (In person) Christie McCravy, Audrey Poppe, Tonya Montgomery, Lynda Gibson, Richard Ballard, & Benita Freeman.

(Attending Via Zoom) Rod Young

(Absent) Damon Besspiata

The meeting was called to order by Katharine Dobbins at 4:38 p.m.

A Quorum was established.

Minutes Presented by Kimberly Sickles

October 28, 2025, Minutes - Motioned by Marilyn Harris and seconded by Kim Sickles to accept the minutes.

Motion carried

Financial Statement Review

1. September Financial Review-

- Total Assets \$37,833,682.90
- Change in Net Assets- Expense (\$388,928).
- Cash at end of Period \$5,394,29.

Audrey Poppe

Phillip Bond

It was moved by Marilyn Harris and seconded by Laura Grabowski to accept the Financial Review for October 2025.

Motion carried

Work Group Reports/Discussion/Actions

Advocacy Work Group

No Report

Christie McCravy

Program Work Group

Project Updates

Tonya Montgomery and

Tina Olando-Ralston

SF Properties – Tonya Montgomery

October 2025

Daniel Wentworth/ Affordable Neighborhood, LLC :

Currently looking for a buyer on 3818 Jewell Avenue. Expects to complete the other two units by December 2025. New Contact provided for monthly reports. Maturity Date July 2027.

Matthew Harrell / APK/ all projects & units await court dates.

Kate Brackett / Family Scholar House; Construction has begun. Developer requested Draw #2 that will total the 50% payment maximum provided at closing.

Brent Bowden / HFH / Santa Fe Crossing and 2023 Park Springs II units in both projects have all been **completed and sold**. Other projects, Home Across America and 25 in 25, are moving forward smoothly.

Shanae Moreau / HPI:

Beyond 9th 2023 , is nearing completion with 65% homes completed and listed on the MLS.

Beyond 9th, 2025: Commitment Letter executed.

Cynthia Cuevas / California Model : Trust Fund loan dollars repaid.

Mario Urrutia / MBE Contracting and Supply: Mario Urrutia is constructing two doubles on the remaining lots.

Max Monahan / New Directions/ Smoketown Phase II: One home build remains. Finalizing designs. **Michael Garner**

Rebound / 2100 Jefferson:

Additional funds requested to construct nine modular homes/condominiums:
Single Family homes / Site work is underway.

Kim Goode / River City Housing

Cane Run 2023

All homes **are completed and sold.**

Shelby Park & E. Breckinridge St; two remaining units under contract.

MF Properties – Tina Olando-Ralston

October 2025

Several projects will be completed next month with over five hundred units ready to lease. Another project will be completed within the next few months with forty units ready to lease. The project that has been stalled has closed on October 17th and ready to start construction. This project is a senior project offering thirty-six units to be leased. All other projects are going as planned with no issues. Total units to be leased are 1,510 with \$25,685,171 total Trust Fund dollars.

2026 Recommendations for the Board – Christie McCravy

Projects were reviewed and the outcomes were as follows:

Project Name	Developer	Units	Amount	Approval
Habitat 26 in 26	Habitat for Humanity	5-50% AMI 21-80% AMI	\$1,560,000	*
Mae Street Kidd Sr. Apts	LDG Development	42-30% AMI 22-50% AMI 63-80% AMI	\$2,7000,000 30% & 50% units only	*
Prospect Cove	LDG Development	42-30% AMI 68-50% AMI 88-80% AMI	\$2,250,000 for 30% and 50% AMI units	*
Modular Single Family	River City Housing	6-80% AMI	\$600,000	*
Pathway Flats	REBOUND, Inc	14-50% AMI 26-80%	\$2,000,000	*
The Mayflower	SOCAYR	5-30% AMI 29-50% 50-80%		*
Madison Revitalization	Keith Booker	2-50% AMI 3-80% AMI		**
Motorworks	LDG Development	135-30% AMI 183-80% AMI		**
Prospect Edge	LDG Development	30-30% AMI 54-50% AMI 80-80% AMI		**
Adalyn Crossing	WODA	18-50% AMI 30-80% AMI		**
LAHTF Project Purchase Request - Willow Creek Manor	New Developer /Buyer - Eric Reskin			*

****It was motioned by Dionne Templeton and seconded by Louis Straub that these projects will gain approval upon contingency of LAHTF’s contract approval with Metro Council.***

****Project was Tabled.**

Executive Director's Report

- **FY' 2026 Slate of Members and Officers** – The new 2026 Officers are:
Chair – Marilyn Harris, **Vice Chair** – Vacant, **Secretary** – Kim Sickles, **Treasurer** – Phil Bond.
Motioned by Louis Straub and seconded by Laura Grabowski **Motion carried**
- **FY" 2026 Metro Allocation Agreement Updates** – Updates are still being made based on the split for \$2.5 million of the \$12.5 million to come from HOME funds and not general funds. Staff will have to determine which projects receive the HOME funds portion of the allocation.
- **Metro Council/Ordinance Board Change** – No updates. ED MCCravy will report as information is available.
- **Apartment Open House** – LAHTF held a successful open house for the apartments on December 3rd. Lots of rave reviews by visitors.
- **Board Strategic Planning Retreat** – Thanks were given to the board for their support and attendance at the Strategic Planning session. We reviewed the mission, but each month we will spend some time going over some of the ideas that came out of the retreat.
- **LAHTF Employee Event** – The LAHTF staff donated 174 lbs. of food to Dare to Care and have collected socks, underwear, hats, and gloves to donate to the homeless shelter for the holidays.

Other Staff Reports

1. Construction and Facility Management - Damon Besspiata

Renovations are completed. We have had numerous inquiries for perspective residents Everyone loves what they see. Finalizing last minute details on the apartments. We added keypad entries on two exterior doors for added security. One facing 3rd Street and the other on the fourth floor. Each resident will have their own specific code.

2. REVERT – Richard Ballard

Revert currently has helped create 73 new homeowners by providing rehabilitation funding for their homes, and an additional nine applicants are under contract and preparing to close.

There are 47 REVERT eligible applicants who have completed the application and identified their family lineage. We are working with 14 eligible Revert applicants who are preapproved and are searching for a home.

REVERT down payment assistance has been launched. REVERT applicants are eligible to receive up to \$30,000. LAHTF has partnered with the Louisville Metro DPA to process these applications. The funding applications will follow LMG DPA guidelines except for REVERT's 300% of the federal poverty guidelines income restrictions. After the client completes an approved REVERT application their contact information is forwarded to the Louisville Metro DPA team to begin their application process.

If you know of any opportunities that the REVERT staff could table at an event, please contact Benita@loutrustfund.org

Miscellaneous/Adjournment - Motion to adjourn by Louis Straub and seconded by Laura Growbowski. **Motion carried.** Meeting was adjourned at 5:43 p.m.

Next LAHTF BOD Meeting –

Tentative – January 27, 2025, 4:30 p.m.

Minutes recorded by Lynda H. Gibson, Admin. Asst.