

Fair and Affordable Housing for All



Greetings!

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Longtime Housing Advocate, Cathy Kuhn, Appointed Executive Director of Metropolitan Housing Coalition

Louisville, KY (Sept 22, 2020) - [Cathy Kuhn, PhD](#), a longtime leader in housing and human services in various states across the country, has been named Executive Director of the Metropolitan Housing Coalition (MHC), an organization with a 30 year history of strengthening, uniting and mobilizing resources to ensure fair, accessible and affordable housing for everyone in the Louisville region. Kuhn follows MHC's long-term Executive Director, [Cathy Hinko](#), who is retiring after a distinguished career committed to housing justice.

Under Hinko's leadership, the Metropolitan Housing Coalition built on its strengths, created new partnerships and was a key force in the development of research, policies and programs designed to increase the supply and quality of affordable housing throughout the region. MHC anticipates that Kuhn will build on these achievements and help the organization expand its impact in the pursuit of fair, accessible and affordable housing for all residents in the Louisville area. Kuhn will assume her responsibilities as Executive Director of MHC on October 5th.

MHC is engaged in redefining issues of fair and affordable housing to reflect a new community awareness and commitment to equity. As part of that effort, MHC has elevated [Anthony P. Curtis](#) to the position of Development and Communications Director, emphasizing the outreach. Along with rebranding and updating the website, MHC will be asking the community to respond to a survey on messaging. MHC is also forming an Associate's Board for people in the earlier stages of their career who are interested in developing into leadership. "This is an historic time to move towards equity. We are offering new ways for all of you to participate", said Stacy Deck, Chair of MHC's Board of Directors.

"After a very thorough search, the Board is excited to welcome Cathy Kuhn to lead the Metropolitan Housing Coalition into the future," Deck added. "Cathy's broad experience and lifelong dedication to fair and affordable housing makes her a perfect fit for MHC and its mission of service in the community."



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 Tony Curtis at tony@metropolitanhousing.org

or
502 584-6858 regarding donations & gifts.

To make an online donation, visit us on the web at 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](#)

of service in the community.

Kuhn holds a Master's degree in Resource Development and a Doctorate degree in Sociology and Urban Studies from Michigan State University. She has over 20 years' experience working in the nonprofit sector, specifically focused on issues related homelessness and housing instability and has led a variety of applied research projects aimed at documenting impacts of local, state and federal housing policy on low income residents and providing policy solutions to improve quality of life for all citizens.

"Cathy's experience will help push MHC to the next level and I am thrilled that she is bringing her expertise, her vision and her energy to MHC," says Cathy Hinko, outgoing Director. "When you can attract someone with extensive qualifications like Cathy, it speeds the transition to new leadership and opens immediate opportunities for the future. I welcome Cathy with enthusiasm and great optimism for the future."

Having recently moved to Louisville from New Hampshire, Kuhn brings 14 years of experience serving as Chief Strategy Officer for a large affordable housing organization, as well as Director of the New Hampshire Coalition to End Homelessness. Before that, Kuhn worked with the Community and Economic Development Program at Michigan State University designing and implementing a number of advocacy and leadership training programs for residents in public housing communities. Kuhn also served two years in the United States Peace Corps working with students and teachers in elementary schools in rural communities in Panama.

"I am excited and honored to have the opportunity to lead the Metropolitan Housing Coalition into the future. At no time in our country's history has the critical role that fair and affordable housing plays in the health and wellbeing of all community members been more transparent and understood. MHC is poised to build on this tremendous momentum and I am honored to have the opportunity to be a part of the effort to create communities in which all citizens have access to

safe rental housing and meaningful homeownership opportunities," Kuhn said.

To learn more about the Metropolitan Housing Coalition, visit: www.metropolitanhousing.org.

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**Monthly Virtual Meeting
Links Will Be Sent Out
Monthly on Each Groups
Email List**

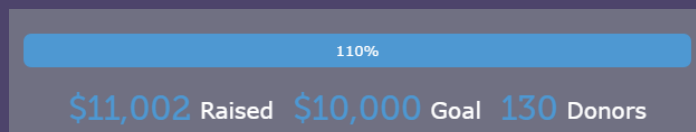
Fair Housing Coalition
meets at 2:00 P.M.
on the 2nd Tuesday of each
month at New Directions,
1615 Maple St.

**Louisville Vacant Property
Campaign**
meets at 5:30 P.M.
on the 3rd Tuesday of each
month at the
Western Library
604 South Tenth Street

**Do you have an event for
the Community Calendar?**

Email Tony Curtis at
tony@metropolitanhousing.org

**THANK YOU for Giving 110% to Support MHC's 2020 Give
For Good Louisville Campaign!**



 **GIVE FOR GOOD LOUISVILLE**
COMMUNITY FOUNDATION OF LOUISVILLE

Thank you to all of our coalition members for your overwhelming support on #GiveForGoodLou day! Together we raised \$11,002 from 130 unique donors! We surpassed our \$10,000 donation and 100 unique donor goals! We accessed all three prize pools! Our donors literally gave 110% and we thank you for your continued support of fair, accessible, and affordable housing!

Scan the QR Code to Become a Coalition Member Today!



Support Fair and Affordable Housing Advocacy!

Did you know that MHC is a coalition of approximately 300 individual and organizational members?

Federal Action Needed to Prevent Pandemic Displacements and Further Racial Injustice

By Cathy Hinko

The world is in the midst of a lethal pandemic causing an economic recession that has hit employment and earnings. What would the displacement of 25,000 Jefferson County families in winter do to these situations? Yet that is where we are headed without clear, federal intervention. In all the confusion and countervailing edicts over the last five months, RIGHT NOW, we have a federal moratorium issued by the Center for Disease Control (CDC) that prohibits displacement of renters.

Sounds good? HA! It only lasts until December 31, 2020 and it requires that the tenant fill out a declaration. It gives us the last opportunity to figure this out as a nation and we cannot squander this respite. But the CDC order also leaves mass confusion in its wake.

What can we do; what can you do? Where is the next CARES ACT? What will it do to help renters and landlords? Write your federal Senators and Members of Congress.

In a time when every month is like a year, we remember that the Governor of Kentucky issued Emergency Orders to keep people as safe as possible, including one on March 25, 2020 that placed a moratorium on evictions moving forward. "By staying at home and limiting your in-person contact, you can stop the spread of COVID-19..."

In Jefferson County all the evils of racial disparity in health outcomes, income, denial of ownership and entrepreneurship opportunities, and segregation have created a nightmare scenario because of the current economic and health emergencies. This shows that all of us are jeopardized by policies and practices that deny black, female-headed households with children and LatinX

policies and practices that deny black, female headed households with children and Latinx households a decent wage and true access to building wealth.

The disparate negative health impact of this pandemic by race is documented by Kentucky's Governor and Louisville's Mayor. The disease has insidiously affected minority communities and women because so many of the front line workers we pretend to admire are in these groups.

The data shows that evictions are vastly disproportionately filed against black households. This means the structure of eviction proceedings in Louisville is about black lives and whether they matter equally with white lives. The Kentucky Supreme Court has made every decision under its discretion to deny full rights to renters. You have to admit that they are consistent in their racism, sexism and disdain of renters- you cannot get a record like that accidentally,

Chief Justice John Minton of the Kentucky Supreme Court (write him at courtstipline@kycourts.net) will not provide equal assistance to renters that is provided to landlords. He has gone out to lunch while he says every county can have their own way of conducting hearings. Apparently, he is the embodiment of both ignorance AND apathy -he does not know AND he does not care.

The Jefferson District Court published their procedures. In each instance, decisions were made by the administering body; they were not the law. While the decisions claim to be racially neutral, the data show they are far from racially neutral. The values used to make these decisions do not include racial justice.

The process poses impediments to attending a hearing and being able to defend. The court mandates "remote" hearing. Any exception to a remote hearing is based on....no stated criteria. Under 3 percent of tenants have an attorney and the digital divide is well documented by segregated neighborhoods.

Why would the court allow an eviction hearing now when no set out can take place until next year? It does not make sense. After all, the family could continue to live there for months and may be paying rent. That would make it a new lease. But with a four month old eviction order there would not be ANY hearing to prove that. The level of injustice of using a four or three or two month old order to do an immediate set-out is insane. But just another example of how the courts have disdain for renters and will do anything for landlords no matter how unfair.

This is a fair housing issue. In Jefferson County, renters are disproportionately in a class protected by the Fair Housing Acts of the federal, state and local governments. In Jefferson County, home to 42% of Kentucky's black population, the homeownership rate for black households is 36% compared to the homeownership rate of white households, which is 70%. The

data for other classes protected under the Fair Housing Act, such as for female-headed households with children and Latinx households are in this range as well.

The data show that any decision affecting renter households in Jefferson County inherently has a racial consequence. The data also show that evictions cases are filed in areas where people in protected classes live. Evictions are about race, gender and ethnicity. MHC's reports have maps that show this. Fair access to the courts is imperative.

You can write Chief Justice John Minton of the Kentucky Supreme Court at courtstipline@kycourts.net and write the head of the Jefferson District Court, Judge Anne Haynie at annehaynie@kycourts.net to say they should reexamine their decisions about how they conduct eviction cases using racial justice as a value.

The state legislature will be meeting soon. Did you know that there are two entirely different set of laws governing evictions in Kentucky? How crazy is that? Neither of them acknowledge that conditions in the unit should be a factor that can be brought up in court, giving a free hand to landlords to rent disgusting units without much recourse. The state legislature could cure this bizarre and uncaring system. The legislature should also require that the addresses of the units listed in an eviction (a public document) be kept electronically so that local government and researchers can see immediately what is happening and the intensity of the numbers of evictions by place. Write your state senators and representatives.

When people lost their jobs, they used up their savings and hoped to get assistance through unemployment insurance or rent/utility assistance from CARES act funding. Those options were never going to be enough.

The non-profit sector has worked brilliantly with local government to set up programs for assistance in paying rent and utilities. We do not want people to get out of this crisis with huge debts and we want landlords to be able to pay expenses. Even the Jefferson Eviction Court has been persuaded to join in a new initiative to help renters.

But this is not even one third of the need. The federal government needs to address this nationally.

Moratorium on Utility Disconnections Ending

Well the time has come for shut-offs. I think we need to explore by race, gender and familial status and having a disability the group the PSC has determined to be continually problematic (the people they call "THE SUBSET") and I think utilities are part of fair housing. Let me sum up the order "Yadda Yadda Yadda, payment plan for those we totally have no hope of being able to pay, Yadda Yadda SHUT OFF ". We who care about THE SUBSET, need to organize.

I wonder if the city has a resilience plan for mass shut offs. As an adjunct to mass evictions that will start in January.

I care about THE SUBSET!! I bet there are lots of children in THE SUBSET.

The PSC issued an order on September 21, 2020, ending the moratorium on disconnections beginning October 20, 2020 and imposing certain conditions on utilities (including "default payment plans"). Late fees are also addressed. Here are the links to the press release and the order itself.

https://psc.ky.gov/agencies/psc/press/092020/0921_r01.pdf

https://psc.ky.gov/order_vault/Orders_2020/202000085_09212020.pdf

Support MHC Through Kroger Community Rewards and Amazon Smile!



- (1) Go to www.KrogerCommunityRewards.com.
- (2) Look for "I'm a Customer" and click "View Details."
- (3) Sign in with your existing Kroger account, or create a new account.
- (4) Enter the code BA764 in the "Find an Organization" search box - click "Search."
- (5) When Metropolitan Housing Coalition pops up, simply click "Enroll."

Welcome to
amazon smile

You shop. Amazon gives

You shop. Amazon gives.

- (1) Sign in to smile.amazon.com on your desktop or mobile phone browser.
- (2) From your desktop, go to Your Account from the navigation at the top of any page, and then select the option to Change your Charity. Or, from your mobile browser, select Change your Charity from the options at the bottom of the page.
- (3) Search "Metropolitan Housing Coalition" and click "Select" to support.



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.