

# NEWSletter

METROPOLITAN  
HOUSING  
COALITION  
LOUISVILLE KY  
September  
2 0 0 4

*We wish you all  
the best, Lynn!*

## Lynn Luallen hangs up hat

Lynn Luallen, CEO of the Kentucky Housing Corporation, announced his retirement after 19 1/2 years in three different stints with state's housing financing agency.

Created in 1972 at the behest of Kentucky Representative Mae Street Kidd of Louisville, KHC was charged with the provision of safe, affordable housing for low income Kentuckians. Luallen and KHC were instrumental in the passage of Kentucky's Housing Trust Fund in 1992. The Trust Fund has provided thousands of dollars to nonprofits in the metropolitan area.

Luallen has also served as director of the Federal Home Loan Bank of Cincinnati, the National Council of State Housing Agencies, the U.S. HUD Kentucky Field Office, the Housing Partnership, Inc., the Kentucky Appalachian Commission, and Renaissance Kentucky. He served a term on the MHC Board of Directors in 1994.

MHC has administered KHC's Non-profit Housing Production and Repair Loan Program in Jefferson County for nine years. In our 15 years as a coalition, we have benefited from Lynn's wisdom, his unstinting commitment to affordable housing and the non-profits who develop and manage it, and his passion for our mission.

MHC members celebrated Lynn's stellar career at a party at Glassworks on August 23. We miss him already and wish him the very best.

**Many thanks to our sponsors for Lynn's party!**

**The Housing Partnership  
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Lewis Cole

Jefferson County Teachers Association



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## September Meetings

**9/8 Advocacy and Education  
Committee**, September 8, 3:30pm,  
New Directions, 1000 E. Liberty Street

**9/16 Fair Housing Coalition**,  
September 16, 1pm, Louisville Urban  
League, 15th and Broadway

**9/25 MHC Board Meeting**,  
September 25, 12pm, New Directions

Note: **Regional Housing Think  
Table**. No Meeting in September.

## Welcome to our newest members!

MHC welcomes new organizational members: **MAKING CONNECTIONS LOUISVILLE**, with delegate **DANA JACKSON**; **CENTRO LATINO OF SHELBYVILLE**, with delegate **ADAM RUIZ**; **UFCW LOCAL 227**, with delegate **DEBBIE KAVANAUGH**; **U OF L SCHOOL OF PUBLIC HEALTH AND INFORMATION SCIENCES**, with delegate **DR. DAVID TOLLERUD**; and **AMERICANA COMMUNITY CENTER**, with delegate **EDGARDO MANSILLA**. We look forward to a *great* partnership!

Visit our website at [www.metropolitanhousing.org](http://www.metropolitanhousing.org)

Thanks for a job well done!  
We'll miss you, Beverly!

## Kentucky Commission on Human Rights Director resigns

**Beverly Watts**, Director of the state's civil rights agency since 1992, has resigned to take a position as Director of the National Fair Housing Training Academy in Washington, D.C. Watts, a native of Nashville, just finished her second term as President of the International Association Official Human Rights Agencies (NAIRO) in 2003.

Watts' resignation coincided with an announcement made by Gov. Fletcher about his plan to reorganize the civil rights agency, and shrink it to three Commissioners on salary as opposed to the current 11 who are independent of the governor and unpaid.

The Kentucky Commission was created 40 years ago when the state enacted civil rights legislation for the first time. Currently, it has enforcement authority to investigate complaints of discrimination on the basis of race, religion, national origin, age and disability in housing, employment and public accommodation. Morgan Ransdell, a graduate of Vanderbilt Law School, has been named Acting Director of the Commission.

The Kentucky Commission has been an active and valued member and participant in the Metropolitan Housing Coalition's monthly fair housing meetings and a partner in its Annual Meeting. We will miss you, Beverly, and we thank you for your service to our state. ■

# MHC MEMBER ORGANIZATIONS

# NEWS

The **ACLU OF KENTUCKY** invites you to a film screening & panel discussion on Tuesday, Sept. 14 at 7pm at the Louisville Free Public Library's Main Branch at 4th and York. *Unconstitutional*, a film by Robert Greenwald, is a documentary detailing the shocking way that civil liberties of American citizens have been infringed upon since 9/11 in the name of National Security. A panel discussion will follow. Reservations are requested. Please call 502-581-9746.

▼ **HABITAT FOR HUMANITY** is sponsoring *Building Hope: Breakfast with Habitat* on Friday, Sept. 24, 8-9am, at Broadway Baptist Church, 4000 Brownsboro Road. There will be no charge to attend and you will be able to see a premier of Habitat's newest video and a presentation by a Habitat partner family. Please contact (502) 583-6599.

▼ **HOUSE OF RUTH** encourages people to participate in the Louisville AIDS Walk on Sunday, Sept. 26, at the Belvedere. Registration for *Bridge of Hope 5K Run* is at 8:30am. Walk registration is at 1pm. The walk begins at 3pm. Visit [www.louisvilleaidswalk.org](http://www.louisvilleaidswalk.org) or call (502) 574-5947.

▼ **LOUISVILLE METRO COMMUNITY ACTION PARTNERSHIP** seeks citizens 55 and older to participate in their Retired and Senior Volunteer Program (RSVP). Participants serve in a variety of positions, including mobile meal deliverers, emergency room volunteers, educational tutors, and Spanish-speak-

ing interpreters. Volunteers are eligible for benefits, which include additional accident and liability insurance, limited meal and travel reimbursements, inclusion in recognition and more. Please contact Marian Gosling, RSVP Manager at (502) 574-1157 or email her at [Marian.Gosling@loukymetro.org](mailto:Marian.Gosling@loukymetro.org).

▼ The **LOUISVILLE URBAN LEAGUE** will host a *Doing the Right Thing* Youth Expo on Saturday, September 18th from 10 am to 6 pm at the Kentucky International Convention Center. Admission is free and there will be lots of prizes and fun booths, exhibitions, and events. Call 561-6830, ext. 141, or visit [www.lul.org](http://www.lul.org) for information.

▼ **PROJECT WARM** is having a fundraising party on October 1 at Glassworks! It will feature an art auction with work from some of the best regional artists; wine and champagne from Brown-Foreman and beer from Bluegrass Brewing Co.; and *Dirty Soul Party* deejays Scott Mullins and Kim Sorise will spin tunes from their vintage soul and funk collection. Admission is \$35, which includes hors' d'oeuvres and a free drink. Call 636-9276 for more information.

**A "MUST READ"** ▶ The Poverty & Race Research Action Council's most recent publication (July/August 2004) contains two riveting articles on the relationship of affordable housing and health which affordable housing advocates have long intuited. It is disturbing, but a "must read." Visit [www.prrac.org](http://www.prrac.org).

## Consolidated Plan public hearing on CDBG funds

This year, the Metro Louisville Housing and Community Development Department is submitting a five-year plan to the U.S. Department of Housing and Urban Development. This Consolidated Plan describes community development and affordable housing needs and outlines a five-year plan to spend several types of funds, including the Community Development Block Grant. At the July public hearing on the Consolidated Plan, over 40 people attended. Local government heard from MHC and its member organizations, including Habitat for Humanity, Legacy Homes, Louisville Central Community Center, as well as from other community groups.

Help create a strong a viable plan for our future and talk to local government! **Your chance to weigh in on Metro Louisville's plan to spend millions of federal housing and community development funds will be at the final public hearing for this year's Consolidated Plan set for 6pm, Oct. 20, in Metro Hall, Room 106. ■**

## News from National Housing Trust Fund campaign

MHC has been steadfast in our support of the National Housing Trust Fund Campaign, which aims to produce, rehabilitate, and preserve 1,500,000 units of affordable housing over the next 10 years. The National Affordable Housing Trust Fund Act (H.R. 1102), however, has languished in committee for the past three years.

In July, Barbara Lee (CA) and Bernie Sanders (VT) filed a discharge petition to bring the bill to the House floor for vote. If approved, the legislation will be immediately discharged from committee oversight—great news for advocates who would like to see a vote in their lifetimes!

Members of Congress have their first opportunity to sign the discharge petition when they convene after summer recess in September. If H.R.1102 gets at least 218 signatures, it will be scheduled for a vote. In order to achieve this number of votes, nine more representatives must pledge support of the affordable housing trust fund act. For fact sheets and names of representatives already on board, go to [www.nhtf.org](http://www.nhtf.org). For free advocacy post cards, write [matt@nlihc.org](mailto:matt@nlihc.org). ■

# ITEMS OF *big interest to* **AFFORDABLE HOUSING** *Advocates*

## Paycheck to paycheck

*Paycheck to Paycheck: Wages and the Cost of Housing in Counties* found that southern cities, such as Louisville, face housing affordability gaps similar to Northeastern and Western cities with histories of high housing costs. Of 30 southern counties and cities studied, 40% have affordable housing crises, making attraction and retention of industrial laborers difficult.

In an interactive web format, the study compares the wages of 64 different occupations to median home prices and rental costs in 136 metropolitan areas. These prices are based on HUD's Fair Market Rent estimates and on National Association of Realtors' data from 2003.

In metropolitan Louisville, neither a police officer nor a nurse can afford to buy a median priced home at current wage levels. Even worse, a retail salesperson or a janitor cannot even afford to rent a two bedroom apartment (\$581 per month) based on local median hourly wages.

In this same study, county officials were polled to determine what barriers exist to the creation of more affording housing for working families in places like Metro Louisville. Responses indicated that both lack of private sector interest (59.2%) and NIMBYism—a not in my back yard attitude — (74.5%) hinder affordable housing development. Sited as the most important barriers were lack of public funding (29.9%) and, again, lack of private sector interest (24.7%).

Read the full report online at [www.centerforhousingpolicy.org](http://www.centerforhousingpolicy.org). ■

## HUD Budget 2005: Section 8 may be funded as other HUD programs face cuts

Since February, housing advocates across the country have been concerned about the Flexible Voucher Program, outlined in the President's 2005 budget proposal. Locally, members of the Coalition for the Homeless and MHC Advocacy Committee built a comprehensive case statement outlining potential long-term costs of the proposed changes. (To download it, visit [www.metropolitanhousing.org](http://www.metropolitanhousing.org).) During July meetings, the HUD-VA Appropriations Committee rewrote proposed legislation, increasing funding for Section 8 above presidential request and dropping the controversial Flexible Voucher Program.

However, committee members found these funds for Section 8 by cutting every other HUD program by at least 4%. Programs cut include: Community Development Block Grant, HOME, HOPE IV, homeless assistance, and housing assistance to the elderly and disabled.

The bill proposes detrimental changes to the Section 8 program as well. Proposed changes to Section 8 include dividing program funding into two parts: tenant-based and project-based Section 8.

As a result, Public Housing Authorities' will face new funding stipulations and reporting requirements for both types of Section 8. Additionally, PHA's funding will change from unit-based to budget-based, forcing PHA's to cut emergency reserves significantly.

Advocates are vying for not only maintenance of current funding for Section 8, but an increase in funding to address local and national need. In Louisville's soft rental market, there are 10% vacancy rates in some neighborhoods, but there are 13,000 families on our Section 8 waiting list.

*Contact your local representatives today and inform them that we need a change in budget priorities to increase funding for all HUD programs, not a shift in funding cuts from one desperately needed form of housing assistance to another. ■*



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### SEPTEMBER HIGHLIGHTS

Lynn Luallen hangs up his hat/Lynn's party sponsors/  
September meetings/Welcome new members/Kentucky  
Commission on Human Rights Director resigns/News from  
MHC member organizations/Consolidated Plan public  
hearing on CDBG funds/News from National Housing Trust  
Fund campaign/Paycheck to paycheck/HUD Budget 2005:  
Section 8 may be funded as other HUD programs are cut/  
MHC Individual Membership renewal form

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