



July/August
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NEWSletter

Progressive actions hailed

HUD touts Bowling Green as a city to watch

At the U.S. Department of Housing and Urban Development's Southeast Regional Conference held on June 20, Roy Bernardi, Deputy Director of HUD, called Bowling Green "a city to watch" because of their progressive actions in removing regulatory barriers that prevent the development of affordable housing.

Bernardi informed the over 100 people in attendance how regulations can significantly increase the cost of building homes; and, in some areas, the rules can also escalate the amount of development time for affordable housing. Two things — money and time — affordable housing developers cannot afford to waste. Bernardi issued a National Call to Action for Affordable Housing Through Regulatory Reform, an appeal designed to reduce or eliminate unnecessary regulations that price housing beyond the reach of millions of Americans. "Red tape is literally choking the life out of

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MHC & NHA each receive \$10,000 grant from newly formed Center for Health Equity

MHC is partnering with Making Connections Louisville and KET to assemble residents and community leaders from four neighborhoods to identify and advocate for policy changes in state and federal health programs by linking healthcare costs and housing instability. The project will use the documentary *Critical Condition* to stimulate discussions on the impact of healthcare costs on housing stability. Residents will be asked to identify solutions to housing instability via necessary policy changes for health care costs.

NHA will utilize its members and member contacts to assemble residents and community leaders from four neighborhoods with local non profit housing and community developers and other stakeholders to educate each other about barriers to affordable housing retention and development. The project will educate the community about advocating for solutions to those barriers.

The **Center for Health Equity** makes grants available to a diverse group of applicants including community based organizations, non-profit organizations, and academic researchers. The intended outcome of these community grants is a set of policy recommendations that will make a significant and meaningful improvement in a neighborhood and in

the lives of its residents. The grants are meant to demonstrate the use of civic capacity building to address the social and economic macro-level policy issues that impact population health outcomes.

The Center seeks to support community-based organizations that use civic capacity building efforts to engage communities in the policy process through advocacy activities that raise awareness of issues and educate policy makers. In support of their effort, the Louisville Metro Public Health & Wellness, The Center for Health Equity and University of Louisville School of Public Health and Information Sciences

would like to invite you to the First Annual **Social Justice and Public Health Speaker Series**.

The series kicks off on **August 28** when Dr. Brent Barry of the University of Toronto's Department of Sociology will discuss *Disparities in Leisure Time Inactivity in the United States: Political, Economic, and Structural Explanations*. He has a Ph.D. in Sociology with a specialization in Demography at the University of Michigan in Ann Arbor (2002) and a Bachelors of Science in Industrial and Systems Engineering at the University of Florida in Gainesville (1996). He will speak at the **University of Louisville, Elaine Chao Auditorium**. The lecture begins **5:30 pm** with a reception to follow at 6:30pm. Seating is limited; call 574-6616 to RSVP. 📍

Grants are meant to demonstrate the use of civic capacity building

Metropolitan Housing Coalition

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Groundbreaking report recently released by MHC

Our latest report, *The Dividing Line: Women and Housing Patterns in Louisville*, was very well received at the June 26 release at the Metro United Way. It reveals a dividing line in Louisville Metro for the 100,000 Louisville households that are headed by women, including single mothers and the elderly. The dividing line zigzags

**Did you know?
More than 50,000 children, about one-third of all children in Louisville, live with single mothers**

between the eastern and western halves of the county. Most households headed by women are located west of the line, and because of a lack of affordable housing options east of the line, it is almost impossible to cross.

This dividing line has ramifications for the entire community. More than 50,000 children, about one-third of all children in Louisville, live with single mothers, including four of every 10 students in Jefferson County Public Schools. Many of those children are living in substandard housing or unsafe neighborhoods. Single mothers are much more likely to have low incomes, and thus less access to safe, decent and affordable housing, than married parents or single fathers, according to the report. This has a direct impact on our community's next generation of leaders, workers and parents. If low-cost housing were available in all Louisville Metro council districts, these families would have the opportunity to move to safer and more supportive environments.

Louisville Metro could take three important steps to expand affordable

options past the dividing line:

- Adopt model planning and zoning guidelines that mandate affordable housing units in development plans in every council district;
- Designate a dedicated, renewable, public source of funding for the affordable housing trust fund, the loan pool created to help low-income families;
- Support a *Yes, In My Back Yard* approach to mixed-income development, removing barriers for developers who include multi-family housing in new developments and the city's core neighborhoods.

Karen Christopher, associate professor of women's and gender studies and sociology at the University of Louisville, said of *The Dividing Line*: "[It] breaks new ground in identifying the distribution of female-headed households throughout the Louisville Metro area [and] it documents the often staggering poverty rates among these families, and powerfully demonstrates our community's growing need for affordable housing."

In all, 35% of Louisville households

are headed by women, up from 22% in 1970. The report focuses on both single mothers and women householders over age 65; together, they make up almost 60% of households headed by women. The report also found that the rate of female households ranges from 20% of all households in Council District 16 to 60% in District 4. And 40% of single mothers live in just five council districts — 4, 5, 1, 2 and 15.

"If you are a woman-led family in Louisville, chances are good that your housing options are limited to a handful of neighborhoods," said report author Valerie Salley, a Louisville-based policy analyst. "When a city encourages affordable housing choices in all neighborhoods, families with children win - that's the bottom line."

The Dividing Line is sponsored by the Metro United Way Building Strong Families Community Solutions Committee. If you are a MHC member, you will receive your own copy of *The Dividing Line* as a perk of membership.

If you have not received a copy, or if you would like extras to share with community members, call 584-6858 or you can email kendell@metropolitanhousing.org.

Do *YOU* have what it takes?

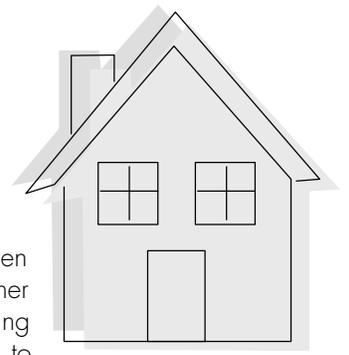
As MHC approaches its 20th anniversary (*can you believe it has been that long?*), we are looking to launch the organization into the new millennium.

We are looking for someone to provide some assistance in updating our website, developing Facebook and MySpace pages, design an online giving page, etc.

Do you — or someone you know — have what it takes to help MHC?
Please call 584-6858 or email Kendell@metropolitanhousing.org.

Bowling Green implements innovative strategies reducing regulatory barriers

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housing that's affordable to working families," said Bernardi. "Today, HUD is calling on local communities to join us as we identify and remove these man-made barriers that prevent teachers, police officers, firefighters and others from living in communities of their choice."

Numerous recent studies have also demonstrated how certain barriers can impact the production of workforce housing. For example:

- Excessive regulations increase the average cost of a single-family home built in subdivisions by \$12,000. Nationally, these unnecessary regulations total approximately \$15 billion.
- One community required builders to provide 4.5 parking spaces per home, effectively banning multi-family and senior housing developments.
- It is no longer unusual that communities require at least five years to gain all necessary permits and approvals, significantly raising the costs of development.
- In a number of California communities, impact fees alone can exceed \$45,000 per home.
- In 42 metropolitan areas, eliminating unnecessary regulations, fees and delays could reduce housing costs by an average of 10%.

In May of this year, the city of Bowling Green received the Robert L. Woodson, Jr. Award for reducing burdensome regulations that unnecessarily inflate the cost of housing. HUD recognized Bowling Green as a national model for reducing unnecessary, outdated, and duplicative regulations that put the cost of

housing out of reach of America's workforce. Trailblazer Bowling Green Mayor Elaine Walker is leading her community towards affordable housing for all through innovative strategies to reduce regulatory barriers which include:

- Waiving certain permits and fees for single-family housing built by charitable nonprofits or the city. **Savings: \$500 to \$750 per home.**
- Donating city-owned land to nonprofit agencies to develop infill or affordable senior housing. **Savings: At least \$10,000 per lot.**
- Demolishing dilapidated structures on the parcels at no cost to the receiving agency. Savings: Dependent upon structure.
- Streamlining the permitting process for most residential construction projects to within five days of application.
- Relaxing subdivision regulations to allow a wider sidewalk on only one side of the street and a narrower street to reduce infrastructure costs. **Savings: 8% on street construction and \$25,000 in sidewalk construction.**

To date the City of Bowling Green, Habitat for Humanity of Metro Louisville, and Metropolitan Housing Coalition have all signed onto HUD's "Call to Action." To learn more about Bowling Green, HUD and/or their National Call to Action for Affordable Housing Through Regulatory Reform, please visit their website at www.hud.gov.

— Resources: HUD, Louisville Courier-Journal

MHC FAMILY/INDIVIDUAL MEMBERSHIP RENEWAL FORM

Name(s) _____

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 | \$1—\$74 |

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HIGHLIGHTS FOR JULY/AUGUST... HUD Touts Bowling Green as a City to Watch/MHC & NHA Each Receive \$10,000 Grant From Newly Formed Center for Health Equity/Groundbreaking Report Recently Released by MHC/Do You Have What It Takes?/MHC Family/Individual Membership Renewal Form/MHC Member News

MHC's monthly newsletter is underwritten by a grant from



MHC MEMBER News → Events around the area for affordable housing advocates

Friday, July 6, 10am
NHA Partnership Committee, Center for Neighborhoods, 610 S. Fourth, #701. 📍

Thursday-Saturday, July 12-14
NeighborWorks America and New Directions course on *Strategies and Implementation Techniques for Creating Neighborhoods of Choice through Revitalization, Part Two*. New Directions, 1000 East Liberty. Please register at www.ndhc.org. 📍

Tuesday-Wednesday, July 17-18
HUD/KHC Fair Housing Accessibility Training, Kentucky Transportation Cabinet Building 200 Mero Street, Frankfort. Training is free for all. Register at www.fairhousingfirst.org. 📍

Tuesday, July 17, 9:30am-11:30am AARP Advocacy Training in Louisville, Open and free to all. AARP State Office, 10401 Linn Station Road. 📍

Wednesday, July 25, noon
MHC Board Meeting, JFVS, 3587 Dutchmans Lane. 📍

Friday, July 27
NHA Housing Conversation Café, Jays Restaurant, 1812 W. Muhammad Ali Blvd. Open to all. 📍

Friday, August 3
NHA Partnership Committee, Center for Neighborhoods, 610 S. Fourth, Suite 701. 📍

Thursday, August 16, 2pm
NHA Monthly Meeting, New Directions, 1000 E. Liberty St. 📍

Monday, August 27, 9:30am-6:30pm
Women 4 Women's 15th Annual W4W Golf Tournament & LPGA Pro Golf Clinic. The Cardinal Club, Simpsonville, Kentucky. Reservations are required. Call Joyce Seymour 561-8060, ext. 1020 or email joyce@w4w.org. 📍

Wednesday-Thursday, September 12-13
Kentucky Affordable Housing Conference, Kentucky International Convention Center. Visit www.kyhousing.org or watch your mail for information. 📍

Friday-Saturday, September 14-15
NeighborWorks America and New Directions team up to present *Creating a Compelling Revitalization Presentation*. This informative workshop will be held at New Directions, 1000 E. Liberty. Reserve at www.ndhc.org. 📍



To publicize your event or meeting in MHC's monthly newsletter, email kendell@metropolitanhousing.org.