

Haberman, Joseph E

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, October 12, 2020 11:52 AM
To: Haberman, Joseph E
Subject: Temporary Housing Regulations: Public Comment Form [#2]

Name *	Katheryn Higgins
Street Address *	PO Box 6536
Zip Code *	40206
Comments *	I live next door to a "sober" facility.
Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *	Yes
Would you like to be notified by email of future meeting dates concerning this update? *	Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#3]
Date: Wednesday, October 14, 2020 9:38:26 PM

Name *	Dorothy Krause
Street Address *	4624 Southcrest Drive
Zip Code *	40215
Comments *	<p>Good meeting tonight. I learned now how the various departments work and why its so complicated when reporting concerns.</p> <p>I would like to be kept informed as to when the changes to the group housing regulations evolve. As was indicated on tonight's meeting.</p>
Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *	<ul style="list-style-type: none">• No
Would you like to be notified by email of future meeting dates concerning this update? *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#4]
Date: Thursday, October 15, 2020 10:18:51 AM

Name *	Milton Ali
Street Address *	7511 manslick rd
Zip Code *	40214
Comments *	As a real estate agent representing home owners and investors. I would like to know what's going on and add to the conversation as needed.
Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *	<input checked="" type="radio"/> Yes
Would you like to be notified by email of future meeting dates concerning this update? *	<input checked="" type="radio"/> Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#5]
Date: Thursday, October 15, 2020 12:51:57 PM

Name *	Cathy Kuhn
Street Address *	2821 Klempner Way
Zip Code *	40205

Comments *

Dear Members of Metro Council and Louisville Metro Planning and Design Services:

On behalf of the Metropolitan Housing Coalition (MHC), I write to strongly support the statement submitted by Natalie Harris from the Coalition for the Homeless regarding any proposed regulations associated with group housing programs. Like the Coalition for the Homeless, MHC was also part of the lengthy and careful process to address different forms of housing serving persons experiencing homelessness and other barriers to housing stability. Under the leadership of the agency's former Director, Cathy Hinko, MHC participated in the discussions around changes to boarding house zoning, as well as discussions on establishing a clear definition, requirements and oversight of Recovery Housing Programs. At that time, the Planning and Design staff were not active in these discussions, which contributed to a failure to develop needed regulations for these types of housing programs.

Given the lack of affordable housing in Louisville, both pre and post-pandemic, group living environments can be important sources of housing for those with low incomes and other barriers to housing stability. However, it is imperative that the city also establish regulations to ensure that these group housing facilities are both safe and consistent with the maximum occupancy requirements that align with city zoning. With regard to Recovery Housing Programs in particular, it is critical that these programs are consistently defined and monitored to ensure that they are successful in meeting the need for stable, substance free housing for those in the early stages of recovery from substance use disorders. Research has shown that high quality Recovery Housing Programs are successful in providing those recovering from substance use disorders with greater chance of long term recovery than those who do not live in recovery oriented environments. Yet to achieve this success, it is critical that these programs operate within the standards outlined in local and national best practices. Please see the following link for an overview of Recovery Housing Best Practices established best practices by the Substance Abuse and Mental Health Services Administration (SAMHSA):

<https://www.samhsa.gov/sites/default/files/housing-best-practices-100819.pdf>

Finally, in the interest of ensuring fair and accessible housing across the city, all of these forms of housing must be "by right" in all areas. There are people in recovery from all areas of Louisville; there are veterans who are homeless from all areas of Louisville; and there are people with disabilities from all areas of Louisville. Group living environments such as boarding houses and Recovery Housing programs are a critical source of housing for all of these populations, among others. Thus, these forms of housing should not face zoning impediments. Instead, the Louisville government should assist in the creation of these forms of housing, in conjunction with appropriate, non discriminatory regulations, in all areas of our city. MHC looks forward to contributing to these

conversations and remains committed to ensuring fair, accessible housing for all Louisville citizens.

Sincerely,

Cathy Kuhn

Cathy Kuhn, PhD Cathy Hinko
Executive Director Former Executive Director
Metropolitan Housing Coalition Metropolitan Housing Coalition
ckuhn@metropolitanhousing.org

Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *

- No

Would you like to be notified by email of future meeting dates concerning this update? *

- Yes
-

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#6]
Date: Saturday, October 17, 2020 9:02:07 AM

Name * Bob Rickert, Sr.

Street Address * 3535 Hanover

Zip Code * 40207

Comments *

A residence adjacent to my residence was vacant when much activity by renovation crews began. Another neighbor and I determined that most of the work was in the basement. After several months of this activity it was obvious that someone was moving into the house. Soon there were four autos in the drive and three parked at the curb of the adjacent street and much activity. Both rumors and social media reports were circulating that the house in question was a half way house for felons released from prison. I contacted an attorney to resolve what action to take. Through the attorney's efforts, I learned that it was an Oxford House and protected by federal laws and regulations. I next attended a meeting at St. Matthews City Council which confirmed the attorney's information. I and many of my neighbors remain dissatisfied with our elected officials response to this situation. As with a change in zoning, I recommend a notice of change posted on the property with an opportunity for neighbors to attend a hearing for the property owner to explain his intention as to the use of his property and a determination that the property complies with reasonable safety and neighborhood standards.

Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? * Yes

Would you like to be notified by email of future meeting dates concerning this update? * Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#7]
Date: Monday, October 19, 2020 9:58:15 PM

Name *	Mimi Wilson
Street Address *	1616 cedar street
Zip Code *	40203
Comments *	Permits certifications and licenses for living arrangements for transitional housing weekly rentals ect... should be limited per block these houses should not out number traditional family housing. The west end has become a dumping ground and slumlord profiteering racket. These unregulated properties must go.
Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *	<input checked="" type="radio"/> Yes
Would you like to be notified by email of future meeting dates concerning this update? *	<input checked="" type="radio"/> Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#8]
Date: Tuesday, October 20, 2020 9:14:55 PM

Name *	Frances Moss
Street Address *	4304 West Muhammad Ali Blvd.
Zip Code *	40212
Comments *	concerned with the continued number of Transitional housing in Shawnee. There does not seem to be any monitoring, and number of residents in each house. LmossLou4304@gmail.com.

Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *

- No

Would you like to be notified by email of future meeting dates concerning this update? *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Temporary Housing Regulations: Public Comment Form [#9]
Date: Friday, November 13, 2020 9:30:51 AM

Name *	Nico Jorcino
Street Address *	2424 W Muhammad Ali Blvd
Zip Code *	40212

Comments *

We need clear regulations regarding concentration requirements for these types of housing that include all of them (recovery, boarding, transitional, etc.) where there could not be more than one of them in a 600 ft radius.

Categories should be clearly delineated and enforced closing loopholes that allow unscrupulous landlords to shelter under such designations to challenge zoning regulations.

The 50 Sq Ft per bedroom requirement is unreasonably small, it means that landlords can turn a 900 sq ft shotgun into a boarding house for 8 tenants in any residential neighborhood in Jefferson County.

Non-for-Profit Homeless shelters and Boarding Recovery types of institutions with more than 8 residents should have a different set of regulations and zoning requirements.

Lastly, it is a very positive initiative that Metro Louisville is drawing attention to this matter being well aware that serious and successful Urban Planning that creates great cities that promote investment and growth has clearly determined rules to be followed and does not operate on case by case system left to the discretion of a Board.

Would you like to be contacted by a staff member of Planning & Design Services regarding your comments? *

- Yes

Would you like to be notified by email of future meeting dates concerning this update? *

- Yes
- No

From: [Wufoo](#)
To: [Haberman, Joseph E](#)
Subject: Boarding & Group Housing Regulations Comment Form [#11]
Date: Wednesday, March 10, 2021 5:27:04 PM

Name *	Greer Hannan
Street Address	1015-C S. Preston St.
Zip Code *	40203
Email	ghannan@svdplou.org
Would you like to be notified by email of future meeting dates concerning this update? *	<input checked="" type="radio"/> Yes

Please provide your comments.

- The proposed changes would significantly over-regulate transitional housing and emergency shelters
- Of particular concern is the new requirement for transitional housing (4.2.55A and 4.3.14A) and emergency shelters (4.2.56A and 4.3.13A) to meet Metro's occupancy code (LMCO 156.103), which states in part:
 - (C) Minimum ceiling heights. Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of not less than seven feet (2,134 mm) except for the following:
 - (3) Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least seven feet (2,134 mm) over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of five feet (1,524 mm) or more shall be included.
 - (D) Bedroom requirements. Every bedroom shall comply with the following requirements:
 - (1) Area for sleeping. Every bedroom occupied by one person shall contain at least 70 square feet (6.5 mm) of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet (4.6 mm) of floor area for each occupant thereof.
 - (2) Access from bedrooms. Bedrooms shall not constitute the only means of access to other bedrooms or habitable spaces and shall not-serve as the only means of egress from other habitable spaces except in units that contain fewer than two bedrooms.
 - (3) Water closet accessibility. Every bedroom shall have access to at least one water closet and one lavatory without passing through another bedroom. Every bedroom in a dwelling unit shall have access to at least one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- Capacity would need to be reduced in transitional housing and emergency shelter buildings to meet those requirements, and some rooms would need to be taken off-line altogether, resulting in a reduction in Louisville's total number of available beds. It is unreasonable to hold temporary shelter to the same occupancy requirements as permanent housing.
- Doing so would also limit the ability of parents to keep infants and young children in their own room with them, where they are safest. Many homeless parents have more than one small child who needs direct supervision in a shelter or transitional housing environment. These proposed regulations would have the unintended consequence of discriminating against women and young children, who disproportionately represent homeless family composition in Louisville.

- Under "1.2.2 Definitions," The primary distinction between "Emergency Shelter" and "Transitional Housing" under the regulations seems to be whether the facility is always staffed or staffed "as needed." This does not reflect the definitions under HUD funding (CoC funding for transitional housing and ESG funding for emergency shelters). A stronger distinction would be helpful. Otherwise, many of the facilities that HUD designates as "Transitional Housing" would actually be considered "Emergency Shelter" under Metro's proposed regulations since they are staffed 24/7.
 - The new regulations may limit nonprofits from carrying out other services and activities at the site of their transitional housing building(s) (4.2.55C and 4.3.14C) or emergency shelter(s) (4.2.56B and 4.3.13B). Nonprofits need to maximize their use of limited space and sometimes use excess office space or other facilities within transitional housing or shelters for other programs and services or unrelated administrative functions.
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From: [Haberman, Joseph E](mailto:Joseph.E.Haberman@wyattfirm.com)
To: jbaker@wyattfirm.com
Subject: RE: Boarding & Group Housing Regulations Comment Form [#12]
Date: Monday, March 15, 2021 5:31:00 PM

I received this form, but it is too late to give to the planning committee for tonight's meeting. I will add to the file for the commission and council. Of course you can address the committee tonight if you attend.

From: Wufoo <no-reply@wufoo.com>
Sent: Monday, March 15, 2021 5:27 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Subject: Boarding & Group Housing Regulations Comment Form [#12]

Name *	Jon Baker
Street Address	400 W Market Street, Suite 2000
Zip Code *	40202
Email	jbaker@wyattfirm.com
Would you like to be notified by email of future meeting dates concerning this update? *	Yes

Please provide your comments.

1) In proposed definition of Rehabilitation Home, are there specific requirements for 24-hour Supervision? What about a live-in Resident Manager who lives on-site, is employed with the agency, but is not on duty for duration of the 24-hour period?

2) What primarily distinguishes Transitional Housing from Rehabilitation Home Housing, the supervision requirement?

3) In the operation of a Rehabilitation Home, does it matter that support therapy/counseling services are provided by partnering agency?

4) 4.2.31.F – When BOZA determines what the maximum number of residents of a Rehabilitation Home in a multi-family-residentially-zoned property, what factors exactly will BOZA be weighing to determine said maximum occupancy of the structure? Assuming the square footage and associated bedrooms of two different multi-family properties are the same, what considerations would BOZA look at to reach a conclusion where one structure would be permitted more residents than the other structure?

5) 4.2.55.C – Transitional Housing – As far as best best practices is NARR going to be required or can owners apply best practices as they see fit?

LMCO 115.005 – Duties of Operator – What if current operating facilities do not accommodate all disabilities? ie. walking up steps, being employable as per program requirements, mental disability that does not qualify for specialty of residence?

LMCO 115.006 – For those homes that have residents and staff who are out working during regular business hours and are usually not at the residence during those hours. Will there be given a call to inspect or notice of some sort?

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