



NEWSletter

MHC releases 2006 State of Metropolitan Housing Report

MHC released the *2006 State of Metropolitan Housing Report* (on the MHC website), filled with information useful in all aspects of fair and affordable housing. The Report examines nine housing indicators that MHC tracks to assess annual progress on affordable housing opportunities in the 11-county region.

This year, the Report focuses on the Land Development and Zoning Codes of Louisville and the region. In Louisville, the Cornerstone 2020 process promised attention to the issue of affordable housing throughout the new city, but has confined any help to one small section (Alternative Development Incentives or ADI) of the Land Development Code. That section has yielded the promise of 75 affordable homes in 10 developments compared with 6,173 market-rate homes in 108 developments approved by the Planning Commission in the same time period. MHC makes specific recommendations for revising the Land Development Code to reflect the promises that arose through the public process of Cornerstone 2020. MHC recommends the appointment of a task force to consider either making the inclusion of affordable housing mandatory or strengthening the provisions of the ADI.

The yearly update of nine housing measures shows mixed results, with a disturbing increase in the number and percentage of renters who have an excessive cost burden for shelter — 46.5% of renters in Louisville in 2004 compared with 36.2% in 1999. The measurement on segregation includes a new indicator on ethnicity, in addition to poverty, income, race and gender indicators. In mapping out the residence of the Hispanic population in

the metro region, there are clear concentrations; MHC has not studied the reasons for those concentrations, but will work to begin such a study.

Among the Report's other findings:

- ✓ Subsidized housing remains concentrated in the Louisville Metro urban core.
- ✓ Annual incomes and hourly wages have not kept pace with cost of living increases.
- ✓ New allocation procedures for the distribution of Section 8 vouchers will have an adverse effect on the number of families being served.
- ✓ Homeownership in the Louisville MSA is still racially divided; only 12% of Louisville Metro homeowners are African-American.
- ✓ Jefferson County foreclosure rates are higher than statewide cumulative figures.
- ✓ The lack of affordable housing units is a major factor on the increase in numbers of homeless persons and families; locally, 25% of the city's homeless population had been unable to make rent or mortgage payments.
- ✓ The federal budget for CDBG programs was cut by 9.9% from 2005. 🏠

Proposal provides solid plan to promote and advocate

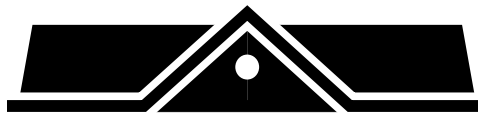
AHTF takes major step

The Affordable Housing Trust Fund campaign took a major step forward in November. The Mayor's Affordable Housing Trust Fund Task Force heard final recommendations from its Governance, Revenue and Program committees. Two of the Open the Door campaign principals were fully embraced and a third was closely approximated.

The campaign advocated for the trust fund to devote its resources to those most in need — households at or below 50% of median income. Some on the finance committee objected and sought an income target of 80% of median income. After discussion, the task force agreed to an objective of 80% AMI with a 50% set-aside for those below 50% AMI.

The Open the Door Campaign's other two objectives — that the local AHTF should be governed by a decision-making board with a representational constituency and that the local AHTF should have a dedicated, renewable source of public funding — were both asserted respectively in the governance and finance committee reports and accepted by the full task force.

The Mayor's Task Force will present the final report to the mayor in early December. The proposal presents the Open the Door campaign with a real and solid plan to promote and advocate. 🏠



Upcoming meeting

All are welcome on **Wednesday, Dec. 6**, at noon, for a monthly board meeting of the Metropolitan Housing Coalition which takes place at Jewish Family & Vocational Service, 3587 Dutchmans Lane.

Metropolitan Housing Coalition

MHC MEMBER News

Here's what some of our member organizations are doing

On December 5, at the Kentucky International Convention Center, the **St. Louis Federal Reserve Bank of Louisville** will host *Neighborhood Revitalization Series: Understanding Where and How to Invest Limited Resources*. The reception begins at 4:30pm with the program to follow from 5:30–7pm. For more information or to register, call Kendra Keller at 568-9202. The registration deadline is November 30. 🏠

Home of the Innocents will benefit from an *Out of Control Christmas!* From December 1–31, at 6801 Melon Court, over 75,000 lights will create a dazzling Christmas display! Don't miss December 16 on Melon Court when Santa Claus will be there selling Papa John's pizza and hot chocolate with all of the proceeds benefiting Home of the Innocents! Make plans to see this extraordinary seasonal display! We invite you to check out the website at www.homeoftheinnocents.org for more information! 🏠

Jewish Family and Vocational Services Fundraiser at Comedy Caravan is set for Sunday, November 26! Mark Klein, a 20-year comedic veteran from Louisville, will headline the show. Food and a cash bar will be available at

6:30pm. The show begins at 8pm. Ticket prices are \$20 with proceeds benefiting JFVS. For tickets, contact Beverly Bromley at by phone at 452-6341 or email BeverlyBromley@jfv.com. 🏠

Mark your calendars for Wednesday, November 29, when **House of Ruth/Glade House** will hold its 10th annual Dining Out For Life event. Local participating restaurants join together and donate a portion of their sales to benefit HIV/AIDS services for Glade House managed by House of Ruth. Please visit www.diningoutforlife.com for a complete listing of the sponsors and restau-

rants who are participating in our event for 2006. If you would like to find out more information about becoming a participant or sponsor of the event, call House of Ruth at 587-5080. 🏠

Project Warm is conducting Energy Management Workshops for your home! There are 3 dates left! Monday, November 27 at 6pm at Oak & Acorn; call 778-7418 to register. Tuesday, November 28 at 6:30pm at the Cabbage Patch Settlement House; call 753-4423 to register! Thursday, November 30 1pm at Shelby Elementary FRC; call 485-8191. 🏠

MHC MEMBERSHIP RENEWAL FORM

Name _____

Address _____

City/state/zip _____

Phone # _____

INDICATE LEVEL OF MEMBERSHIP

- | | | |
|--------------------------|-----------------------|----------------|
| <input type="checkbox"/> | Sponsoring Membership | \$1000 or more |
| <input type="checkbox"/> | Sustaining Membership | \$500—\$999 |
| <input type="checkbox"/> | Anchoring Membership | \$200—\$499 |
| <input type="checkbox"/> | Supporting Membership | \$75—\$199 |
| <input type="checkbox"/> | Assisting Membership | \$25—\$74 |

Please make your check payable to:
METROPOLITAN HOUSING COALITION & mail to:
Metropolitan Housing Coalition
P.O. Box 4533
Louisville, KY 40204-4533

MHC supports school desegregation!

MHC joined a distinguished group of national housing scholars and organizations in filing an *amicus curiae* brief in the U.S. Supreme Court in the Jefferson County school desegregation case, *Meredith v. Jefferson County Board of Education*. MHC supports the right of the Jefferson County Board of Education to use race as one factor in school assignment

School integration fails to occur “naturally” in significant part because of the skewed housing market.

because of the link between school desegregation and housing desegregation. Other organizations include the Kentucky Commission on Human Rights, the Poverty & Race Research Action Council, the National Low Income Housing Coalition, and many more. Individual scholars include William Apgar, Xavier de Souza Briggs, Robert Shwemm, Florence Roisman and Peter Marcuse.

In a time when American schools are rapidly resegregating, an analysis of the Supreme Court’s observation that housing segregation and school segregation have a reciprocal effect on each other

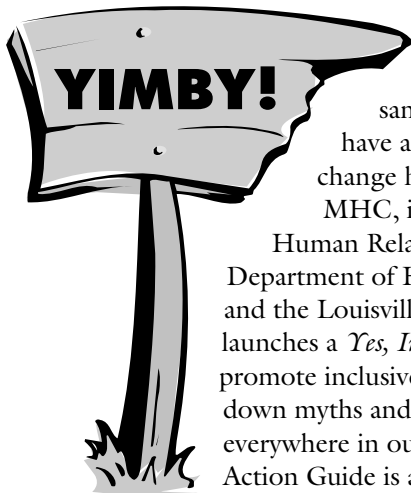
is necessary to understand fully the causes of school segregation. With the benefit of comprehensive social science research, we know that the American housing market is complex, and is a function of more than private, free choice. Instead, American people of color, particularly African-Americans, face a housing market that is highly distorted by a history of state-sponsored discrimination, steering by real estate agents, mortgage lending discrimination, and countless other government and private actions that help perpetuate residential segregation. School integration fails to occur “naturally” in significant part because of the skewed housing market. A positive part of the story, however, is that research indicates that school desegregation programs make positive contributions to realizing the difficult, but compelling goal of achieving stable housing integration. 🏡

Say “yes” to the Yes, In My Back Yard campaign

It sounds so simple yet diversity is almost non-existent today in our newer neighborhoods. Those of us in the old city are used to having a great range of housing prices within most neighborhoods. There is always a house

nearby for your mother, divorced child or your favorite teacher who can’t afford a house in your price range. In today’s suburbs, all the houses are the same with no consideration to the variety we have among us. We are working to make that change happen!

MHC, in partnership with the Louisville Metro Human Relations Commission, the Louisville Metro Department of Housing and Community Development, and the Louisville Metro Department of Neighborhoods, launches a *Yes, In My Back Yard* (YIMBY) campaign to promote inclusiveness by providing education that breaks down myths and barriers to including affordable housing everywhere in our community. The Neighborhood YIMBY Action Guide is available on the MHC website. 🏡



In Memory of Ella Roberts

The Metropolitan Housing Coalition lost one of its most precious members, Mrs. Ella Roberts. She died in a hospice near Atlanta where she had been staying with a daughter. Ella was a long time resident of the Shelby Park Neighborhood; she was a board member of both the former Louisville Housing Authority and the Metropolitan Housing Coalition.

She worked for many years at the Louisville Urban League heading its Housing Department. While there she presided over regular meetings of community representatives to administer the Low Income Home Energy Assistance Program, allocating precious federal dollars for local home heating needs. She also served on the Governor’s Affordable Housing Committee.

Ella was honored, along with former the former CEO of PNC Bank, Mike Harreld, at its 10th Annual Meeting with a *Two Different Heroes* award, the only time it has been given. She never tired of railing against Louisville’s Urban Removal program and was an outspoken advocate for strong fair housing enforcement. She will be sorely missed by her affordable housing colleagues, friends and family. 🏡


**HIGHLIGHTS FOR NOVEMBER/
DECEMBER ...** MHC Releases 2006 State of
Metropolitan Housing Report/AHTF Takes Major
Step/Upcoming MHC Board Meeting/MHC
Member News/MHC Membership Renewal
Form/Keep Louisville Schools Desegregated/
Yes, In My Back Yard/In Memory of Ella Roberts/
Tyler Fairleigh, a New Face at MHC

*MHC's monthly newsletter is
underwritten by a grant from*



**Introducing
Tyler
Fairleigh,
a new face
at MHC!**

T Tyler Fairleigh is MHC's new Affordable Housing Trust Fund Campaign Coordinator. Tyler worked as a tenant counselor at the Louisville Tenants Association and as a paralegal at the Legal Aid Society. Earlier in the year he worked on an organic farm in Henry County. He was an active member of POWER (People Organized and Working for Energy Reform) and their effort to make utilities affordable for low-income customers.

Tyler is a graduate of the University of Louisville. He looks forward to helping to add Louisville to the growing number of municipal Affordable Housing Trust Funds. If you would like to help with the AHTF campaign, you can reach Tyler at Tyler@MetropolitanHousing.org. 

**Read about the progress of our local
Affordable Housing Trust Fund on page 1.**
*If you would like to help with the
AHTF campaign, call our new
Affordable Housing Trust Fund
Campaign Coordinator Tyler Fairleigh at
MHC at 584-6858.*

