



## 25th MHC Annual Meeting to feature former Louisvillian, silent auction

This year's Annual Meeting will feature a keynote speaker working on housing issues on a national stage, but with strong Kentucky roots. The event, to be held on Thursday, June 12th, from 5:00 to 7:00 pm at the Ice House, 226 East Washington Street, is MHC's annual gathering to conduct coalition business and raise funds to support the organization. This year's event will feature a cash bar, appetizer stations, and a silent auction of items from local businesses and individuals.

Keynote speaker Sara K. Pratt, who currently serves as the Deputy Assistant Secretary for Enforcement and Programs at the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO), is well-known to many in Louisville and throughout Kentucky, having practiced civil rights law in Louisville and held a variety of positions with the Kentucky Commission on Human Rights. Ms. Pratt oversees HUD's enforcement of the Fair Housing Act and other civil rights laws, the Fair Housing Assistance Program, the Fair Housing Initiatives Program and HUD's enforcement of Section 3 of the Housing and Urban Development Act. She has worked as an attorney, trainer, and fair housing and civil rights expert for thirty-four years.

The 25th Annual Meeting will be the first to feature a silent auction as part of the event and great items are already being donated. Fifth Third Bank will provide six Clubhouse passes to Keeneland and attorneys Stephanie and Andrew Horne will provide a finish line box at Churchill Downs. You must be present to win, so purchase your tickets today! If you are interested in donating an item for the auction, contact MHC at (502) 584-6858.

Tickets for the event are \$70. Scholarship tickets may be available.

### **Follow these steps to purchase tickets online:**

- 1) Go to our online donation page and enter your payment information and the total amount for all tickets you would like to buy.
- 2) Include the following information in the "Comments" box on the page: 2014 Annual Meeting Tickets and the names of all attendees (if known)
  - If you cannot attend, but wish to donate ticket(s) as sponsorships for low-income attendees, please type "Ticket Donation" in the "Comments" box

Details on a variety of sponsorship opportunities will be announced soon. For more information regarding tickets or sponsorships, contact Dana L. Duncan, Development Director, at [dana@metropolitanhousing.org](mailto:dana@metropolitanhousing.org) or at (502) 584-6858.

## Join MHC for Fair Housing Event on April 17

**Time/Date: 12:00PM on Thursday, April 17**

**Location: Louisville Urban League,  
1535 W. Broadway**

**So much has changed about every aspect of home ownership in the last five years. New rules on lending affect the ability to purchase and to maintain and improve a home. New kinds of products have sprung up for selling a home.**

### **Join us for a forum on three stages of home ownership:**

- **Purchasing** - How do the new rules affect people's ability to purchase a home?
- **Maintaining ownership** - What is the foreclosure process and what counseling is available in these post-housing crisis times. What about property tax liens? Are there funds or assistance to help you make repairs or improvements to a home?
- **Selling** - Learn about a new type of business that may lure unsuspecting home owners into selling without getting the full value of their home. How do you sell in a difficult market or when compelled by circumstances? This includes "short sales" and how the new servicing rules have simplified the short sale process.

**Panelists include: Christie McCravy of the Louisville Urban League; John Young an attorney at Legal Aid Society; Jan Gable, a mortgage loan officer with Commonwealth Bank and Trust; and Stephanie Horne, owner of Agency Title.**

**Sponsors:** Metropolitan Housing Coalition, the Louisville Fair Housing Coalition, the Lexington Fair Housing Council, the Louisville Metro Human Relations Commission, Fifth Third Bank, Housing Partnership, Inc., the Legal Aid Society, the Louisville Urban League, League of Women Voters of Louisville, and the Tyler Park Neighborhood Association.

## Historic Tax Credits for Neighborhood Revitalization – Another Tool in the Kit

MHC has put forward a proposal to Louisville Metro Council's Vacant Properties Ad Hoc Committee to create a one-stop city office where property owners wanting to work on a single property they own would be given free technical assistance to apply for a variety of programs available to lower the cost of maintaining or improving a property. There are several sources of potential savings for people with a piece of property they want to improve and some of the programs are for specific neighborhoods. Unfortunately, the applications for these programs require expertise in the programs, so people with just one property are not able make use of these savings because hiring the proper expert to assist with each application would be too costly. MHC believes Metro Louisville should develop the expertise to assist people in making application to property maintenance and improvement programs.

### *Historic Tax Credits (Cont)*

## **KY Gives Day – Raise Funds for MHC!**

On April 9<sup>th</sup> MHC will take part in **Kentucky Gives Day**, a collaboration of the Kentucky Nonprofit Network, Inc., participating nonprofits and corporate and media partners to help raise funds for nonprofits across Kentucky.

**Supporters of MHC can go online and make tax-deductible donations at:**

**<http://kygives.razoo.com/story/Metropolitan-Housing-Coalition>**

All donations will be processed on **Wednesday, April 9, 2014.**

Organizations in each category that raise the most money between **12:00am to 11:59pm EST on April 9** will receive bonus prizes of \$2,500, \$1,500, \$1,000, \$500 and \$250.

- **Want to double your support for MHC? Contact us about matching grant opportunities for KY Gives Day.**
- ***Ignite your network for MHC! - Supporters can set up their own fundraising page for MHC right NOW at the same site!***

Contact MHC for more information at (502) 584-6858

## **Historic Tax Credits (Cont)**

While no single program is a silver bullet for everything, each program that is offered to property owners (whether rental or owner occupied) is a resource that can help revitalize a neighborhood, save structures from becoming or remaining vacant and serve as a tool for areas of Louisville where conventional financing is not easy to get. Being able to easily and efficiently pull together the resources of these many programs may be just the help that an owner needs to improve their property.

We outline some programs on the following pages:

**Kentucky Historic Tax Credits:** These are a potential resource for neighborhood revitalization. The Kentucky HTC provides a tax credit for a certain percentage of eligible costs of working on an eligible structure using techniques and products that meet historic requirements. While this sounds intimidating, MHC's proposal for a one-stop application would help demystify the process. The program has separate commercial and residential components, but both operate under the same rules. "Commercial" refers to any property subject to depreciation, including rental housing. Residential refers to owner occupied houses. Both are eligible.

All who apply and meet the criteria are awarded the credit, but there is a \$5 million annual cap on the credits awarded. However, while the amount of the HTC theoretically can be 20% or 30%, since all eligible applicants are awarded the HTC, the amount of HTC is divided amongst all and the actual award is not the full amount, but some lesser pro-rated amount. This pro-rated amount varies year to year, based on overall annual demand. While the recipient knows the amount that they are guaranteed after approval, the amount can vary year to year, which makes planning difficult.

### *Historic Tax Credits (Cont.)*

**All MHC reports and previous newsletters available at:**  
**<http://www.metropolitanhousing.org/resources>**

## Historic Tax Credits (Cont)

- a. **National Register Designation:** This seems to cause some concern, but Louisville currently has several neighborhoods, including some low-income neighborhoods, that have earned a place on the National Register of Historic Places, including Portland, Russell, Limerick, Oakdale, Phoenix Hill, Clifton, Butchertown and Parkland. This is not a burdensome designation for property owners. The only requirement- and it is a local one - is that 30 days notice be given prior to demolition.

Any HTC program designed to work in low-income neighborhoods will need to ensure that there is an appropriate designation.

- b. **Differences between Family (owner-occupied) home and commercial residences:** The biggest difference is that Commercial work is eligible for Federal HTC and that is a substantially larger credit. Family owners require more assistance to make the process easy and efficient.
- c. **Demystify the work requirements of the HTC:** An explanation of required products and techniques that would easily allow contractors to understand what needs to be done and used. Classes for contractors should be part of the program. Also a set of basic plans would make it easier for a contractor to bid and complete work that meets the requirements.

**Louisville Metro Property Tax Assessment Moratorium:** If a building qualifies for state historic tax credits it will also meet the eligibility requirements for the local assessment moratorium. To qualify for the moratorium a building must be at least 25 years old and requires an investment of 25% of the value of the building. Tax credits require a building to be 50 years old and an investment exceeding the adjusted basis of the building. The current ordinance should be amended to make this program more closely align with the historic tax credit process. Approval for the state historic tax credit should be considered as automatic approval for the moratorium.

**Federal Energy Tax Credit:** This is a federal tax credit for specific energy efficient system upgrades for principal residences. This program is scheduled to conclude at the end of 2016.

### Other suggestions:

- Create a streamlined process that assists applicants in getting KHTC is a way to stretch dollars.
- Make it easy for owner-occupied units to get the state HTC.
- Combine state HTC with federal HTC (Commercial only) or with federal Energy Tax Credits could help create a tipping point allowing anchor properties in neighborhoods with diminishing property values to complete needed repairs and improvements.

## Community Calendar

**Fair Housing Coalition meets 2pm each 2<sup>nd</sup> TUE at New Directions, 1000 E. Liberty**  
**Louisville Vacant Property Campaign meets 5:30pm each 3<sup>rd</sup> TUE at Sojourner Church, 1229 S. Shelby St.**

**Saturday, March 22<sup>nd</sup> ACLU-Fairness Dinner** at the Muhammad Ali Center **6:30 pm Cocktails/8:00 pm Dinner.** Dinner hosted by Susan Hershberg and the Wiltshire Pantry to benefit both organizations. Tickets: \$150/person, Table of 10 \$1,200. To purchase tickets, contact Laura at 502-893-0788.

**Saturday, March 29th 1:00pm-2:30pm** NC3's first "Get Civic Smart" workshop at the Catholic Enrichment Center. For more info call 502-583-1426.

**April 6th through April 11th** Legacy Build in the Shawnee neighborhood. Local volunteers and a few experienced house leaders needed! Building materials and funds also needed! The Fuller Center for Housing of Louisville and over 150 volunteers from around the country and abroad will work with local volunteers to renovate 6 vacant & abandoned properties that will then be given to 6 new homeowners and their families. We will be following up the Legacy Build with 3-4 more renovations for the Mayor's Give-A-Day week (4/12-19). Call Fuller Center Executive Director Steve Marrillia at [502-693-2216](tel:502-693-2216) or [502-272-1377](tel:502-272-1377).

**Wednesday, April 23 11:30am – 1:00pm** Hotel Project Warm 2014 Green Spark Awards at the Seelbach Hilton. Recognizes local organizations and leaders for work promoting energy conservation and environmental stewardship. To become event sponsor or purchase & reserve tickets, call (502) 636-9276 or visit [www.projectwarm.org](http://www.projectwarm.org).

**Thursday, April 24 5:00pm ACLU of Kentucky Bill of Rights Program/Annual Meeting** at The Ice House This year, the Carl L. Wedekind Bill of Rights Dinner and Annual Meeting will kick off our celebration of the 25<sup>th</sup> anniversary of the Reproductive Freedom Project. Tickets for the cocktail reception, program, and dinner will go on sale in late March. Tickets: \$35 (cocktail reception & program) or \$125 (cocktail reception, program, and dinner).

### ONGOING:

**Louisville Affordable Housing Trust Fund** – Get involved and help open the door to the affordable housing Louisville needs! Contact Executive Director Rachel Hurst for more information at (502) 637 – 5372.

### Preservation Louisville

Maintenance workshops every 2nd Saturday from August through April from 1-4pm at our office, 631 S. 5th St. Call (502) 540-5146 for more information.

## Strengthen the United Voice for Fair and Affordable Housing!

Make your donation online at [www.metropolitanhousing.org](http://www.metropolitanhousing.org) or  
mail this form to MHC, P.O. Box 4533, Louisville, KY 40204-4533

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Sponsoring Member - \$1,000 or more  Supporting Member - \$75-\$199

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Anchoring Member - \$200-\$499  Check here if you would like your donation to be anonymous

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MHC would like to thank  
Louisville Metro Government  
for its continuing support



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

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