

# Fair and Affordable Housing for All



Greetings!

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## Louisville Metro Must Intervene in Upcoming LG&E Cases

There are two cases before the Kentucky Public Service Commission that are important to ratepayers (that is us). One is a case to raise rates. Case number 2020-00061.



## **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

This case has two issues that concern people who live in the LG&E area. One is the attempt to raise rates now. The other is that the rate increase is to enable the use of coal-fired plants. While MHC is interested in the rate part, we are aware that many Louisvillians are interested in coal-fired plant operations.

A third case to raise rates is expected this fall. So pay attention and MHC will let you know when that happens

As far as rates go, there is a lot Louisville Metro can do if they are an Intervenor. First of all, intervening does not mean you oppose the proposal, only that you have a unique view on representation. Louisville should be interested for our residents, but I remind you that paying utilities is a chunk in the budget. How could we not want to be at the table just for that?

I know the important role of interveners because MHC, along with the Association of Community Ministries, intervened many times until the PSC said no local non-profits were allowed to intervene, even those who raised money to help people pay those higher rates (That case is before the Kentucky Supreme Court). Since we cannot do the job for the city, the city should intervene to protect its residents and its own budget. An Intervenor is involved in assessing if the work is reasonable, if the corresponding anticipation of cost is reasonable and--and very important--how the cost that is allowed will be split between industrial users, government, business, and plain old residential users.

There is a second case which has buried in it the expectations of shut-offs and losses that LG&E will suffer due to the COVID moratorium and the general loss of income of so many residents, whether renters or homeowners. By intervening, Louisville gets to unpack this and perhaps work out a sane way to deal with utility shut offs once the moratorium ends. MHC is not saying LG&E is a bad guy, we are saying our local government should want to be a part of figuring out that process. That is Case number is 2020-00110. It is a case to allow LG&E to expand its bonding capacity in the face of COVID, but

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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

**Stay Tuned For More Information on Upcoming Virtual Meetings**

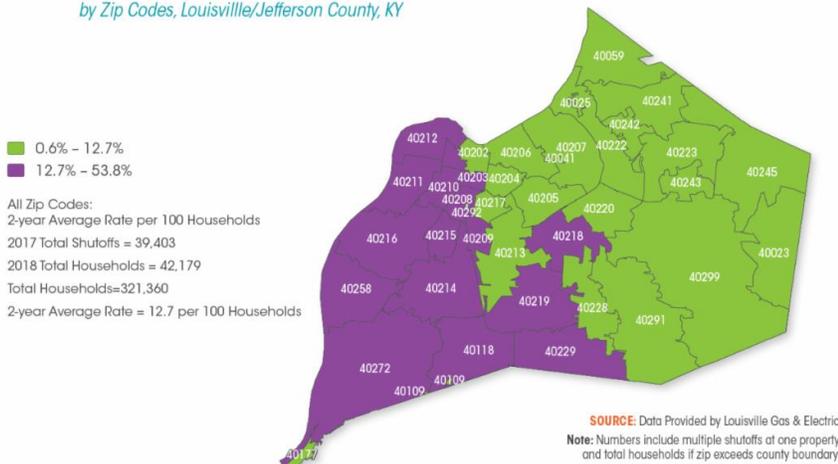
**Fair Housing Coalition**  
meets at 2:00 P.M.  
on the 2nd Tuesday of each month at New Directions,  
1615 Maple St.

**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

included in it must be the assumptions. And if no assumptions, well...there should be intense oversight and not carte blanche to run up debt that can be passed onto ratepayers (which I remind you includes city government).

I know we think about evictions, but you all have the map MHC did of where shut-offs occur. But let me remind you what it is when normal.

**Map 5: Average Residential Utility Disconnection Rates (2017-2018)**  
by Zip Codes, Louisville/Jefferson County, KY



To date, the Jefferson County Attorney has passed on intervening in the two active cases and it is a trying time, so resources may be pushed. MHC was informed that the city will intervene in the upcoming case in the fall. MHC believes the promise to intervene in the upcoming case is the result of advocacy, especially by CM Coan. Thank him for his work. MHC believes that the city should be at the table for ALL cases that affect rates. Please get involved with your Council Member to ensure that the city does not overlook important cases.

## Are You A Kentuckian That Cannot Pay Rent Right Now?

Kentucky Equal Justice Center Senior Litigation and Advocacy Counsel Ben Carter has Some Ideas, Tools, and Info for You!

A global pandemic. 25% of Kentucky workers out of work. Governor's Orders. #HealthyAtHome. Delays in unemployment payments.

What is a person who rents their home supposed to do?

Here are some answers to questions you may have about renters' rights in the time of COVID-19.

## What protections are in place for Kentuckians who rent their homes?

Kentuckians who rent their homes (apartments, etc.) have ***three different layers of protection*** during this global pandemic and related economic crisis that has **required 1 in 4 Kentucky workers to file for unemployment.**

1. First, on March 25th, Kentucky Governor Andy Beshear issued **Executive Order 2020-257**, which suspended all evictions within the Commonwealth.
2. Second, the **Kentucky Supreme Court has prohibited eviction filings and eviction hearings.** That means ***no new evictions can be filed until July 1st.***
3. Third, some Kentuckians will have additional protections because a law passed by Congress called the CARES Act **prohibits landlords who participate in certain federal housing programs from 1) charging late fees and 2) filing evictions for nonpayment of rent.** (There's more information about determining whether the CARES Act protects you below.)

While the eviction protections Kentuckians have are not perfect, **this map** and **this scorecard** show that Kentucky has some of the most robust protections across the entire nation for people who rent their homes. ***Governor Beshear's Executive Order and the quick action of the Kentucky Supreme Court has protected Kentuckians and saved lives.*** KEJC **wrote a letter to the Kentucky Supreme Court** thanking the Justices for suspending eviction filings during the global pandemic. 20

organizations signed on.

Click [HERE](#) to visit the Kentucky Equal Justice Center website to see the full answers to the following 22 questions:

- How long are these protections in place?
- Why did these government officials suspend evictions and eviction filings?
- Do I have to pay rent?
- I can't pay rent right now. What do I tell my landlord?
- I lost my job or lost hours. I can't afford rent or food or health care. What help is available to me?
- Can a landlord charge late fees during the crisis?
- Can a landlord raise my rent during the crisis?
- What federal programs make a landlord subject to CARES Act restrictions?
- How can I find out whether my landlord's mortgage is backed by FHA, Fannie Mae or Freddie Mac?
- Do I have to pay utilities?
- What do I do if my landlord shuts off my water? Electric? Cable? Internet?
- What do I do if my landlord tells me to move?
- What do I do if my landlord locks me out? Moves my stuff to the curb while I'm gone?
- What do I do if law enforcement officials are helping the landlord move my stuff or overseeing the process?
- My landlord told me that the courts are "still

accepting" evictions or that "evictions start on [insert date before July 1st here]" or that they're "still sending evictions to Court." Is that true?

- My landlord has told me he is going to send my account to collections? What does that mean and can he do that?
- My landlord has told me he will accept work or sexual favors in exchange for rent. What do I do?
- What if I'm living with an abusive partner and I need him or her out?
- I heard that Governor Beshear has a process that allows landlords to file for an exemption from his "no evictions" Order. Is this true?
- What if I want renters to have more and better protections in Kentucky all the time, not just in a pandemic?
- I've read this whole post. Are you my lawyer now?
- How do I find legal help?

**Click Here to Become a Coalition Member Today!**

(Click the image to join!)



**Support Fair and Affordable Housing Advocacy!**

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



**The Lexington Fair Housing Council is Conducting a COVID-19 Housing Survey**

You can provide critical feedback that impacts Louisville by filling out the survey at the following link:

<https://lexingtonfairhousing.com/covid19-survey/>

**Don't Miss Your Opportunity to Submit Input on Louisville's Consolidated Plan and the Analysis of Impediments to Fair Housing Choice**

You can read the Consolidated Plan (Due May 4th) and the Analysis of Impediments to Fair Housing Choice for Louisville, Jefferson County (Due May 11th) by click this link:

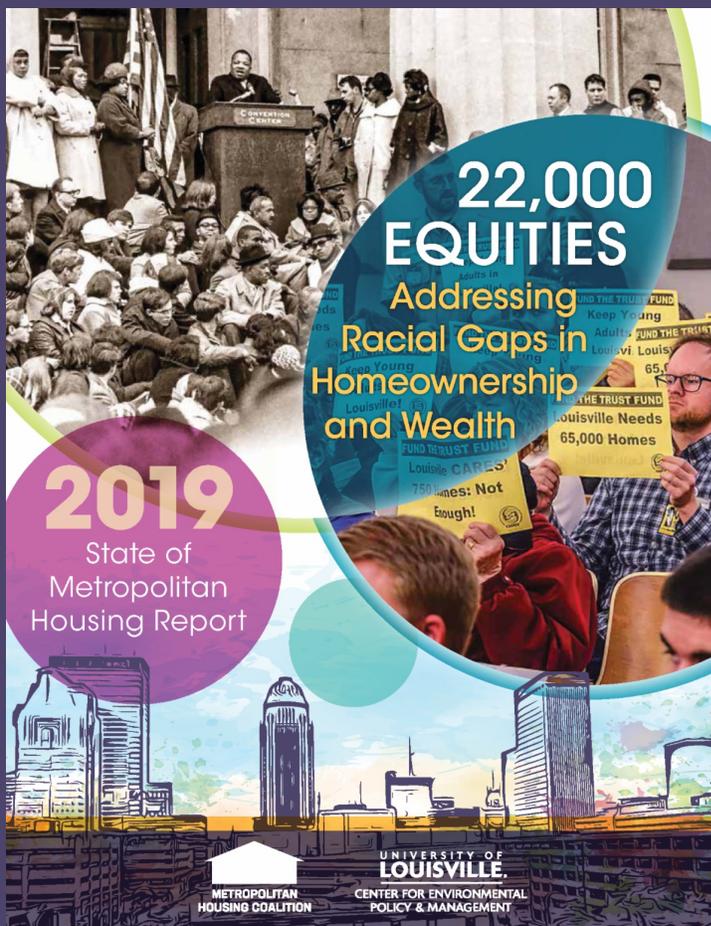
<https://louisvilleky.gov/government/develop->

If you would like further information or to submit input email Michelle Rodgers, Grant Coordinator at [Michelle.Rodgers@louisvilleky.gov](mailto:Michelle.Rodgers@louisvilleky.gov).

## And...

...there will be an additional posting in regards to COVID-19 funding through the Community Development Block Grant (CDBG) program. There will be a shorter period for public comment to determine how this funding is allocated, so stay vigilant in watching for this announcement. MHC will let you know when this is posted for comment.

## Click Below to Download an Electronic Copy of the 2019 State of Metropolitan Housing Report



# Support MHC Through Kroger Community Rewards and Amazon Smile!



- (1) Go to [www.KrogerCommunityRewards.com](http://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."



- (1) Sign in to [smile.amazon.com](http://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.