

THE CITY YOU GET WHEN NEIGHBORS LEAD

The investment needed to give people across Louisville's 170 neighborhoods, municipalities, and named places what they need to create vibrant communities.

Start Where You Are. Change What You Can. Build What You Imagine.

OUR STORY

A NEIGHBORHOOD THAT REFUSED TO DISAPPEAR

In the early 1970s, Old Louisville was hollowing out—grand Victorian homes vacant, the market turned away.

In 1972, three young architects founded the Louisville Community Design Center around a belief that still guides us: neighborhoods deserve professional-grade planning and design, and the people who live in a place should have real influence over how it changes.

More than fifty years later, that conviction has only deepened.

● **50+ years** of trusted, neighbor-led work in Louisville



FIFTY YEARS OF EVOLUTION

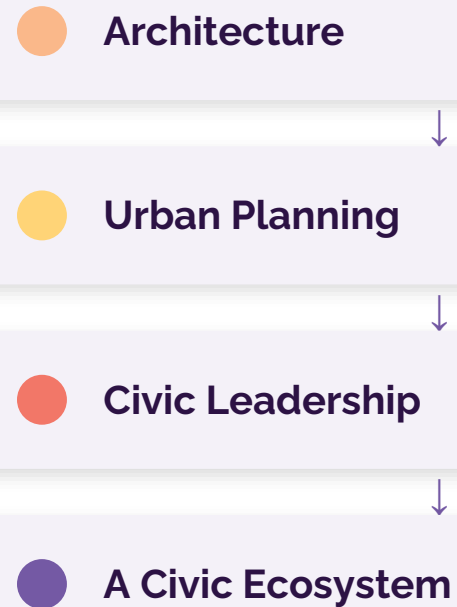
TURNING POWER INTO ACTION

The early work was practical and physical—architectural surveys, adaptive reuse, shotgun house rehabilitation, historic preservation. Plans that kept roofs intact, utilities working, and families connected to places with deep meaning.

Time added a fuller lesson. Buildings matter. Design matters. Plans, capital, and policy matter. But every one of those tools becomes stronger when organized residents guide the vision, understand the systems around them, and have pathways to shape decisions, attract resources, and hold value in community hands.

Communities already hold power. CFN helps neighbors use it with clarity, confidence, and practical support.

THE EVOLUTION OF CFN'S WORK



A CONNECTED SYSTEM

OUR THEORY OF CHANGE



ENGAGEMENT

We begin with real relationships—listening first, working alongside residents to identify shared priorities rooted in lived experience.



EDUCATION

The Neighborhood Institute and Summit equip residents to navigate civic systems, build consensus, and lead with confidence.



PLANNING

From quick activations to long-term plans, we translate community priorities into actionable strategies and real data tools.



INVESTMENT

We move plans to action through financing strategy, fiscal sponsorship, capital connections, and community ownership pathways.

Strong blocks create strong communities, and strong communities make strong cities.

OUR VISION

THE CITY WE ARE BUILDING

We envision a Louisville where every neighborhood is vibrant, connected, and self-determined: where residents lead, investment follows community vision, and the neighborhoods that have been overlooked the longest are the ones most ready to rise. This is the city we are building, one neighborhood at a time.



CIVIC ENGAGEMENT/LEADERSHIP

Education & Policy

Neighborhood Institute · Summit · CivicPulse

Bringing scale to residents learning civic systems and leadership through increased accessibility, policy analysis, expert training and convenings.

The foundation every other change is built on.



COMMUNITY DEVELOPMENT

Planning & Investment

Rising Roots Collective · Planning Projects

Resident leadership becomes owned assets: a community co-op (Rising Roots Collective) to help community members own assets in their neighborhoods.

Ownership keeps value local and makes it last.

Even with changing funding priorities in the region, **CFN keeps evolving** around the work Louisville neighborhoods need most and building stronger ways to sustain and advance it over time.

BRINGING SCALE TO CIVIC EDUCATION

THE NEIGHBORHOOD INSTITUTE

"It was always a vehicle for change for everyday people...a place that connected resources and people...on a project centered in your neighborhood."

—Rep. Joshua Watkins · NI graduate · KY House District 42 · CFN Board Director

Since the mid-1980s, CFN's flagship leadership program has trained more than 2,500 residents—and their impact is written into the city itself.

- **Shaping the city** parks, community gardens, sidewalks, and citizen science
- **Leaders it produced** Metro Council members, state legislators, and nonprofit executives
- **Neighborhood Summit** an annual citywide gathering where hundreds of neighbors learn, connect, and celebrate progress

Now our AI-powered platform let's us scale Neighborhood Institute to reach that many people in a few years, across all 170 of Louisville's neighborhoods, cities and named places.



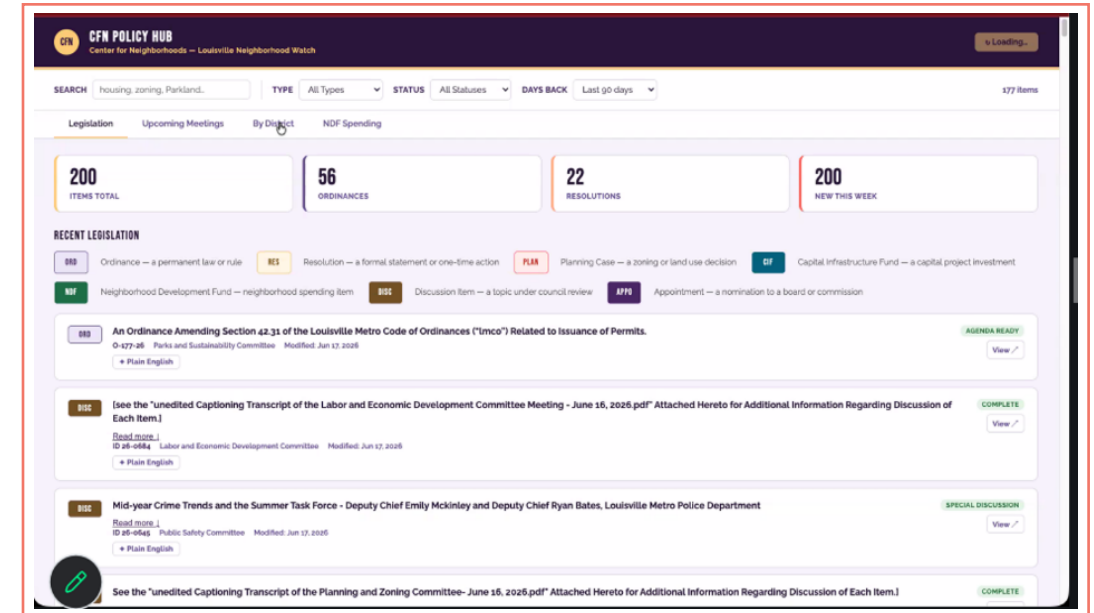
INNOVATIVE POLICY AND DATA PLATFORM FOR ALL CIVICPULSE

*"This is amazing. It just made my husband shout from the other room:
'What did you spend \$25,000 on?'"*

—Louisville Metro Councilwoman Josie Raymond

Louisville makes about \$1 billion in civic choices each year. CivicPulse turns those dense records into knowledge neighbors can use.

- **CivicPulse** plain-language civic knowledge on Metro Government anyone can use
- **At scale** carries education and policy work to all of Louisville's 170 neighborhoods, cities and named places
- **The CFN Expert Network** engages expert professionals to support to funded projects citywide
- **Growing interest** Valued resource for CFN followers with expert analysis



CFN Policy Hub · live at hub.centerforneighborhoods.org

Side-by-Side: Current Code (Telecom Hotels) vs. Proposed Regulations (Data Centers)		
Topic	Current Code	Proposed Code
Use Classification	No "data center" category. Facilities reviewed as <i>Telecommunication Hotels</i> — no formal definition, no size distinction.	NEW Dedicated definitions: <i>Data Center</i> , <i>Accessory Data Center</i> , <i>Telecommunication Data Center</i> , and <i>Data Center White Space</i> .
Where Permitted	By right in C-3, M-1, M-2, M-3, C-M, EZ-1, PRO, PEC — all sizes, no restrictions.	RESTRICTED Tiered by size. Large (250k–500k sq ft): M-3 only . Medium (50k–250k): EZ-1, M-2, M-3, PEC . Small (≤50k): C-M, EZ-1, M-1, M-2, M-3, PEC, PRO .
Size Cap	None. Any scale permitted.	NEW Hard cap of 500,000 sq ft . Hyperscale facilities prohibited in all districts.
Permit Type	By right — no public hearing, no review process.	RESTRICTED Small: by right with special standards + registration. Medium: standards or CUP. Large (250k–500k): CUP required with public hearing . Over 500k: prohibited.
Form District Overlay	No form district requirement.	NEW Must be in Campus, Regional Center, Suburban Workplace, or Traditional Workplace Form Districts (non-waivable).

Weekly analysis · Louisville Data Center Zoning Analysis

INNOVATIVE COMMUNITY OWNERSHIP VEHICLE

RISING ROOTS COLLECTIVE LCA

"Our Community of Opportunity is now taking our work from leadership to ownership."

—Kathleen Parks, Vice Chair · Park Hill/Algonquin Community of Opportunity Neighborhood Association, Rising Roots Collective Board Member

In Park Hill/Algonquin, residents moved from engagement to ownership—forming a community-owned cooperative and securing its first neighborhood asset, The Triangle Property.

- **Sponsored & funded** fiscal sponsor and grant management; \$1.25 million raised and managed over five years
- **Facilitated** 44 community working sessions, ave 21 residents each and paying \$109,000 in stipends
- **Formed the co-op** facilitated and managed the launch of Rising Roots Collective; incorporated July 9, 2026 as a multi-community, multi-asset Kentucky limited cooperative association.

Adapting proven models, akin to a Real Estate Investment Trust, to community ownership to make it real, and bring it to scale.



COMMUNITY OWNERSHIP IN PRACTICE

THE NIA CENTER

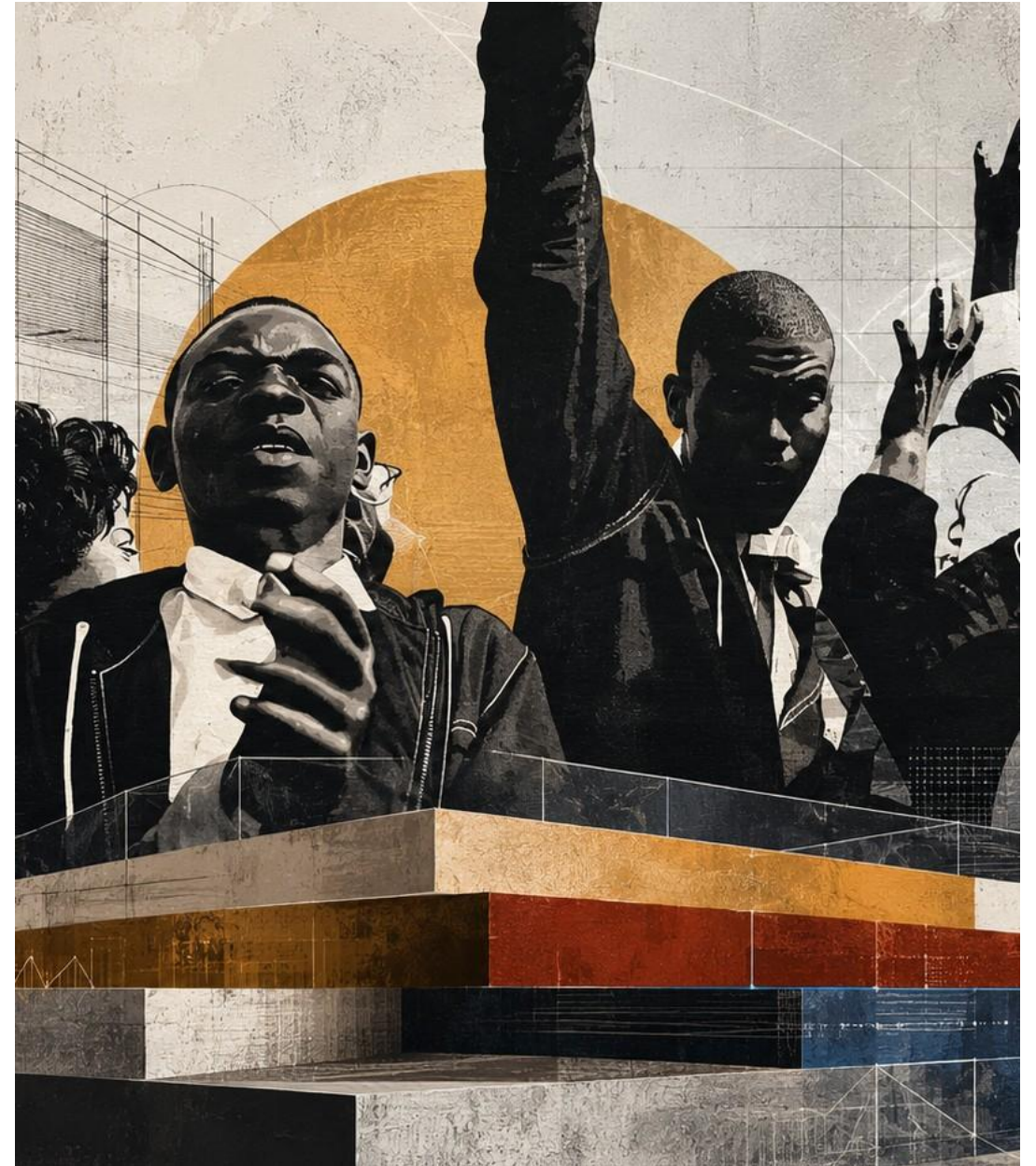
"Why can't we buy it?"

—West Louisville Dream Team and tenants of the Nia Center.

On West Broadway, a building meant to advance local small business was disinvested and sat underused. We're working to help the community save it and own it.

- **Aligned** a \$3M capital stack and financing
- **Structured** governance, fiduciary systems, and due diligence, to including a path to a 20% community ownership stake
- **Economic development model** for this hub for 25–30 Black-, Brown-, and local-owned businesses

This is CFN's full vision in practice: resident leadership translated into planning, investment, and community ownership that keeps value rooted in the neighborhood.



FY2026 MOMENTUM

PROOF POINTS

LEADERSHIP & EDUCATION

61

Resident leaders trained

Across 20 neighborhoods, 4 cohorts—beating the annual goal of 3.

205

Training hours delivered

OVP Academy via a \$292K Louisville Metro contract.

2,500+

Institute graduates

Reached across Louisville over the program's history.

INVESTMENT & POLICY

~\$4M

Nia Center capital stack

From concept to active closing preparation.

\$340K

Re:land/COAB funding complete; Rising Roots Collective launched

Community-owned co-op incorporated; Triangle property transition underway.

200+

Policy items in CivicPulse

Tracked and explained in plain language; Policy Hub now live on website

WHY INVEST NOW

BUILD POWER. MOVE MONEY. CHANGE POLICY.

Because people don't have to change the world—they just have to change what's right outside their door. And together, that changes everything. For fifty years, CFN has helped neighbors do exactly that. The engine is proven, stabilized, and already in motion.



If you believe in this work, your investment lets us **accelerate it**—and help neighbors make huge strides, faster.

AN INVITATION TO INVEST

CHOOSE HOW YOU INVEST

Three ways to invest, at the annual level that fits your priorities.



CIVIC ENGAGEMENT/LEADERSHIP

\$157K

per year

For funders who back resident leadership and civic knowledge.



COMMUNITY DEVELOPMENT

\$187K

per year

For funders focused on ownership and local wealth in West and South Louisville.



UNRESTRICTED

\$200K

per year

For funders who back the whole system, from leadership to ownership.

Detailed budgets available upon request.



Center for Neighborhoods

VISION. KNOWLEDGE. ACTION



**START WHERE YOU ARE.
CHANGE WHAT YOU CAN.
BUILD WHAT YOU IMAGINE.**

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