



# METROPOLITAN HOUSING COALITION

P.O. Box 4533 • Louisville, KY • 40204

(502) 584-6858 • [www.metropolitanhousing.org](http://www.metropolitanhousing.org)



## Greetings!

### April's Fair Housing Month forum is a great success!

*The forum on Revitalization & Gentrification had over 100 people in attendance*

On April 18th at the Louisville Urban League, MHC and 19 other organizations held the forum on how to bring prosperity to a neighborhood and protect current residents, homeowners and renters, and retain neighborhood character; Approximately 120 people were in attendance.

We started with a tool for measuring impact on a community when a significant investment takes place. It is still being formed and applies right now to Brownfields investments, but the point is that we can get a baseline and measure, so we know what is happening to us.

The panel talked about the importance of bringing economic opportunity and prosperity - especially through home ownership and through being a business owner. We need investments in people as well as properties.

The attendees had suggestions on what to encourage, what to be aware, of and of tools to accomplish the goals.

There was agreement that this needs to go on and the Center for Neighborhoods will team with MHC to figure out how to set up for meaningful input and then a plan of action. It is clear that now is the time to act if we want to intentionally guide how the impacts of development will affect neighborhoods.

MHC wants to thank everyone on the panel, Louisville Urban League for hosting the forum, for all of the sponsors of the event, and to everyone that attended!

**MHC needs YOU!**  
Your membership advances  
safe, fair, and affordable  
housing for our community!

**Join MHC or Renew  
Your Membership  
Today!**

Each new member and every  
donation makes possible MHC's  
critical work for our community.

Become a recurring monthly  
donor for as little as \$1 per month  
to provide ongoing support of  
MHC's work or consider gift to  
MHC in the name of a loved one.

Contact Michael Kolodziej at  
[tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org)

or

**502 584-6858** regarding  
donations & gifts.

**To make an online donation,  
visit us on the web at  
[www.metropolitanhousing.org](http://www.metropolitanhousing.org)**

or

**Mail your donation to:  
Metropolitan Housing  
Coalition  
P.O. Box 4533  
Louisville, KY 40204-4533**

Metropolitan Housing Coalition is a



501 (c)(3) organization. Your contribution is tax deductible within IRS regulations.

## Community Calendar

**Fair Housing Coalition meets 2pm**  
each 2nd TUE at New Directions,  
1000 E. Liberty

**Louisville Vacant Property Campaign meets 5:30pm**  
each 3rd Tuesday at Shelby Park Community Center  
600 E. Oak St.

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### Spalding University School of Social Work Information Sessions

*Spalding University is holding information sessions for their BSW and MSW programs..*

**Tuesday, May 29**

**All sessions are 5:00-6:00 pm**  
Republic Academic Center  
4th Floor  
981 S. 3rd St.

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### Louisville Cooperative Grocery

*The Louisville Cooperative Grocery group meets May 8 (and every second Tuesday of the month) from 5:30-7:30 at Joshua Tabernacle Church, 15th & Ali St. Child care is available. Bring a dish to share if you are able.*

*First hour is a full group meeting about the community-owned cooperative grocery store; Second hour is to get involved on teams working on community outreach, fundraising, market research, or membership.*

**Tuesday, May 8 (and every 2nd Tuesday of the month)**  
5:30 - 7:30

### 2018 Annual Meeting

Thursday, May 31  
5:15 pm - 7:15 pm  
The Olmsted  
3701 Frankfort Ave  
Louisville, KY 40206

**Keynote Speaker: Richard Rothstein, author of The Color of Law**



**Guest of Honor: Jim Wayne, Kentucky Representative**

**Individual Tickets: \$80**  
For more information, contact:  
[tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org)  
or call 502.584.6858

*Download and share our Annual Meeting flier below*

*Details at  
[www.loufoodcoop.com](http://www.loufoodcoop.com) or on  
Facebook @loufoodcoop*

*Free TARC tickets available to  
participants arriving via TARC:  
present your transfer when you  
arrive at the meeting and we'll  
provide you tickets to cover your  
round trip.*



**Metropolitan Housing Coalition  
2018 Annual Meeting Dinner**

Thursday, May 31st, 2018 5:15 pm - 7:15 pm  
The Olmsted - 3701 Frankfort Avenue

**Keynote Speaker:** Richard Rothstein, author "Color of Law"

Richard Rothstein is the author of Color of Law, "... the most forceful argument ever published on how federal, state and local governments gave rise to and reinforced neighborhood segregation", William Julius Wilson. Rothstein was the education reporter for the New York Times, so we asked him to speak on housing policy and education.

**Guest of Honor:** Jim Wayne, Kentucky Representative

Kentucky Representative Jim Wayne is retiring after representing District 35 since 1990. Jim is a tireless advocate for affordable housing; he shepherded through the enabling and the permanent funding legislation for the state Affordable Housing Trust Fund.

Individual tickets: \$80 per person  
Dinner will be served & a Cash Bar will be available  
Variety of sponsorship opportunities are available.

Contact MHC regarding scholarship tickets.

Tickets may be purchased online on the Donation page of our Website or by mailing a check to MHC at PO Box 4533 Louisville, KY 40204. Please include names of all attendees & number of vegan meals needed.


For tickets purchased online:

- 1) Visit: <https://go.etapestry.com/https://metropolitanhousingcoalition.org/online-donation.html>
- 2) Enter the total amount for all tickets you would like to buy.
- 3) Include the following information in the "Comments" box: 2018 Annual Meeting Tickets, names of all attendees (if known), and how many vegetarian/vegan meals required. If you cannot attend, but wish to donate ticket(s) as sponsorships for low-income attendees, please type "Annual Meeting Ticket Donation" in the "Comments" box.

For more information regarding sponsorships or any other questions,  
Please contact Cathy Hinko, at [cathy@metropolitanhousing.org](mailto:cathy@metropolitanhousing.org) or at (502) 584-8858.

**Sponsorship opportunities available starting at \$500.  
Full table sponsorship starting at \$1,000**

**Click the form below for more information on being an Annual Meeting sponsor. Deadline is May 11th!**



**Metropolitan Housing Coalition  
2018 Annual Meeting**

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**Thursday, May 31st at The Olmsted, 3701 Frankfort Avenue, Louisville, KY 40206**  
**5:15 p.m. Networking, 6:15 p.m. Dinner & Program**  
**Keynote Speaker: Author of "The Color of Law", Richard Rothstein**  
**Guest of Honor: Kentucky Representative, Jim Wayne**

**Foundation Sponsors - \$2,500**

- 3 reserved tables at the event (14 ppl)
- Display organizational banner(s) on stage
- Outstanding marketing display w/ magnets at event
- Double full-page ad in Annual Meeting program
- Key sponsor listing in all press releases/advisories
- Recognition in 4 MHC social media posts w/link to your site
- Recognition in MHC newsletter, website, and annual State of Metropolitan Housing Report
- Short greeting at beginning of Annual Meeting

**Cornerstone Sponsors - \$2,000**

- 2 reserved tables at the event (14 ppl)
- Display marketing materials on audience tables
- Full-page ad in program
- Display large banner at event
- Recognition in press releases/advisories
- Recognition in MHC newsletter, website, & 508pt
- Recognition in 2 MHC social media posts w/link to your site

**Keystone Sponsors - \$1,500**

- 1 reserved table at the event (8 ppl)
- Full-page ad in program
- Display small to medium banner at event
- Recognition in press releases/advisories
- Recognition in MHC Newsletter and Website

**Groundbreaking Sponsors - \$1,000**

- 1 reserved table at the event (8 ppl)
- 1/2-page ad in program
- Recognition in press releases/advisories
- Recognition in MHC Newsletter and website

**Advocate - \$500**

- 4 tickets to the event
- Recognition in press releases/advisories
- Listing in program
- 1/4-page ad in program

**Advertise in our Event Program!**

- Full-page - \$500 - 1/2-page - \$300 - 1/4-page - \$175

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**Yes, we will sponsor MHC's 2018 Annual Meeting!**

\_\_\_ Foundation Sponsor - \$2,500      \_\_\_ Groundbreaking Sponsor - \$1,000  
 \_\_\_ Cornerstone Sponsor - \$2,000      \_\_\_ Advocate - \$500  
 \_\_\_ Keystone Sponsor - \$1,500

I would like to donate \_\_\_ sponsorship tickets that MHC can provide to low-income attendees (\$80 each).  
 I cannot sponsor, but will purchase \_\_\_ tickets (\$80 each).  
 I would like an ad in the Annual Meeting program: \_\_\_ Full page (\$500) \_\_\_ 1/2 page (\$300) \_\_\_ 1/4 page (\$175)

Contact name: \_\_\_\_\_ Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Total Amount \$ \_\_\_\_\_ Method of Payment (check one): \_\_\_ Check \_\_\_ Visa \_\_\_ MC \_\_\_ Amex \_\_\_ Discover  
 Credit Card Number: \_\_\_\_\_ Exp. Date (month/year): \_\_\_\_\_

Please mail form with payment (by check or credit card for full amount) to MHC, PO Box 4533, Louisville, Kentucky 40204-4533.  
 For more information, please call (502) 584-8858 or email [cathy@metropolitanhousing.org](mailto:cathy@metropolitanhousing.org)

**Please respond by Friday, May 11th, if you wish to become a sponsor or purchase a program ad.**

If you do not want to be listed as a member on MHC's website or in our State of Metropolitan Housing Report please check box.

**If you have any questions or are interested in becoming a sponsor  
please contact Tony Curtis.  
[tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org)**

**\*\*\*VOLUNTEERS NEEDED\*\*\***

**Want to volunteer for the 2018 Annual Meeting? Please email  
[tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org)**

**Volunteers needed for check-in, table seating, raffle ticket sales,  
and other tasks the day of the event.**

## **Meet Tony Curtis, MHC's new Development Director!**



Hello MHC supporters! My name is Tony Curtis and I joined the Metropolitan Housing Coalition (MHC) team as the new Development Director on April 23, 2018. Prior to joining the MHC, I worked for eleven-years at the Kentucky Historical Society in Frankfort, Ky., where I worked as a public historian and documentary editor--most recently working on the [Civil War Governors of Kentucky Digital Documentary Edition](#)--where I was a seasoned researcher and technical administrator. I was active professionally in the [Association for Documentary Editing](#) and many other historical professional organizations.

I moved to Louisville in 2013 and have been actively involved in the community. I served as a member of the Board of Directors of [Louisville Grows](#)--a nonprofit organization committed to urban agriculture, urban forestry, and environmental education--from 2014 to 2017. And I served as chair of the Board from 2016 to 2017. Another rewarding experience was actively working with a team as a co-sponsor with [Kentucky Refugee Ministries](#) to successfully resettle a Syrian refugee family in Louisville in 2016, where a beautiful friendship continues to this day.

I live in the Southside neighborhood of Louisville with my wife Beth and our lovingly, independent husky, Sasha.

I look forward to meeting each and everyone of you!

**Eviction data for Louisville in 2016 is cause for concern and should be addressed in the Comprehensive Plan**

Hannah Arendt talked about the banality of evil. Nothing could be more banal than our Comprehensive Plan - and, in the past, more evil. Even today renters are referred to as "nuisances that must be abated". That means the current Comprehensive Plan considers 62% of African Americans and Latinx in Louisville to be nuisances. Will it change in the upcoming Comprehensive Plan? The jury is out.

I am going to link the new data on eviction to the need for real advocacy to see the Comprehensive Plan guarantee more change, not just idly wish it would happen

Eviction Lab is a national study out of Princeton University led by Matthew Desmond, the author of *Evicted* and a MacArthur Award recipient. The study is drilled down to the neighborhood level. In 2016, there were 5,094 evictions in Louisville/Jefferson County which is a rate of 4.82 out of 100 renter homes. Within Jefferson County, Shively which has a poverty rate of almost 20%, has an eviction rate of 5.45%; Watterson Park has an eviction rate of 11.52%.

Horror Show: You can look up the eviction rate by block group, not just by census tract. West Muhammad Ali Block Group 24.1 has an eviction rate of 24.9% - meaning one in four renter homes in one year were served with an eviction. The rate of judgments of evictions was 8.43%, almost twice the rate for the county. This census block is bound by Market, 18th, Muhammad Ali, and 24th. It is 92.24% African American and has a poverty rate of over 30%. This block group is 59.18% renters out of its 696 residents.

When we can find out what is happening at this level, it is an indictment of our racial and economic segregation. It shows how families with children are made to be refugees in our own country.

The Comprehensive Plan is set to go to the Council, but as nice (though not mandated) are the strategies of the Housing Chapter, the Community Form Chapter concretizes our reluctance for change.

The first objective of Housing Goal 1 is "flexible zoning/design regulations to encourage diverse housing options" (p. 100) with associated policy that describes "single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing" (p. 101). Another associated policy is "Develop a variety of housing types that meet the needs of all residents including an adequate supply of affordable housing and physically accessible housing" (p. 101).

But in the Community Form chapter, there are no major form district/zoning district related changes being proposed. For example, the Neighborhood Form is the VAST majority of the county, and the language related to this form district explicitly states: "High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas." (MHC note: steering multi-family to only be on major roads, not embedded in communities).

"New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses." (MHC note: land

USES, such as single family and large tracts of land, AKA, keeping it white and exclusive. When you say land USE and not form, you are redlining).

"These types may include, but not be limited to, large lot single family developments with cul-de-sacs, traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighborhoods with open space, and high density multi-family housing." First, WHY does it need to be compatible with nearby land uses in the FORM district guidelines? The whole point here is supposed to be to move beyond use to building form/design.

While it is great that high density Multi-family housing and zero lot line neighborhoods are listed among the types, if new developments need to "be compatible with nearby land uses" and all nearby existing land uses are Single Family suburban, it seems that all development will then follow the existing patterns. And, high-density uses are specifically limited to minor/major arterials. The point being: neighborhood form is the vast majority of the county.

Housing objectives include both "flexible zoning/design regulations to encourage diverse housing options" (p. 100) and "varieties of housing types and densities are promoted" (p. 100), but it seems very unlikely these could be accomplished in the Neighborhood Form areas, which, again, are clearly the largest area on map.

What you can do!

I deliberately gave you a concrete example of how language can perpetuate segregation in the new Comprehensive Plan.

Advocate that the goals of the Housing Chapter prevail over the Community Form Chapter when it comes to housing. We should seek abolition of the exclusionary language that entrenches segregation for the next 20 years. Talk to your Councilmember. Make sure our plan for the next 20 years ensures meaningful rules to create housing choice everywhere for all.



**Earn money for MHC just by shopping Kroger**

Have a Kroger card in your wallet or keychain?

Then you're *almost* ready to help support MHC!

*If you don't yet have a Kroger Plus card, just ask a cashier for one.*

**Here's how to get started or re-enroll:**

For those who DO have a Kroger Plus card, go to [www.kroger.com](http://www.kroger.com)

**If you already HAVE a Kroger.com account:**

1) At the top of the main webpage, find & click on "Community" on the top right of the screen, just below the "Sign In" box.

2) On the the Community page, click on "Kroger Community Rewards". This will take

you to the Community Rewards page.

3) At the bottom of the Kroger Community Rewards page, you will see a box for "ENROLL NOW". Click on the box.

4) On the next page, you can find MHC by typing our name, "Metropolitan Housing Coalition", in the search box.

5) When Metropolitan Housing Coalition appears on the list, select us by clicking the circle next to our name. Then click "Save".

6) Confirm that MHC is selected as your Community Rewards organization by checking your account profile.

**That's it!** Now every time you shop and use your Kroger Plus card, you'll be earning rewards for MHC.

*If you DO NOT have a Kroger.com account*, click the "Register" button at the top right of Kroger.com. Simply follow the instructions on the website to set up your account & then follow the above instructions.

Want to get involved but need more knowledge on the issues?

MHC will come to you!

We're happy to present on the issues and our work to your group, whatever the size and wherever the location.

Contact MHC at (502) 584-6858 or [tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org) to find out how you and your organization can learn more and get active.



Both our printed newsletter and our e-newsletter are made possible by the generous support of PNC Bank.



MHC would like to thank Louisville Metro Government for its continuing support of our outreach efforts.