

Butchertown, Phoenix Hill, & NuLu Neighborhood Plan – Community Updates (May 2022)

Make changes to Objective LU1.1 to address resident engagement in development processes.

- Objective LU1.1: Leverage strong resident engagement to help shape and impact future development, particularly during the early phases of the development process.
 - LU1.1A: Within each community resident association, develop a task force dedicated to implementing this plan.
 - LU1.1B: Canvass existing business owners to determine if a Business Improvement District for commercial corridors is warranted to ensure corridor improvements and ongoing maintenance.
 - LU1.1C: Collaborate with Louisville Metro Planning & Design Services on current and future updates to the Land Development Code (LDC), with specific focus on improved resident notification and engagement.
 - LU1.1D: Encourage known investors and developers in the study area to engage with residents before the development review process begins.
 - LU1.1E: Ensure that resident and community voices are heard throughout private and public development and infrastructure improvement processes, from conception to construction.

Create new Objective LU1.2 to address Community Benefits Agreements.

- Objective LU1.2: Consider the inclusion of a Community Benefits Agreement (CBA) for large developments, particularly for those that are on publicly owned land or that utilize public funding, to encourage affordable housing and protect longtime residents from displacement.
 - LU1.2A: Explore the possibility of requiring CBA's for projects that involve publicly owned land or public funding (i.e. tax increment financing).
 - LU1.2B: Encourage potential CBA processes to include a Community Advisory Committee that guides the development, implementation, and maintenance of the agreement. This Committee should include representatives of both the developer and the community.
 - LU1.2C: In an effort to promote transparency, community members should develop a standard list of potential items that could be included in future CBA's. Examples include:
 - Focusing employee recruitment in the Phoenix Hill, Butchertown, and NuLu communities for workers in both construction and permanent businesses.
 - Providing a living wage (at least \$15.50/hr) for all workers involved in the project, from conception to completion.
 - Creating a neighborhood endowment fund to cover the cost of unintended impacts to the community.
 - Ensuring a minimum number of affordable housing units, when applicable.
 - Providing access to community health and wellness amenities associated with the development.
 - Supporting policy changes that benefit and protect residents from negative design and environmental impacts, such as residential parking programs.
 - Collaborating with local artists and creatives, when applicable.

Create new recommendation M2.2I that addresses Parking Improvement Districts and surge pricing.

- M2.2I: Explore the feasibility of Parking Benefit Districts and surge pricing in areas with high parking demand, with the goal of investing the collected revenue in the affected communities.
- **CHANGE** M2.2H: Work with Butchertown and Phoenix Hill neighbors to explore parking solutions that alleviate pressures to the on-street parking supply for residents, such as a residential parking permit program.

Create new recommendation M2.2J that addresses prioritizing Campbell Street as a pedestrian/bike focused street.

- M2.2J: Explore installing a safe pedestrian path and limiting on-street parking on North Campbell Street in Butchertown, positioning the street as one that serves residents and community members rather than automobile users.

Add definition for Affordable Housing to the introduction for Equity & Affordability (p. 80), as well as the Phoenix Hill Neighborhood Association’s statement on affordable housing.

- “The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. In order to further refine this metric for low-income residents of the study area, it can be compared to Area Median Income (AMI). HUD considers a household to be “low-income” if it makes less than 80% of the AMI for the area. Therefore, using these two metrics, low-income affordable housing is that which costs less than 24% of the AMI. The AMI is \$17,761 for Phoenix Hill, \$45,455 for NuLu, \$50,489 for Butchertown, and \$24,922 for the full study area (see p. 23).”
- Phoenix Hill Neighborhood Association statement on affordable housing: “For many years, Phoenix Hill has been one of the more diverse neighborhoods in Louisville, including diversity in types of housing. Phoenix Hill Neighborhood Association strongly supports this diversity in housing, especially the availability of affordable rental housing for low income persons. We are grateful for the presence of well over 1,000 affordable rent subsidized housing units in housing developments, scattered site housing, and rental apartments and houses subsidized through Section 8 housing choice vouchers.”

Create new recommendation EA2.1F to address affordable rental housing.

- EA2.1F: Maintain existing affordable rental housing by working with Louisville Metro Government and local property owners to renew affordability restrictions as they are set to expire.

Strengthen existing recommendations in Objective EA2.2 to address inclusion of affordable units in development.

- EA2.2A: Work with Louisville Metro to formalize the requirement for affordable units in development proposals on public land and using public funds.

- EA2.2C: Partner with Louisville Metro Planning & Design Services to prioritize inclusionary zoning in any updates to the Land Development Code (LDC). Include a requirement for a percentage of affordable units within larger residential or mixed-use developments.

Strengthen existing recommendation EA2.4B to address Short Term Rental issue in Office Residential zoning.

- EA2.4B: Work with Louisville Metro Planning & Design Services to explore options for Short Term Rentals (STR) in Office Residential zoning districts, including updating the STR Conditional Use Permit regulations.

Create new Goal w/ Objectives and Recommendations under Equity & Affordability to address the study area's unhoused population.

- GOAL EA5: Support the study area's unhoused neighbors with short- and long-term strategies.
 - Objective EA5.1: Partner with Louisville Metro's Homeless Services Division to develop a neighborhood task force dedicated to providing support and resources for the study area's unhoused neighbors.
 - EA5.1A: Work with organizations like the Coalition for the Homeless to receive training on how to approach and determine needs for unhoused neighbors.
 - EA5.1B: Support existing organizations and resources in the community such as St. John's Center, Wayside Christian Mission, Hildegard House, St. Joseph Catholic Church, and the Jefferson Street Baptist Community at Liberty.
 - EA5.1C: Coordinate with the assigned LMPD Division Resource Officer to develop compassionate strategies for reporting and assistance.
 - Objective EA5.2: Work with developers and Louisville Metro's Homeless Services Division to prevent displacement.
 - EA5.2A: Ensure that all potential relocations of unhoused individual(s) on public property adhere to the "21-day ordinance" (LMCO §131.02), which mandates that Louisville Metro Government must provide at least 21 days notice before relocation.
 - EA5.2B: Encourage developers and owners of private property to follow the "21-day ordinance" when considering the relocation of any unhoused individual(s).
 - EA5.2C: Implement the housing affordability recommendations in this plan and in Louisville Metro's Housing Needs Assessment to help address the root causes of homelessness.