



A PLACE TO CALL

Innovative Workforce Housing Solutions



BINGHAM FELLOWS
CLASS OF 2025 IMPACT REPORT

▲ **Bingham Fellows Class of 2025:**
A Place to Call Home - Innovative Workforce Housing Solutions

The Bingham Fellows program is the advanced leadership program of the Leadership Louisville Center, created in 1988 to gather a diverse group of leaders to develop dynamic and innovative solutions to our community's most pressing challenges. Each year, the Leadership Louisville Center selects a class of experts, influencers, and creative thinkers to address the most urgent issue facing our city.

Forty-two members of the Bingham Fellows Class of 2025 are launching several initiatives focused on the topic, "A Place to Call Home: Innovative Workforce Housing Solutions." This year's cohort examined Louisville's housing crisis for the working

class, exploring how rising costs, limited inventory, and zoning barriers affect our city's ability to attract and retain a talented workforce.

Throughout the year, the class engaged with housing experts, policymakers, developers, and community advocates to understand the complex factors influencing affordability and access to housing. Their work builds on the legacy of the inaugural Bingham Fellows class, which formed The Housing Partnership Inc. more than three decades ago to create equitable housing opportunities.

As the 2025 class concludes, participants are launching three innovative projects designed to expand access to affordable housing, revitalize neighborhoods, and strengthen community understanding. Together, these projects demonstrate how collaboration, innovation, and investment can ensure every Louisvillian has a stable, affordable place to call home – and that our city remains a thriving, equitable community for generations to come.



Home Capital - a private investment fund in partnership with the Louisville Affordable Housing Trust Fund and Louisville Metro Government, unlocking new sources of capital to accelerate affordable housing development.

Louisville is at a tipping point: rising rents, long commutes, and limited housing options threaten working families across our city. To respond, the Bingham Fellows Class of 2025 are launching Home Capital, a private investment fund designed to unlock capital for affordable housing development. Partnering with the Louisville Affordable Housing Trust Fund and Louisville Metro Government, Home Capital creates a revolving pool of low-interest loans that amplifies impact by securing a 1:1 public match for every private dollar invested. This sustainable model advances shovel-ready developments, recycles dollars year after year, and multiplies community impact while providing modest returns to socially conscious investors. By bridging the gap between public need and private capital, Home Capital ensures that essential workers, including nurses, teachers, emergency responders, and others, can live where they work and thrive. Together, Louisville can lead a public-private response that secures a stronger, more sustainable future for all.



Pathways to Neighbors

Pathways to Neighbors - a transformative initiative led by the Louisville Urban League to reclaim abandoned properties in West Louisville and return them to productive use as affordable homes.

Pathways to Neighbors is a transformative initiative focused on revitalizing nine West Louisville neighborhoods by acquiring and redistributing vacant properties in concentrated clusters. Led by the Louisville Urban League, the program identifies clusters of abandoned properties, secures them through tax liens and owner outreach, and transfers them to nonprofits and small developers. A governing body will ensure transparency and community engagement throughout the process. Support from UofL Law students and AI tools will help locate property owners and streamline acquisitions. Restrictive covenants will offer original owners the right to repurchase, preserving equity and dignity. The initiative aims to reduce legal barriers, promote affordable housing, and create visible neighborhood impact. While questions remain around governance structure, community definitions, funding, and long-term sustainability, Pathways to Neighbors represents a strategic effort to turn blight into opportunity — empowering residents and reshaping the future of West Louisville.



Keyzee - an AI-powered education and advocacy platform designed to inform the public, empower developers, and equip policymakers with trusted data and messaging about the benefits of housing expansion.

Louisville's experiencing economic growth and is home to 13 nearby colleges and universities, adding to the talent pipeline. To maintain this positive trajectory, Louisville must increase its housing supply – of all kinds and at all price points – across its more than 150 places and neighborhoods.

Keyzee is a purpose-built AI toolkit designed by Bingham Fellows 2025 specifically for housing education and advocacy. Unlike general AI platforms, Keyzee operates in a closed, fact-checked environment that delivers trusted, real-time information about how housing strengthens Louisville's economy, supports families, reduces homelessness, and fuels neighborhood vitality. The platform combines adaptable messaging, visual assets, data points, and storytelling templates to equip three key audiences:

- **The Public** – raising awareness about the benefits of more housing.

THE FACES BEHIND LOUISVILLE'S HOUSING GAP



THE TEACHER

Teaches 6th grade at a public school
Earns \$47,000 a year
Can afford about \$1,175/month for housing
Loves his students — but can't afford to live near his school



THE PARAMEDIC

Married with two kids, works as an EMT
Earns \$44,900 a year
Can afford about \$1,120/month for housing
Serves her community daily but can't easily find affordable housing

If our essential workers can't afford to live here, who can?

Source: Louisville Urban League | 2024 Housing Needs Assessment

Learn more about Bingham Fellows 2025 Projects.



- **Developers** – highlighting incentives, partnerships, and long-term returns.
- **Policy Advocates** – identifying zoning reforms and policy shifts to unlock development.

With Keyzee, Louisville gains more than a communication tool — it gains a tailored, housing-focused AI system that builds alignment, accelerates solutions, and positions the city for economic growth.

ABOUT THE BINGHAM FELLOWS

The Bingham Fellows program is the advanced leadership experience of the Leadership Louisville Center. Established in 1988 through a \$500,000 endowment from the Mary and Barry Bingham Sr. Fund, the program brings together visionary leaders who collaborate to create meaningful community change. Working side by side, Fellows develop innovative solutions to Louisville's most pressing challenges.

The 2025 cohort marks the program's 33rd class, continuing a legacy of impact that brings visibility and momentum to critical issues. Fellows identify opportunities, build coalitions, and deliver results through initiatives such as CitySpots, which transforms underutilized spaces into vibrant community assets, and You Decide, Kentucky!, a statewide campaign for local revenue innovation. Past projects include OneWest, City Champs, The Housing Partnership, and other initiatives that continue to strengthen Louisville today.

As part of the Leadership Louisville Center, the region's hub for leadership development and civic engagement, Bingham Fellows exemplifies the Center's mission to inspire and equip leaders to be better and do better. Since 1979, more than 15,000 graduates have advanced this mission through programs that connect leaders, strengthen organizations, and move our community forward.

2025 BINGHAM FELLOWS

HOME CAPITAL TEAM

ROWAN CLAYPOOL

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Teach Kentucky

CLAY KANNAPELL

Director of Global Logistics

Brown-Forman Corporation

BARRY KORNSTEIN

Consultant

Independent Consultant

ROB LOCKE

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Habitat for Humanity of Metro Louisville

JOSH O'BRYAN

Partner

Frost Brown Todd

JOE SEILER

Retired - Senior Vice President

Limestone Bank, Inc.

CURTIS STAUFFER

Managing Director, Housing Contract

Administration

Kentucky Housing Corporation

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Executive Director

South Louisville Community Ministries

CLARK WELCH

Vice President of Economic Development

Greater Louisville Inc.

JOSH WILLIAMS

Director, Strong Households

Metro United Way

PATHWAYS TO NEIGHBORS TEAM

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Founder Manager

Bluegrass Multifamily

JEFF AMES

Corporate Banker

Republic Bank & Trust Company

KRISTY FLIPPINS BARTLETT

Founder/CEO

Option to Success Inc.

ANDREW HAWES

President and CEO

The Housing Partnership, Inc.

MICHAEL HOLWERDA

Senior Vice President

Fifth Third Bank

ANDREA KINSER

SVP, Originations

PNC Bank

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Executive Director

St. John Center

DENISE O'DONNELL

Chief Financial Officer

Kentucky College of Art + Design (KyCAD)

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Senior Director of Housing Services

Volunteers of America Mid-States

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Vice President

Seven Counties Services Inc.

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Rounsavall Title Group, LLC

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CEO/Executive Director

Milestone Services

KEYZEE TEAM

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Chief of Communications and Community

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River Fields, Inc.

BRANDON FIELDS

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Twin Spires Remodeling

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Office of Housing and Community

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Louisville Metro Council

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JODY OFFUTT

President of Property Management

Denton Floyd Real Estate Group

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CHRISTINE TARQUINIO

VP of Marketing & Communications

Goodwill Kentucky

ERIC WHITMORE, AIA APA

Director of Planning & Strategy

Framework

2025 STEERING COMMITTEE

ROB GIVENS (BF '18, '24, LL '15, BOD '26)

State Director

Senator Rand Paul

MARILYN HARRIS

Director (retired)

Louisville Metro Office of Housing and

Community Development

BECKY ROEHRIG (LN '07)

President & CEO

River City Housing

MATTHEW HARRELL (FL '24)

Sr. President and Chief Executive Officer

APK Development and Construction

CHRISTI LANIER-ROBINSON (LL '05,

BOD '24-26)

Executive Vice President, Communications,

Government Relations, and Strategic

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TONY CURTIS (LL '24)

Executive Director

Metropolitan Housing Coalition

WENDY SMITH

Deputy Executive Director of Housing Programs

Kentucky Housing Corporation

DEBORAH WILLIAMS (Elevate '23-24,

LL '08, FL '90)

Senior Vice President and Market Manager of

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PNC Financial Services

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Family Scholar House, Inc



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