

# KENTUCKY HOUSING TASK FORCE

## Minutes of the Second Meeting of the 2024 Interim

July 29, 2024

### Call to Order and Roll Call

The second meeting of the Kentucky Housing Task Force was held on July 29, 2024, at 1:00 PM in Room 131 of the Capitol Annex. Senator Robby Mills, Chair, called the meeting to order, and the secretary called the roll.

### Present were:

Members: Representative Susan Witten Co-Chair; Senator Robby Mills Co-Chair; Senators Julie Raque Adams, Stephen West, and David Yates; Representatives Kevin D. Bratcher, Randy Bridges, Lindsey Burke, and Mike Clines.

Guests: Craig Greenberg, Mayor, Louisville Metro Government; Elizabeth Strojan, Louisville Metro Housing Authority; Gary Moore, Boone County Judge/Executive; Monti Collins, Marshall County Commissioner; Shellie Hampton, Director of Government Affairs Kentucky Association of Counties; Jeffrey H. Gregory, Mayor, City of Elizabethtown, Ed Pope, City Administrator, City of Elizabethtown, and Joe Reverman, Planning Director, City of Elizabethtown.

LRC Staff: Christopher Jacovitch, Mark Mitchell, Christina Gordley, Hannah Gray, and Cheryl Walters.

### Approval of Minutes from June 29, 2024 Meeting

Upon the motion of Senator Adams, seconded by Representative Bridges, the minutes of the June 24, 2024 meeting were approved.

### Discussion by Local Officials concerning Housing Issues in their Communities

Craig Greenberg, Mayor, Louisville Metro Government discussed the Louisville Metro Government's programs and efforts to address housing issues in Jefferson County.

In response to a question from Senator Raque Adams, Mayor Greenberg stated that Louisville was considering transportation in making decisions concerning housing and that as part of this TARC is in the process of developing a new route system.

In response to a question from Senator West, Mayor Greenberg and Ms. Strojan stated that Louisville was in the process of demolishing some very high-density housing projects built in the middle of the twentieth century, and that efforts to promote density in the future would focus on high traffic areas and promoting duplexes or multiplex units in areas with single family homes rather than high rise buildings.

In response to a question from Representative Bratcher, Mayor Greenberg said that he defined affordable housing to mean housing that costs a family less than thirty percent of their income, and that density might also involve the creation of mixed-use neighborhoods and more walkable areas.

In response to a question from Representative Bridges, Ms. Strojan stated that the Housing Authority was serving people with steadily decreasing incomes in their Section 8 housing programs, and that the waiting lists for these programs are closed as a result of high demand.

Senator Yates commented regarding the need for investment in cities and a balanced approach between encouraging new homes being built and the needs of tenants and owners.

In response to a question from Senator Mills, Ms. Strojan said that the cost for a new unit would vary based on location and other factors.

Gary Moore, Boone County Judge/Executive; Monti Collins, Marshall County Commissioner; and Shellie Hampton, Director of Government Affairs for the Kentucky Association of Counties discussed how housing supply issues are affecting counties in the Commonwealth.

In response to a question from Senator Yates, Judge Moore stated that the recent trend has been for people to stay in their homes longer due to higher interest rates and higher prices, and this has led to bottlenecks in the market, and that the rental market has also affected the use of low-income rental programs.

In response to a question from Representative Bratcher, Judge Moore stated that the Northern Kentucky Area Development District was working on its own study regarding housing issues in the area.

In response to a question from Representative Clines, Ms. Hampton stated that KACO had only recently started discussing housing issues and that it had no plans regarding senior living facilities supported by counties.

In response to a question from Senator Mills, Judge Collins stated that in his more rural county, the high cost of farm land and the cost to extend industries both impacted the ability to develop new housing.

Jeffrey H. Gregory, Mayor, City of Elizabethtown, Ed Pope, City Administrator, City of Elizabethtown, and Joe Reverman, Planning Director, City of Elizabethtown, discussed how housing supply issues are affecting Elizabethtown which is undergoing significant growth due to economic development.

In response to a question from Senator Yates, Mr. Pope stated that most people are concerned more about a property's maintenance and design than the density of the units on a particular parcel of land.

In response to a question from Senator Mills, Mayor Gregory provided a brief update on the progress of the Blue Oval battery manufacturing plant.

There being no further business, the meeting was adjourned at 2:25 p.m.