

LANDLORD AND TENANT ADVISORY GROUPS

*Charlie Lanter, Commissioner, Housing Advocacy & Community Development
General Government and Planning Committee
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LEXINGTON

Landlord and Tenant Advisory Groups

- Started in the Commissioners' Office in 2023 to provide opportunities for both groups to share information and have input on the work of Housing Advocacy & Community Development.
- Followed requests from KY Tenants for more tenant representation on boards & commissions.
- Membership on many boards/commissions is time consuming, specific to a certain profession, or otherwise not appealing for all landlords and tenants because not specific to their issues.
- Provides an outlet for these groups to be heard and influence policy & programming.

Landlord and Tenant Advisory Groups

- Not a formally appointed LFUCG Board or Commission
- Goals
 - Review and Advise Office of Housing Advocacy and Community Development on its programs and services.
 - Provide data and feedback on issues affecting all types of tenants and housing providers in Lexington.
- Meeting frequency: Quarterly
- Staffed by Commissioner's Office with presenters from various LFUCG divisions as the agendas dictate

Landlord Advisory Group

- First meeting was in May of 2023
- Group has met eight times
 - Last meeting was March 5, 2025, and disbanded in the summer of 2025.
- 12 Lexington landlords with diverse stock of housing:
 - Corporate-owned multifamily units
 - Single-family rental housing
 - Landlords owning 10 or less units
 - Landlords owning over 400 units
 - Landlords who accept housing vouchers
 - Central Kentucky Apartment Association
 - Downtown Landlord Association
 - Attorney representing landlords

Landlord Advisory Group

- Presentations / Meeting Topics:
 - Code Enforcement
 - Division of Planning
 - Division of Building Inspection
 - District Court Mediation & Access to Counsel
 - Affordable Housing Fund
 - Neighborhood Safety w/LPD Neighborhood Resource Officers
 - Barriers to Affordable Housing
 - Evictions and Property Set-Outs
 - Source of Income Discrimination Legislation
 - OHPI Landlord Recruitment Program
 - Application Fee and Deposit Assistance Program
 - Urban Growth Management ZOTA

Landlord Advisory Group

- We recently met with 3 landlords about relaunching the advisory group, with a new set of landlords.
- The new group will include landlords who have medium-to-large multi-family complexes or own/manage a large portfolio of single-family units.
- We hope to include operators and property managers, not solely owners or developers.
- This meeting is scheduled for July 22, 2026.

Tenant Advisory Group

- Initial meeting was September 6, 2023, at the Black & Williams Neighborhood Center.
- 11 members from various types of housing including:
 - KY Tenants rep
 - Families with children
 - Formerly unhoused tenant
 - Tenant with large corporate landlord
 - Tenants with market rate rent
 - Tenant with small, local landlord
 - Lexington Housing Authority tenant
 - Tenant in Affordable Housing Fund property
 - Tenant with criminal history barrier

Tenant Advisory Group

- At the first meeting, the group discussed:
 - Housing Stabilization Program
 - Increase in rental rates
 - Source of income discrimination legislation
 - Code Enforcement
- The next two meetings were canceled due to tenant attendance.
- The group disbanded and HACD increased efforts to get new members, advertising in the HACD and various Councilmembers' newsletters.
- Despite these efforts, the response from tenants was still low.
- We pivoted and made the decision to focus on tenant-based organizations instead.

Tenant Advisory Group

- We relaunched the group in March of 2025. This time, the group was comprised of 12 organizations that are housing-related, who work with tenants daily.
- A few of those organizations are:
 - Lexington Housing Authority
 - Legal Aid of the Bluegrass
 - Kentucky Fair Housing Council
 - New Beginnings
 - Community and Resident Services
 - LFUC Human Rights Commission
 - NAACP
 - Lexington Senior Center
 - Goodwill Kentucky

Tenant Advisory Group

- The group has met 5 times. Most recently on April 16, 2026.
- Group discussions and presentations so far have included:
 - Housing priorities
 - Tenants' rights and advocacy efforts
 - Housing vouchers
 - Housing Advocates Annual Report & Trends
 - 2025 Lexington Emergency Housing Shelter Study
 - Continuum of Care funding
 - Federal funding cuts to housing programs and how that impacts direct services and housing
- Next meeting is scheduled for July 16, 2026.

QUESTIONS?



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