

MINUTES OF
Louisville Affordable Housing Trust Fund Board Meeting Minutes
Tuesday, May 26, 2026. 4:32 p.m.
1024 South Street, Louisville, KY 40203

Board Members Attending: (In person) Bridgette Johnson and Chase Sanders.
(Attending Via Zoom) Laura Grabowski, Bruce Sherrod, Phillip Bond, Rolandas Byrd, Marilyn Harris, Dionne Templeton, and Travis Yates.
(Absent) Tammy Hawkins (*excused*) , Kimberly Sickles (*excused*)

Staff Present: (In person) Christie McCravy, Audrey Poppe, Tonya Montgomery, Richard Ballard, Benita Freeman, Tina Olando-Ralston, and Lynda Gibson.
(Attending Via Zoom) Rod Young
(Absent) Damon Besspiata

The meeting was called to order by Marilyn Harris at 4:32 p.m.
A Quorum was established.

Minutes Presented by Marily Harris

March 24, 2026, Minutes – Moved for approval by Travis Yates and seconded by Dionne Templeton to accept the minutes.

Motion carried

Financial Statement Review

**Audrey Poppe
Phillip Bond**

April Financial Review-

- Total Assets - \$49,312,322.33.
- Change in Net Assets- Expense \$11,199,228.72
- Cash at end of Period \$6,166,867

Audrey Poppe presented a preliminary budget for FY'2027. The final budget is dependent upon the allocation received from Metro Council. More to come.

It was moved by Chase Sanders and seconded by Bridgette Johnson to accept the Financial Review for April 2026 with changes.

Motion carried

Advocacy Actions

No Report

Program Work Group & Compliance

Projects Updates

**Tonya Montgomery and
Tina Olando-Ralston**

Compliance

SF Properties – Tonya Montgomery

April 2026 – Report sent to board.

MF Properties – Tina Olando-Ralston

April 2026 – Report sent to board.

Executive Director's Report

- **Safe and Stable Neighborhood** – The Safe and Stable Neighborhood and the Economic Development are strong in the advocacy for affordable housing with the Metro Council.

Actions – CFL Dashboard – the Dashboard that was created for the LAHTF was composed of the information that we use in our reports to the Metro Council.

The information is quite easy to read and navigate. It shows the number of affordable housing projects in each Metro council district by single-family and multi-family units. The CFL Dashboard will be made accessible on our website.

- **Budget Presentation** – ED. McCravy attended the Mayor's budget presentation on May 26th. More to come.
- **Builder's Patch Review** – After much discussion and negotiation between ED. McCravy and the Builder's Patch representatives an agreement was reached. Motion was made by Travis Yates and seconded by Chase Sanders to accept the terms and conditions of the contract with Builder's Patch.

9 – 0 Motion carried

- **ARPA Celebration** – The Simmons University Band is scheduled to participate. Senator McGarvey's office has been contacted to participate and will attend. McConnell's office has declined. Former Congressman Yarmuth also will attend.
- **Work Groups – Nominating and Bylaws** – Marilyn Harris, Chase Sanders and Travis Yates have agreed to serve on the Nomination and Bylaws Committee.
- **CARES Committee Appointees** – Marilyn Harris, Bridgette Johnson and Christie McCravy will hold the three LAHTF seats on the CARES Committee.
- **Annual Report Meeting** - Natalie Harris was chosen as the LAHTF "*Champion of Affordable Housing for 2026*"
- **Board Retreat Review** – Tabled until June 2026 meeting.

9 – 0 Motion carried

Other Staff Reports

Construction and Facility Management – Presented by Christie McCravy

- We are still at seven (7) apartments rented and two vacancies.
- Looking into an intercom system for the residents so they can open the door to the building without coming downstairs. Looking into the Butterfly system. Travis Yates stated that they use it for some of their properties and are satisfied. More to come.
- Getting quotes for gutter repairs on the rear of the building to help divert extra water away from the building.
- Drains in the courtyard area backed-up and caused some water to enter under the rear door. They have been cleaned by a plumbing company.
- Jerry Jacobs will be coming out to fix a couple of leaks on the flat roof over our office.

REVERT – Richard Ballard

- REVERT has helped 86 homeowners with funding. There are five additional clients under contract preparing to close.
- 22 REVERT eligible applicants are mortgage ready and searching for a home.
- Eighteen applicants received guidance through their homeownership journey. These applicants completed an application but did not purchase in an eligible area.
- Our first homebuyer education course with HPI will host twenty individuals. These individuals will receive their HUD Certified Homebuyer Education Certifications. The next class will be held in June for National Homeownership month.
- LAHTF and OHCD are preparing to begin marketing 29 Landbank owned properties. These properties have been held for REVERT eligible applicants.

Miscellaneous/Adjournment –

Meeting was adjourned at 5:29 p.m. by Board Chair, Marilyn Harris.

Next LAHTF BOD Meeting –

June 23, 2026 @4:30 p.m.

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