



Metropolitan Housing Coalition NEWSLETTER

October 2010

2010 State of Metropolitan Housing Report

The 2010 *State of Metropolitan Housing Report* will be released at a public forum at **12:00 p.m. on Thursday, October 28 at New Directions Housing Corporation** (1000 E. Liberty St.). 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).

This year's *State of Metropolitan Housing Report* will provide a housing policy roadmap for the City of Louisville. 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 the Louisville community.

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.

This year's report was authored by John Vick, M.A. of the University of Louisville Center for Environmental Policy & Management, with assistance from Joshua Poe, Nana Sharia, Carol Norton, and Lauren Brooks.

Homeless - Not Helpless

Coordinating a Community Response to Homeless Children Conference

MHC, the Making Connections Network, and the Coalition for the Homeless partnered with Jefferson County Public Schools (JCPS), Family Court, and the KY Department for Community Based Services (Child Welfare) to hold a conference on child homelessness for staff from those government systems on September 17. The dramatic rise in student homelessness (10,555 JCPS students experienced homelessness during the 2009-2010 school year) has profound impacts within and across each of these systems. This conference was a strong first step in working towards better coordinated services for homeless children.

The conference educated over 200 attendees about homelessness in Jefferson County and Kentucky and its causes. They also heard powerful, touching testimony from two young women about their experiences as homeless students and how important the support they received from teachers, social workers, and other service providers was to their success. Keynote speaker Barbara Duffield, the Policy Director for the National Center for the Education of Homeless Children and Youth, provided attendees with a thorough overview of: homeless students' legal rights; requirements of the federal McKinney-Vento Act; barriers faced when serving homeless children; and examples of best practices. Attendees were also given information on available resources, the psychological impacts of homelessness on children, and techniques to assess if children are homeless.

Most importantly, attendees broke into 9 small groups to brainstorm ideas that could address the gaps and barriers that exist both within and between systems to better meet the best interests of homeless children in Jefferson County. While these groups developed a wide range of thoughtful ideas, all observed there is a great need for more affordable housing. MHC will prepare a white paper that summarizes and analyzes the valuable ideas that emerged from these breakout sessions. This paper will be presented to the Kentucky Interagency Council on Homelessness.

We want to thank the Making Connections Network, the Fifth Third Bank Foundation, and Metro United Way for sponsoring the conference.

Neighborhood Conservation District

In recent meetings and working groups, the Louisville Metro Historic Landmarks and Preservation Districts Commission has discussed proposed revisions to the Landmarks Ordinance to create a new category called the Neighborhood Conservation District. The proposed revisions will go to their next regularly scheduled meeting on October 21 with the hope that the amendment will be passed to Louisville Metro Council for consideration in November.

The Neighborhood Conservation District would be similar to the Historic Preservation District. It has been called “historic preservation lite,” because its regulations are not as strict. This planning tool would protect the architectural character and historic fabric of a neighborhood having this designation by managing growth and change. Each neighborhood, through its residents, would have to petition to become a Conservation District. Each district designation would be created after extensive public input and approval by ordinance.

The idea of this district is not new and is in place in various communities throughout the country. Nashville has had such a designation since 1978. The Phoenix Hill neighborhood, after losing one historic building after another, began looking for a possible solution less strict than the historic preservation designation. Once learning about this possibility, the neighborhood association approached David Tandy for assistance. The Office of the County Attorney, with the assistance of LM Planning and Design, drafted the ordinance. The Louisville Vacant Property Campaign has been following and promoting this new zoning classification, partly to give neighborhoods another tool to minimize demolition and the creation of more vacant properties.

The following are general concepts pertaining to conservation districts. This designation protects from the loss of architecturally or historically important buildings, new construction not in character with the neighborhood, and additions to buildings that would decrease their architectural importance. Plans would be required for demolition, new construction, additions, and relocation and reviewed by an architectural review process and the Commission staff. These reviews would be based on the design guidelines approved by the neighborhood prior to the designation of a district.

The exact process and guidelines for a neighborhood becoming a conservation district are being determined. The community will have an opportunity to comment at the next Landmarks Commission Meeting on October 21. If you are interested in reading the proposed revisions to the ordinance and following the legislative process, please go to <http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm> and click on “proposed ordinance revisions.”



Homeless Shelter Zoning Recommendations Move Ahead!

The recommendations of the Homeless Shelter Zoning Task Force passed the Louisville Metro Planning Commission on September 30, 2010 with a unanimous vote! The Task Force was convened after a Louisville Metro Board of Zoning Adjustment ruling that homeless shelters were not listed in the Land Development Code (LDC or Zoning Code) as a use of land in any zoning classification. The job of the Task Force was to make recommendations for zoning for homeless shelters.

These recommendations for land use for homeless shelters now move to the Louisville Metro Council for a vote to amend them to the LDC. This is still a big step.

We will be looking to you to support these recommendations. The Task Force recommended three definitions: Community Service Facility (which covers the day shelters for homeless people), Homeless Shelter (which provides temporary shelter) and Transitional Housing (which provides longer term shelter for households participating in a program with supportive services, but who do not have regular leases).

The recommendations allow shelters and transitional housing units to be in many zoning classifications by right, not just by permission. But we have set additional requirements, such as participation in the Quality Assurance Standards. The most complicated part was setting density maximums. Normally the LDC deals with the number of units; but Homeless Shelters and Transitional Housing often use congregate living and count the number of beds. The Planning and Design staff and the Task Force came up with a solution that “translates” units into beds and places maximum occupancy that is appropriate for the zoning classification. For instance, in areas where there is multi-family housing, the density is higher than those which are zoned for single-family units only.

These approaches allow for shelters and transitional housing to be in many places, but still protect the neighborhoods. It is a fine balance and we hope you will work to support this.

Many thanks to all who worked on this and to those who presented to the Planning Commission. Thanks also to Mayor Abramson for his full support of the Task Force recommendations.

Schedule of Events

October 12 - Fair Housing Coalition Meeting. New Directions, 1000 E. Liberty, 2:00 - 3:00 p.m

October 26- Louisville Vacant Properties Campaign Meeting. Featuring State Rep. Dennis Horlander (District 40) as a guest speaker. Presbyterian Community Center, 701 South Hancock, 5:30-7:30 p.m.

October 13-15 - Kentucky Commission on Human Rights 50th Anniversary Civil Rights Conference. For more information, go to www.kchr.ky.gov. Kentucky International Convention Center, 221 S. 4th St.

October 14- Louisville Metro Housing Authority Public Meeting on Sheppard Square HOPE IV Application. Meyzeek Middle School, 828 S. Jackson, 6:00 p.m.

October 15 - St. John Center 14th Annual Benefit Golf Scramble. Features a silent auction and prizes for golfers. For more information, call Bill Lockard at 491-2807 or Dan Lockard at 212-0602. Shelbyville Country Club, 47 Smithfield Rd., Shelbyville, 11:30 a.m.

October 18- League of Women Voters Metro Council Candidate Forums. District 5-Bryant Hamilton vs. Morris, 6:30p.m.; District 6- Hollowell vs. James vs. Jaworski ,7:15 pm. For more information, call Victoria Markell at 432-0332. Louisville Urban League, 1535 W. Broadway.

October 19- Louisville Metro Housing Authority Public Meeting on Sheppard Square HOPE IV Application. Meyzeek Middle School, 828 S. Jackson, 6:00 p.m.

October 19-21- Sustainable Communities Design Workshop. This workshop will explore the idea of sustainable communities and mixed-use “centers” and how they can work for Fern Creek. For more information, please call Louisville Metro Planning and Design Services at 574-6230 or go to www.louisvilleky.gov/PlanningDesign/Neighborhood+Plans/SGIA.htm. Fern Creek Fire Station #2, 9409 Bardstown Rd.

October 21- 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. VOA Family Emergency Shelter, 1321 S. Preston Street, 8:30 - 9:30 a.m. Real³ Journeys will also be held at the shelter on: **Nov. 10**, 4:00 - 5:00 p.m; and **Dec. 14**, 8:30-9:30 a.m. Please RSVP for any of the scheduled Real³ Journeys to Farrah Ferriell at 636-4639 or farrahf@voaky.org

October 26 - Hammers, Hardhats & Hope. A benefit for Habitat for Humanity of Metro Louisville. Habitat is celebrating 25 years! For more information, call the Habitat Development office, 805-1409. Kentucky Center for the Arts, 501 W. Main, 5:30 - 9:00 p.m.

October 27- Family Scholar House 13th Annual Luncheon. Please RSVP by October 20. For more information or to RSVP, call 584-8090. Galt House East-Grand Ballroom, 140 S. 4th St., 11:00 a.m -1:00 p.m

October 28 - Kay and Jim Morrissey Advanced Therapy Center Public Grand Opening and Dedication. Home of the Innocents, 1100 E. Market Street. Reception- 11:00-11:30 a.m. Program- 11:30 a.m-12:30 p.m. Tours- 12:30-2:00 p.m.

October 28 – ACLU’s 17th Annual Bill of Rights Dinner. Features the Executive Director of the National ACLU, Anthony Romero. Visit www.aclu-ky.org or call 581-9746 for more information. Hyatt Regency Downtown, 320 W. Jefferson, 5:30 -8:30 p.m

October 28- Louisville Metro Housing Authority Public Meeting on Sheppard Square HOPE IV Application. Meyzeek Middle School, 828 S. Jackson, 6:00 p.m.

November 3 - Homeless and Housing Coalition of Kentucky Annual Membership Event. For more information and to register, go to www.hhck.org. Holiday Inn-Lexington North, 1950 Newtown Pike, Lexington, 9:00 a.m.- 1:00 p.m,

November 5- Kentucky African American Heritage Commission Mini-Conference on African American Heritage Centers & Museums in Kentucky. For more information, email Tressa Brown at tressa.brown@ky.gov or go to <http://heritage.ky.gov/kaahc/>. Kentucky Center for African American Heritage, 1701 W. Muhammad Ali Boulevard, 10:00 a.m. - 3:00 p.m.

November 10 - University of Louisville-Yearlings Club Election Analysis- What Just Happened? Discuss the results of the election. For more information, call 852-3042 or 852-2252. The Yearlings Club, 4309 W. Broadway, 4:00 – 6:00 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.

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.

Make the united voice for safe, fair, and affordable housing stronger. Join MHC!



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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