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METROPOLITAN  
HOUSING COALITION

# Newsletter

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## The 2019 MHC Annual Meeting Dinner BY THE NUMBERS

**\$36,000+** Raised

**22,000** Equities: Prosperity and Housing Justice For All

**256** Attendees

**30** Years of Safe, Fair, and Affordable Housing Advocacy

**29** Event Sponsors

Each and everyone of you made the 2019 Metropolitan Housing Coalition Annual Meeting Dinner a SUCCESS! Thank you to Mayor Greg Fischer and Freddie Mac's Mike Dawson for attending the event and offering remarks. Thank you to our keynote speaker Andrea Levere, president of Prosperity Now, for her remarks on wealth building in predominantly Black neighborhoods and offering solutions to the inequality created by the wealth gap in Louisville.

And THANK YOU to all of sponsors, especially our Foundation Sponsor PNC Bank. The success of the Annual Meeting is a reflection of the efforts of our Coalition members, partners, and community advocates. And this year is no exception!

## THANK YOU TO OUR MHC ANNUAL MEETING SPONSORS!



## Thank you to ALL of our sponsors for supporting the 2019 MHC Annual Meeting and for your commitment to safe, fair, and affordable housing!

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## MHC WELCOMES NEW BOARD MEMBERS

**Kendall Boyd**—Kendall Boyd is the Director of the Louisville Metro Human Relations Commission. He is an attorney who formerly served as assistant director of Human Resources for Louisville Metro. Boyd has been committed to ensuring fairness and justice for all people, and has participated in the creation and enforcement of policies aimed at making the community more equitable for all. He is an active member of a Metro team that is spearheading Louisville's participation in Racial Equity Here, an initiative of Living Cities and the Government Alliance for Race and Equity. Before joining Louisville Metro, Boyd was an assistant Jefferson County Attorney.

Boyd earned his undergraduate degree from Central State University, a Juris Doctor from the University of Akron School of Law, and a master's in Business Administration from the University of Akron College of Business.

**Jeana Dunlap**—Jeana Dunlap is a 2019 Loeb Fellow at the Harvard Graduate School of Design (GSD) where she explored community centered design, urban planning and social impact investment strategies like Opportunity Zones. Jeana's fellowship year included providing guest lectures at the GSD, the Boston Architectural College and Harvard Kennedy School of Government, participating in the first Women in Design Convergence and attending the inaugural Just City Assembly lead by the Just City Lab.

In 2014, Jeana established the Vacant & Public Property Administration and collaborated with the Bloomberg Innovation Delivery Team to design interventions that reduce vacancy and abandonment in Louisville, Kentucky. These include Louisville's first vacant lot redevelopment competition, "Lots of Possibility," co-sponsored by the Louisville-Jefferson County Landbank Authority and the RSquared: Reuse and Revitalization community design initiative. In 2015, she partnered with advocacy organizations to produce the Redlining Louisville Community Dialogue series that shed light on the history and current impacts of past and present forms of redlining practices. Jeana believes that both changing mindsets and facilitating change through the built environment are paramount to achieving vibrant communities. Her efforts ultimately seek to instill confidence and build greater capacity among those residing within and committed to serving distressed neighborhoods.

**Adam Hall**—Adam Hall is an Assistant Vice President in the Community Economic Development of Fifth Third Bank Kentucky where he works with community organizations and nonprofits to financially empower small business, families and individuals to build a better tomorrow.

He is also committed to making his community a better place. He has served as board chair for the Metropolitan Housing Coalition, the Louisville Youth Group, St. Benedicts Center for Early Childhood Education, and New Directions Housing Corporation, provided consumer financial education through the Louisville Urban League, Bank On Louisville, Volunteers of America, St. Vincent DePaul, New Albany Housing Authority, and coordinates his company's volunteer teams. He is a board member for the Family Scholar House, New Directions Housing Corporation, Louisville Asset Building Coalition, REBOUND, LHOME, the Housing and Homeless Coalition of Kentucky and serves on the Executive Committee for Bank On Louisville.

**Johnetta Roberts**—Johnetta Roberts launched The Forty & One Company in 2017, a consulting practice offering project-based community development, small business, and nonprofit capacity-building services. She is currently working with MOLO Village Community Development Corporation (MVCDC), a nonprofit organization founded by St. Peter's United Church of Christ. Also, she heads Neighborhood Initiatives for the Louisville Independent Business Association (LIBA). In this role, she leads the organization's targeted efforts to support current and aspiring local businesses in West and South Louisville.

For more than nine years, Roberts served as Vice President of Lexington-based Community Ventures—a nonprofit statewide organization that helps individuals own homes, start businesses, and live in vibrant communities. Roberts began her career at Indiana Wesleyan University in progressively expanding oversight of student recruitment, new market expansion and staff growth efforts. As Director of Admissions, she led and developed education centers in Lexington, Louisville, Dayton, and (cont.)

## NEW BOARD MEMBERS (cont.)

Cincinnati. She served on the U.S. Department of Housing and Urban Development (HUD) CHOICE Neighborhood Planning Grant Housing Task Force, and BB&T Bank's Community Development Steering Committee. Roberts was part of the 2014 Leadership Louisville Bingham Fellows class that created OneWest, a nonprofit community development corporation focused economic revitalization in West Louisville. She has dedicated her time to numerous community and civic organizations, including Women 4 Women, Fund for the Arts, Partners for Entrepreneurial Advancement in Kentucky and Delta Sigma Theta Sorority. Roberts earned a Bachelor of Arts in Business Administration from Indiana Wesleyan University in 2003. A native of Lexington, she lives in Louisville with her husband, Ransford owner of New Image Barber Shop in Lyndon; sons, Jaylen and Jordan; and daughter, Riley.

**Ramona Vasta**—Ramona Vasta is a Development Coordinator with LDG Development, the second largest affordable housing developer in the nation, based in Louisville, KY. She assists in managing the development process of large-scale apartment developments from site acquisition, through financing and construction. In less than 3 years at LDG, she has been actively involved with the Kentucky development team to bring over 900 units of new construction affordable housing to the Louisville area.

Ramona attended Murray State University and received her B.A. in Business Administration in 2001. Years later, her desire to work for fair and affordable housing led her to graduate school to pursue a career in development. In 2016, she received a Graduate Certificate in Real Estate Development from the University of Louisville. Prior to joining LDG, she worked as an Accounting Specialist for a reputable law firm. Ramona's background also includes managing both commercial and residential mortgage loan closings.

When not working, Ramona enjoys photography, lifting weights, and planning the next travel adventure with her husband and children.

## RENEWING BOARD MEMBERS

**Dr. Stacy Deck**—Dr. Deck earned her MSSW and PhD from the University of Louisville, Kent School of Social Work, and has a BS in Education. Her research and practice experience have focused primarily on poverty, financial empowerment, housing, and homelessness. In the classroom, she is passionate about fostering student engagement and creating service-learning opportunities. Stacy serves as Vice Chair of the Board of Directors for the Metropolitan Housing Coalition as well as the Louisville Asset Building Coalition, and she is a former Chair of the Board of Directors for the Coalition for the Homeless. She is a founding board member for the Emerging Workforce Initiative and serves on Advisory Committees for Bank On Louisville and Wellspring. Stacy also works as a consultant with local non-profit organizations providing training and program evaluation services.

**Dana Jackson**—Dana Jackson is the CEO of Dana Jackson Consulting as well as a partner with Better Together Strategies, LLC, a Louisville based consulting firm that specializes in urban engagement strategies and comprehensive community change work. Previously she served as Executive Director of the Network Center for Community Change (NC3), a community development organization focused on changing the odds for kids and families in some of Louisville's toughest urban neighborhoods. Dana has over 25 years of experience spanning from grassroots organizing to policy making. She served the state of Kentucky as Deputy Commissioner for the Department of Community Based Services; Director of the Division of Protection and Permanency; Director of Child Care, where she oversaw the state's child care programs, as well as administered the child care subsidy program. She is currently serving as a consultant to the Annie E. Casey's Leadership Development Unit as co-faculty for their Results Based Leadership work across the country; StriveTogether; the national Community Action Program; 55,000 Degrees Education Initiative; 15,000 Degrees' African American Education Initiative and several others.

## RENEWING BOARD MEMBERS (cont.)

She is a Magna Cum Laude graduate with Bachelor of Arts Degrees in psychology and child development from California State University, Northridge and a Masters of Arts Degree in psychology from Spalding University – where she now serves as a Trustee. Dana is an Annie E. Casey Fellow and a Bingham Fellow. She is an active community leader and has been appointed to many commissions, boards and councils. She is married to Dr. Eliot Thompson and is the proud mother of three boys Jaylen, Nigel and Nuri.

**Stephen Kertis**—Kertis began his career at PBS, working as a producer on documentary projects centering on people, culminating in his being nominated for and winning an Emmy. Following his time in the broadcast world, he joined a Nashville-based marketing / advertising arm as the director of production, working with such clients as DHL America and Dollar General. In 2008, Stephen started Kertis Creative, located in Smoketown. He describes Kertis Creative as an answer to our rapidly changing media world, where he gets to work with some of his best friends. Clients include large foundations, small non-profit organizations, and corporations. The work created lives at the intersection of advertising and honesty and is made to last.

**Dr. Jim Mims**—Jim Mims is a landscape architect and land planner and currently the Vice President of Development for Elite Homes. Prior to joining Elite Homes, Jim worked as Director of Codes and Regulation for Louisville Metro government, and later, became the first director of Develop Louisville. Jim is married, and he and Dede have two adult children and three grandchildren.

**David Morrison**—Morrison is owner of David Morrison Human Resources Consulting. He formerly served as a Human Resources Director for Yum! Brands and previously worked with Kindred HealthCare and Jewish Hospital. He's co-chair for the Conference Board's Research Council on Employee Benefits and the strategy committee for the National Drug Purchasing Coalition. He recently completed a term as the board president for Walden Theatre/Blue Apple Players. He enjoys basketball, gardening, and piano playing.

**Faith Weekly**—Faith is a Community Development Advisor, Neighborhoods and Housing with the Federal Reserve Bank of St. Louis-Louisville Branch where she works with banks, nonprofit organizations and government agencies to develop programs that promote affordable housing and neighborhood revitalization across the Eighth District. She also facilitates partnerships to increase access to credit in underserved communities, and provides technical assistance to community organizations to build organizational capacity, develop project financing strategies and obtain funding sources. Previously, Weekly worked as

## THANK YOU TO MHC'S OUTGOING BOARD MEMBERS

**John Cullen**  
**Everett Hoffman**  
**Michael Gross**

Your support, hard work, and dedication to MHC has been vital to our many accomplishments.

Become a monthly SUSTAINING MEMBER of MHC!

Ask Tony at [tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org)

# 2019 MHC ANNUAL MEETING PHOTO GALLERY



2019 MHC Annual Meeting Dinner attendees (L to R): Dr. Stacy Deck, LeAndra Williams, Barbara Carter, Suzanne Shipione, Glynita Bell, Rep. Jim Wayne and Debbie Wayne

## Strategies to Build 22,000 Equities

- Build savings for down-payments and emergencies
- Build credit scores to secure higher quality, lower cost debt
- Integrate financial capability services into housing
- Invest in manufactured housing to increase and improve the stock of affordable housing
- Invest in CDFIs to provide dedicated, flexible financing for housing development and homeownership
- Advocate for policies at the local and state levels



@ProsperityNow  
prosperitynow.org

Keynote speaker Andrea Levere, President of Prosperity Now, spoke about “Prosperity and Housing Justice for All”. Focusing on Louisville housing data and building wealth in black communities, Levere also recommended several strategies for Louisville to consider.



Mayor Greg Fischer gives opening remarks at the 2019 MHC Annual Meeting.



MHC’s approach to fair housing and affordable housing issues is coalition building. Look at all the Coalition members who sponsored the 2019 MHC Annual Meeting Dinner and helped to continue our 30th Anniversary celebration!

**Stay informed about fair and affordable housing issues!**

Join MHC on Facebook and Twitter:

[facebook.com/mhclouisville](https://www.facebook.com/mhclouisville)

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## A BRIEF SUMMARY OF ANDREA LEVERE'S KEYNOTE ADDRESS

The national mission of Prosperity Now is to ensure everyone in our country has a clear path to financial stability, wealth, and prosperity and it is accomplished by expanding innovative and practical solutions that empower low-income people to build wealth, driving policy changes at all levels of government, and supporting their 24,000 membership organizations.

Leveré presented data contained in Prosperity Now's national report card on states and cities. Most people do not have a financial back up for when a large unanticipated expense occurs or if they lose a main source of income for even a couple of months. The legacy of excluding black families from homeownership opportunities places an undue burden of the paucity of wealth on black households.

Leveré's presentation included practical programs to address MHC's 22,000 Equities initiative to bring more parity in homeownership rates between Black households, White households, and homeownership by gender. This includes:

- Building savings for down-payments and emergencies - e.g. matched savings plans or mortgage reserve accounts which build emergency savings into mortgage payments
- Building credit scores to secure better debt terms for housing or to start a business- e.g. rent reporting as positive events on a credit score
- Integrate financial capability services into housing- e.g. , counseling and use coaching techniques
- Invest in manufactured housing
- Invest in Community Development Financial Institutions (like our local LHOME that MHC helped begin)
- Advocate for policies at the local and state levels.

Prosperity Now uses a format of Learn-Earn-Save-Own-Protect as a continuum for financial stability and wealth building. It is up to us to advocate for the programs or changes in paradigm of outdated policies that have the effect of excluding the very households that can most benefit from this approach.



## Kertis Creative Updates MHC's Identity

MHC rolled out a new, updated brand identity during the lead up to the 2019 Annual Meeting Dinner. MHC Board Member Stephen Kertis, President of Kertis Creative, and the Kertis Creative team continue to work with the MHC staff to update MHC's brand identity. Kertis officially unveiled our progress at the Annual Meeting Dinner on May 30th.

The updated identity focuses on a more modern MHC look, with a lot of great photography of MHC coalition members, partners, and supporters from across Louisville. As we continue to roll out the new branding, look for changes to the look of our mailings, the newsletter, and eventually the MHC website.

So stay tuned as we continue to roll out pieces of the new branding. The new look will get us started on the next 30 years of safe, fair, and affordable housing work. THANK YOU to the Kertis Creative team for driving this effort!



MHC has an updated identity.



**Download 16 years of State of Metropolitan Housing Reports and other reports for FREE at our Website:**  
[www.metropolitanhousing.org/resources/mhc-reports](http://www.metropolitanhousing.org/resources/mhc-reports)

## Evictions Were the Focus of a Recent Breakout Session in a Series of “Race & the Court” Public Discussions

Kentucky Supreme Court Chief Justice John D. Minton, Jr. and Kentucky Court of Appeals Chief Judge Denise G. Clayton have initiated a series of public conversations on race and the Kentucky court system. Criminal issues dominate the discussion, but the Metropolitan Housing Coalition (MHC) is ensuring that civil issues are a part of the discussion and have focused coalition efforts on evictions and foreclosures.

We know from our research that 64% of Black households rent as compared to 30% of White households. Evictions occur more often in predominately minority areas of Louisville, so you can see the connection with race. While Jefferson County has 21% of the renter occupied units across Kentucky, we have 67% of the eviction filings and 54% of the eviction judgments. And 43% of Kentucky’s Black population lives in Louisville. So you can see why this is an issue for race and the courts.

A breakout session on Evictions was held at the Louisville Urban League on June 12th. Attendees created a list of 13 items that we would like to see addressed in the eviction process. They are as follows:

- (1) Re-evaluating eviction court filing fees
- (2) Increase judicial training on Section 8 and housing laws, especially fair housing laws
- (3) Guarantee a right to counsel in eviction court
- (4) Just cause protection
- (5) Tenant rights
- (6) Equity in the courts
- (7) Reform the eviction court appeals process
- (8) Require a HUD/Louisville housing representative at court hearings
- (9) Reduce judicial case loads/docket
- (10) Create a tenant’s rights resources
- (11) Include a tenant’s resource page with eviction summons
- (12) Create a “Page 2” to the Forceable Entry & Detainer (FED)/Eviction complaint geared towards the tenants and that brings equity to the tenant in the process.
- (13) Evaluate and change the bonding process for Commissioner’s Sales process

## YOU CAN HELP MAKE MHC A SUCCESS DURING LOUISVILLE’S GIVE FOR GOOD: THE BIGGEST DAY OF LOCAL GIVING MARK YOUR CALENDARS FOR SEPTEMBER 12, 2019

There are many ways that you can help MHC succeed on **THE BIGGEST DAY OF LOCAL GIVING** during the 2019 Give for Good Louisville event. This event happens on September 12, 2019 - a 24-hour period of giving to non-profits across the Louisville community. Both the total funds raised and total number of unique, individual gifts help MHC access more funding. So, how do YOU participate? Here are a few ways:

- Donate to MHC during the 24-hour period of giving on September 12th by going to [www.giveforgoodlouisville.org](http://www.giveforgoodlouisville.org).
- Multiply the impact of your giving by inviting a couple of friends to match your donation.
- Volunteer to be a Peer-to-Peer (P2P) Fundraiser for MHC, where you create your own giving page and invite friends and family to join you in supporting MHC. Set a GOAL and help MHC fight for safe, fair, and affordable housing!
- Post on social media about your donation and/or your P2P Fundraiser page to help raise money for housing advocacy. Use the hashtag #GiveForGoodLou in your Facebook and Twitter posts.

**STAY TUNED TO THE MHC NEWSLETTER AND SOCIAL MEDIA FOR MORE INFORMATION!**

Contact Tony Curtis at [tony@metropolitanhousing.org](mailto:tony@metropolitanhousing.org) to become involved.

Subscribe to our newsletter electronically and read it on your phone or tablet!  
<http://www.metropolitanhousing.org/resources/newsletters>

## 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.

## SAVE THE DATE: September 12, 2019

Join us for the 30th Anniversary Metropolitan Housing Coalition Birthday Bash

**When:** 6:00 to 9:00PM (Music starts @ 6:30PM)

**Where:** Mile Wide Beer Co.

636 Barret Ave, Louisville, KY 40204



MHC invites you to join us for our 30th Anniversary Birthday Bash and to celebrate a successful Give For Good Louisville campaign with LIVE music, birthday cake, and a cold beverage. Mile Wide will be donating a portion of the proceeds from their core beer sales for the evening (Brabble - Blonde Ale; Idlewild - Session IPA; Leroy - American Brown Ale; Kapowski - Amber Ale; and McPoyle - Milk Stout). Food will be available to purchase onsite at Mac's Dough House.

**Music Lineup Announcements Coming Soon!**

## COMMUNITY CALENDAR

### Louisville Fair Housing Coalition

Meets each 2nd Tuesday at 2pm at New Directions (1000 E. Liberty St., Louisville, KY 40204).

### Louisville Vacant Property Campaign

Meets each 3rd Tuesday at 5:30pm, now at the Western Branch of the Louisville Free Public Library at 10th & Chestnut (604 S. 10th St., Louisville, KY 40203).

**DONATE TODAY!**

# Strengthen the United Voice for Fair & 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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