

Louisville Affordable Housing Trust Fund Board Meeting Minutes
Tuesday, April 28, 4:34 P.M. – 5:06 P.M. via ZOOM
1024 South Street, Louisville, KY 40203

Board Members Attending:

Kimberly Sickles, Laura Grabowski, Bruce Sherrod, Phillip Bond, Pat Mathison, Rolandas Byrd, Chase Sanders, and Travis Yates.

(Absent) Tammy Hawkins, Dionne Templeton, and Bridgette Johnson

Staff Present: (In person) Christie McCravy, Audrey Poppe, Tonya Montgomery, Damon Besspiata, Richard Ballard, & Benita Freeman, Rod Young, Tina Olando-Ralston.

(Absent) Lynda Gibson

The meeting was called to order by Marilyn Harris at 4:34 p.m.

A Quorum was established.

Introductions of Board members and staff were conducted.

Minutes Presented by Kimberly Sickles

March 24, 2026, Minutes – Patricia Mathison made a motion to accept the minutes as presented. Phillip Bond seconded the motion. Travis Yates abstained. **Motion carried**

Financial Statement Review – Phillip Bond, Treasurer, as presented by Audrey Poppe

March Financial Review-

- Total Assets - \$49,628,243.46.
- Change in Net Assets- Expense \$11,451,671.
- Cash at end of Period \$6,280,301.51

It was moved by Kim Sickles and seconded by Chase Sanders to accept the Financial Review for March 2026. **Motion carried**

Work Groups

Advocacy Work Group

No Report

Program Work Group & Compliance

Tonya Montgomery and Tina Olanda-Ralston

1. Projects Assigned to HOME

Christie McCravy

2026 projects designated to receive HOME funds will be River City Housing SF Modular project, Adalyn Crossing & part of the properties in the Habitat 26 in 26 project.

Stephanie Burdick has completed the HOME manual. Staff is reviewing and will forward to Metro for final approval so LAHTF closing with Metro can take place.

Compliance

SF Properties – Tonya Montgomery

March 2026 – Report sent to board.

MF Properties – Tina Olando-Ralston

March 2026 – Report sent to board.

Executive Director’s Report

- **Metro FDS Form** – Thanked the board for turning in all forms. They have been forwarded to Metro.
- **CLOUT Nehemiah Action** – ED. McCravy attended the CLOUT meeting. There were 1400 in attendance. They invited ED. McCravy to come back to the next meeting and give a report. The members of CLOUT will start attending the Metro Council meetings to urge the Mayor and Metro Council to continue to fund the LAHTF at \$20 million.
- **Mayor’s Budget Address** – The Mayor has allocated \$15M for the Trust Fund in the new budget. Other housing initiatives bring the total for housing to \$20 million.
- **ARPA Celebration** – “Save the Date” for the June 17th ARPA Celebration. Celebrating \$40M worth of ARPA funds toward 7 projects. On the site of Iroquois Homes. Not occupied as of yet.
- **Developer’s Academy** – LISC is currently holding a Developer’s Academy. We are going to focus our Developer’s Academy toward **“From Flipper to Developer”**. May be contacting Johnetta Roberts who is looking at all developer programs and maybe able to provide some recommendations. We have had discussions with Kentucky Housing Corporation they’ve have expressed that they would be glad to do a portion on *Asset Management*.
- **2026 Annual Report Meeting** - We will be talking about our Champion of Affordable Housing for 2026. ED. McCravy asked the board members to start thinking of a candidate. We will start discussions at the May board meeting.
- **Bylaws Review and Work Groups** – Will establish a Work Group to look over and update/revise our current Bylaws. Last reviews was in 2018.

- **Builder's Patch Review** – Talked with Jennifer with California CRC Group. They have been using the program for about six months. They use the program to provide a template for credit memos. They process about \$100m a year in loans. Talked with Robert @Builder's Patch and explained to him that we don't have a dedicated source of funding. For that reason he agreed to look at what he could offer LAHTF. Our next meeting is scheduled for Monday, May 4, 2026.
- **Board Retreat Review** – ED. McCravy has been talking with KHC about putting together a Trust Fund Summit/Conference. This came up in the Board Strategic planning during the retreat. There are quite a few topics that could be discussed. More to come.

Other Staff Reports

1. Construction and Facility Management - Damon Besspiata

- Only one vacant apartment left, Apt #6.
- We had a code violation because of the enclosure we built on the roof. The application has been submitted to have it approved. More to come.

2. REVERT – Richard Ballard

- REVERT has helped 85 new homeowners with funding. There are five (7) additional clients under contract preparing to close.
- There are 16 eligible REVERT applicants with pre-approvals.
- Sponsoring up to 40 individuals to attend HPI's Homebuyer education program. Participants will attend Budget Education and Understanding Credit classes. These courses will provide each participant with their HUD Homebuyer certification.

Miscellaneous/Adjournment – Congratulations went out to our board member, Patricia Mathison, for her upcoming graduation from Simmons College with her degree in Business Admin. & Leadership on May 9th.

Meeting was adjourned at 5:40 p.m. by Board Chair, Marilyn Harris.

Next LAHTF BOD Meeting –

May 26, 2026 @4:30 p.m.

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