

MINUTES

KENTUCKIANA REGIONAL PLANNING AND DEVELOPMENT AGENCY (KIPDA)

REGIONAL PLANNING COUNCIL

MEETING CONDUCTED THROUGH ZOOM AND STREAMED ON THE AGENCY'S YOUTUBE PAGE

October 10, 2023

The Regional Planning Council of the Kentuckiana Regional Planning and Development Agency met at 11:00 a.m. Tuesday, October 10, 2023, in the Burke Conference Room and via Zoom video conference. Members in attendance were:

Honorable Scott Bates, Henry County Judge/Executive, Henry County, Kentucky
Mr. Jason Stanley, Henry County Deputy Judge/Executive, Henry County, Kentucky
Mr. Keith Griffie, Chief Financial Officer, Bullitt County, Kentucky
Mr. Mike King, Director of Advanced Planning and Sustainability, Louisville Metro Government, Jefferson County, Kentucky
Ms. Emily Liu, Director of Office of Planning and Design Services, Louisville Metro Government, Jefferson County, Kentucky
Honorable Jon Park, representing Honorable Dan Ison, Shelby County Judge/Executive, Shelby County, Kentucky
Mr. Lawrence Blackaby, Road Supervisor, Shelby County, Kentucky
Honorable John Ogburn, Trimble County Judge Executive, Trimble County, Kentucky
Ms. Diana Arnold, Director of Planning and Zoning, Trimble County, Kentucky

OTHERS IN ATTENDANCE

REPRESENTING

Ryan Lloyd	KIPDA
Felicia Harper	KIPDA
Jarrett Haley	KIPDA
Rachael Miller	KIPDA
Justin Carter	KIPDA
Dustin Duncan	KIPDA
Jennifer Wilson	KIPDA

Mick Logsdon
Curtis Stauffer

KIPDA
KY Housing Corporation

CALL TO ORDER

Judge Bates called the meeting to order at 11:01 a.m.

COUNCIL MEMBER ROLL CALL

Ms. Miller called roll. A quorum was present.

MINUTES FROM JULY 11, 2023

Mr. Griffie moved to approve the minutes from the Tuesday, July 11, 2023 Regional Planning Council meeting. Mr. Stanley seconded. Motion carried unanimously on a voice vote.

KIPDA UPDATES

Mr. Lloyd stated that in addition to regular grant administration activities, KIPDA Community and Economic Development (CED) Division staff are also working on Cleaner Water grants and State Revolving Fund (SRF) loan applications for several water and wastewater projects. The Intended Use Plan (IUP) was recently released for those projects.

Mr. Lloyd is currently working on a project with the state's Energy and Environment Cabinet, and the first stakeholder meeting was held in early September. reminded the Council members to complete a survey about energy resilience to identify information about critical facilities in the regional communities that he will send out in the future. The goal of this project is to understand energy resilience needs in the region to obtain dedicated funding in the future.

Mr. Logsdon stated that the Strategic Highway Investment Formula for Tomorrow (SHIFT) process, which informs the highways plans, has been completed. The projects were determined by the Transportation Policy Committee (TPC) and the Regional Transportation Council (RTC) and submitted to the Kentucky Transportation Cabinet (KYTC) to receive additional points on the projects' scores

through a boosting process. A subcommittee was formed to address concerns that Jefferson County did not receive enough points to be applied to its projects.

The Safe Streets and Roads for All (SS4A) program has selected a consulting firm of HDR and Palmer Engineering to develop safety action plans for each of the participating jurisdictions, and implementation plans are expected in 12 to 18 months. The KYTC planning study for a new interchange on I-64 between the Gene Snyder freeway at Simpsonville has held two public meetings that were attended by over 100 people each with about 60% in favor of the construction of a new interchange and 40% against the project.

COUNTY QUARTERLY UPDATES

BULLITT COUNTY

Mr. Griffie stated that the county has cut the ribbon on new water projects and a \$6.9 million fiber optic project for high-speed internet. The county is also working on its comprehensive plan. Lebanon Junction's EMS services will be expanded to include another ambulance and a clinic. A meeting on the Highway 44 project funding will be held next week.

HENRY COUNTY

Mr. Stanley stated that Angel's Envy is currently building more warehouses and a barrel blending facility. Also, a new Angel's Envy distillery is in the works in the coming years. The county is working on its comprehensive plan with the assistance of KIPDA staff.

Judge Bates stated that the Highway 146 project is going well, and gravel will be put down next week. The county is in need of more affordable housing and is compiling information to build some.

JEFFERSON COUNTY

Ms. Liu stated that Mayor Greenberg recently released an affordable housing plan to construct 14,000 units in Louisville, and more discussion will take place to find solutions for more affordable housing.

The City of Louisville is working on updating its comprehensive plan with the help of the University of Louisville. The city has submitted a draft application for an

\$85 million Housing and Urban Development (HUD) grant to help update its zoning code with a total overhaul.

The city is revising its short-term rental regulations, which will work to embrace new economic activity while protecting neighborhoods. These regulations passed a Metro Council vote about a month ago.

Mr. King stated that the city has been awarded four grants through the Bipartisan Infrastructure Law (BIL) which are now being administered.

SHELBY COUNTY

Deputy Juge Park stated that the county has been very busy with many ongoing projects.

TRIMBLE COUNTY

Ms. Arnold stated that the county has a pending zone change and is looking into an affordable housing project.

Judge Ogburn stated that the county has applied for several grants and is awaiting information to see if they have been approved.

KENTUCKY HOUSING CORPORATION

Mr. Stauffer, Managing Director of the Kentucky Housing Corporation, gave a presentation on the housing supply gap. The Kentucky Housing Corporation (KHC) invests in quality affordable housing solutions for families and communities across Kentucky. KHC is a self-supporting, quasi-governmental state housing finance agency. KHC utilizes private, federal, and state funding and financing sources such as private equity via low-income housing tax credits (LIHTCs), tax exempt bonds, Fannie Mae and Ginnie Mae funding, Housing and Urban Development (HUD) programs, Treasury COVID Relief programs, Kentucky Affordable Housing Trust Fund, Rural Housing Trust Fund, and Department of Energy and weatherization.

KHC assists homebuyers and homeowners with mortgages, down payment assistance, foreclosure prevention, homebuilding, home repairs, and weatherization. KHC rental housing programs include development and preservation and rental

assistance. KHC also provides homelessness programs that provide shelters, rapid re-housing, street outreach, and eviction prevention.

Homelessness is a housing problem caused by structural factors. Individual factors increase the risk of homelessness but are not driving the causes. Rapid economic growth without commiserate housing construction leads to escalating housing costs, housing instability, and homelessness. Additional housing supply all along the continuum benefits many households in a community.

KHC works to help Kentucky meet its two most urgent housing issues: a severe shortage in units affordable to low- and moderate-income households, and disaster recovery in Western Kentucky and Eastern Kentucky.

Kentucky has a shortage of housing units across the price and affordability spectrum. The National Low-Income Housing Coalition (NLIHC) estimated a shortage of 89,375 rental homes affordable and available for extremely low-income renters in Kentucky in 2023. A 2019 Kentucky Analysis of Impediments to Fair Housing Choice reports across all outreach activities and engagements ‘a lack of adequate housing supply in urban and rural communities’ is cited as the greatest challenge to finding and keeping safe, decent, and affordable housing in Kentucky. In Kentucky, about 4,000 individuals are homeless on a given night in January each year.

Major federally declared disasters have destroyed and damaged significant amounts of housing in Kentucky. In December 2021, tornadoes in Western Kentucky destroyed or majorly damaged roughly 2,600 housing units and flooding in Eastern Kentucky in July 2022 destroyed or majorly damaged 2,300 housing units.

There has been a loss of builders and contractors after the 2008 Housing Crisis/Great Recession that have not rebounded, and it is more difficult for smaller builders to get access to lending and credit. Most housing units across Kentucky are still stick built, and little advancement in construction technology has been made. Builders must navigate zoning, approvals, site development costs, etc., which are often quite complicated and complex.

Kentucky has housing shortages at many places along the continuum, and gaps anywhere on the continuum apply pressures to other segments of the

continuum. Housing is the key to economic development, and developing more units will prevent and address housing instability and homelessness. Without more housing, Kentuckians with the fewest resources will risk housing instability and homelessness.

OTHER BUSINESS

None.

ANNOUNCEMENTS

The next Regional Planning Council meeting will be held on January 9, 2024 at 11:00 a.m. in the Burke Conference Room and via Zoom video conference.

PUBLIC COMMENT PERIOD

None.

ADJOURNMENT

Judge Ogburn moved to adjourn the meeting. Deputy Judge Park seconded. Motion carried unanimously on a voice vote.