



Metropolitan Housing Coalition NEWSLETTER

November 2010

2010 State of Metropolitan Housing Report

On Thursday, October 28th, MHC held a public forum at New Directions Housing Corporation to release the *2010 State of Metropolitan Housing Report*. 70 housing advocates, public officials, community activists and MHC members packed the room, indicating the great need for more research and an ongoing community dialogue about policies that can help address the current housing crisis and its devastating effects on the residents of Greater Louisville.

Published annually since 2003, the *State of Metropolitan Housing Report* examines nine measures to assess annual progress on affordable housing opportunities in the 13-county Louisville Metropolitan Statistical Area (MSA). In addition to these measures, this year's *State of Metropolitan Housing Report* offers a housing policy roadmap for the Louisville region. It examines housing policies and strategies that can shape housing choices for individuals and families in Louisville. The report provides an outline for what issues local and state housing policies should address, what policies and strategies have been successful here or in other cities, the most effective ways to implement these policies, and strategies to provide fair and affordable housing for all members of our community.

The public forum began with an introduction of the *2010 State of Metropolitan Housing Report* by MHC Board President Christie McCravy. John Vick, the lead author of the report, then presented its findings. Donna Trabue, Vice President of Homeless and Housing Services for Volunteers of America-KY, spoke about: VOA's work with people who are homeless; how the *State of Metropolitan Housing Report* clearly presents the housing crisis that service providers, like VOA, are working so hard to address; and how the report serves as a valuable resource for Greater Louisville.

Data highlights from this year's report:

- In 2009, the Louisville MSA saw a total of 7,142 foreclosures, an increase of 18.4 % over 2008. Jefferson County saw an increase of 34% from 2008.
- During the 2009-2010 school year there were 10,555 homeless students enrolled in the JCPS system, an increase of 23% from 2008-9 and 44.6% from 2006-2007.
- As of September 1, 2010, there are 19,002 households waiting for either a subsidized housing unit or a housing voucher in Louisville Metro.
- The homeownership rate for the Louisville MSA was 67.7% in 2009, compared to 73.4% in 2002.
- To afford a fair market rent two-bedroom unit within the Louisville MSA in 2009, a family or household would need an annual income of \$27,360, or \$13.15 per hour.
- "Exclusionary zoning" land use policies have promoted and sustained racial segregation in Louisville Metro by effectively prohibiting the construction of affordable housing. Zip codes with 80% of land zoned single-family had an average black population of less than 3 percent and a median household income of \$59,309. Zip codes with more than 20 percent of land zoned multi-family had an average black population of 62% and a median household income of \$22,245.

The *2010 State of Metropolitan Housing Report* can be downloaded at http://metropolitanhousing.org/pdf/mhcdoc_255.pdf

Thanks to the 2010 State of
Metropolitan Housing Report
Sponsors

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DAKAN**



**THE BARTH
FOUNDATION**

and to the report's author:

John Vick, M.A. of the University of Louisville
Center for Environmental Policy & Management.
Thanks also to Joshua Poe, Nana Sharia, Carol
Norton, and Lauren Brooks, who assisted him
with the report.



Great News! Louisville Metro Council Passes Zoning and Licensing Ordinances for Homeless Shelters

When the Board of Zoning Adjustment ruled last year that no zoning classification in Louisville included the right of a homeless shelter to be there, there was a moment of shock. Then everyone got to business and 15 months later we now have a change to the Land Development Code (zoning) that protects where homeless shelters and transitional housing can exist.

The task force assigned to work on this had people from all business, neighborhood, service provider and community perspectives. The task force came up with a consensus solution that works well and protects many interests. This kind of broad-based support was energizing. The Department of Planning and Design and Just Solutions provided information and structure that kept the process moving forward.

Great news! On November 4, the Metro Council unanimously supported and adopted the new code which permits shelters to exist where multi-family housing exists and allows transitional housing to be in all residential neighborhoods.

Two things influenced their approval:

One is that the size of the shelter or transitional housing must conform to the regular zoning density for that piece of land. For instance, if a transitional housing unit is to be put on land zoned R4, there can be only one unit and not have more than 3 people. On land zoned R5-a, with a twelve unit per acre limit, a shelter can have capacity for 36 people per acre (three times the number of units allowed on the parcel of land).

Metro Council also unanimously approved an ordinance that requires homeless shelters to be licensed, meeting criteria very similar to the Quality Assurance Standards program (administered by the Coalition for the Homeless) that have shelters have voluntarily had in place for 20 years. This provides assurance to the neighborhood that the shelter will operate well.

There are many people to thank, including Councilwoman Madonna Flood, who served on the task force that came up with this solution. But your own council member supported these ordinances— say thanks to him or her too!

Louisville Vacant Properties Campaign Hosts Rep. Dennis Horlander & Bert May

On October 26, the Louisville Vacant Properties Campaign (LVPC) hosted two guests, Rep. Dennis Horlander, D-40 and Bert May, with Dinsmore & Shohl's Frankfort office. Mr. May helped draft and promote a proposal made by Rep. Horlander in last year's General Assembly regarding registration of vacant properties. The legislation would have allowed cities with a nuisance ordinance to require registration of vacant, abandoned residential property under certain circumstances.

Our guests spoke of their efforts during the session. The proposal, which had a late filing, never made it out of committee. The discussion, which was lively, centered around possible next steps, whether to re-file in the General Assembly or seek local ordinances instead. The proposal had been supported by the Kentucky League of Cities, which is now promoting local ordinances. Jim Mims, Director of Louisville Metro Codes and Regulations, indicated that his office and the Jefferson County Attorney are in discussions about this and other related ordinances regarding vacant properties. LVPC reiterated our support and desire to assist where possible in addressing this possible legislation.

At the present time, the local ordinance-route appears to be the best way. The 2011 General Assembly is only 30 days long and will mostly be dealing with the Commonwealth's budget and there is usually little appetite for anything remotely controversial in the short session. Since the Kentucky Bankers Association (KBA) had "questions" about the above legislation, we thought the proposal had little chance of movement during the session. The group thought we could approach the KBA and others to gauge on what their opposition was based or what their "questions" were. If you are interested in this legislation or have good contacts with the "opposition," please contact Doug Magee at doug@metropolitanhousing.org or 584-6858.



Schedule of Events

November 16- Louisville Vacant Properties Campaign Meeting. Presbyterian Community Center, 701 South Hancock, 5:30-7:30 p.m.

December 1- MHC Affordable Housing Production Committee Meeting, New Directions, 1000 E. Liberty, 12:00 p.m.

December 15 - Fair Housing Coalition Meeting. New Directions, 1000 E. Liberty, 2:00 - 3:00 p.m.

November 13 - Kentucky Alliance Against Racist & Political Oppression 2010 Unity Dinner. Features Dr. Boyce Watkins as keynote speaker. MHC Director-Emeritus Suzy Post will be presented with the Anne and Carl Braden Lifetime Achievement Award. For more information call 778-8130 or email kyall@insightbb.com. Hotel Louisville, 120 W. Broadway. Social Hour, 5:00 p.m. Dinner, 6:00 p.m.

November 16 - Fifth Third Bank Free Financial Literacy Workshop. For more information, call New Directions Housing Corporation at 719-7105. Shawnee Learning Center at Shawnee Apartments, 2:00 - 4:00 p.m.

December 1- Bank on Louisville Big Table Meeting - The first Big Table Meeting since Bank On Louisville's July 1st launch. This meeting will review the first quarter data and discuss next steps. Go to www.surveymonkey.com/s/BIGTABLE Registration to register. Louisville Urban League, 1535 W Broadway. 9:30 - 11:30 a.m.

December 1- Dining Out For Life. Dine at a participating restaurant and a portion of your check will benefit HIV/AIDS services provided by House of Ruth for Glade House. For more information visit: www.diningoutforlife.com/Louisville.

December 14 - Bank on Louisville "Start Fresh" Workshop. Start Fresh is a service to individuals who have been denied bank or credit union accounts due to negative (non-fraud) histories. The program features information about checking accounts, saving money, budgeting, fraud prevention and identity theft. This workshop will get you on your way to establishing a bank account, positive credit and on the pathway to financial success. To reserve a spot in the workshop, or for additional information, call the Urban League at 566-3362. Louisville Urban League, 1535 W Broadway. 6:15 - 7:30 p.m.

December 14 - Volunteers of America of Kentucky Real³ Journey. A one hour program and tour that shares how VOA helps real people facing real challenges to find real and lasting solutions. Please RSVP to Farrah Ferriell at 636-4639 or farrahf@voaky.org VOA Family Emergency Shelter, 1321 S. Preston Street, 8:30 - 9:30 a.m.

December 15 - Coalition for the Homeless Annual Holiday Open House. Come see their new office! For more information, call 636-9550. Ollie Green Building II, 1300 South 4th Street, Suite 250. 9:30 - 11:30 a.m.

January 25 - Louisville Metro Human Relations Commission's 15th Annual Race and Relations Conference. Entitled "*Leveling the Playing Field*," the conference will include luncheon keynote speaker Lilly Ledbetter, fair pay activist and namesake of the Lilly Ledbetter Fair Pay Act, and workshops to address social issues in the areas of Civil Rights for Immigrants, United Front in Post-Racial America?, Empowering Youth Today to Build Community Capacity Tomorrow and Beyond, Housing and Employment Legal Updates, Economic Assistance for Small Businesses. The Equal Employment Opportunity Commission will also conduct its annual session on legal updates in employment. Kentucky Center for African American Heritage, 1701 W. Muhammad Ali Blvd. 8:00 a.m. - 1:00 p.m.

Help for Homeless Veterans

The US Department of Veterans Affairs (VA) and the US Department of Housing and Urban Development (HUD) are moving rapidly to get veterans housed. If you know of a homeless veteran in need of help, provide them with the VA's Homeless Veteran Hotline number.

**VA Homeless Veteran Hotline
Call: 1-877-4AID VET**

To submit your community events, please email Curtis at curtisstauffer@metropolitanhousing.org.

Help Turn Affordable Housing Research into Action Join MHC or Renew Your Membership Today!



As an MHC Member you:

- **Support** the creation of long-term solutions to our community's affordable housing crisis.
- **Join** the diverse coalition of over 170 individual and 200 organizational members which make up our far-reaching base.
- **Receive** our monthly newsletter and published reports on timely housing issues that touch the Metro Louisville region and beyond.
- **Advertise** your events in our printed and electronic newsletters and link your website to ours.
- **Most important of all**, you will have your voice heard at this historic and critical time!

For membership questions, please call the office at (502) 584-6858 to talk to Curtis.
To make an online donation, visit us on the web at www.metropolitanhousing.org.



Metropolitan
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Coalition

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