



Metropolitan Housing Coalition

February 2021 Newsletter

MHC Launches a New Website!

Today is launch day! No need to look to the sky, just click the link below to experience MHC's new website! While you are checking out the new site, consider becoming a member of our coalition by clicking 'Donate'.

<https://metropolitanhousing.org/>

This was all made possible by a generous Fund for Louisville capacity-building grant from the [Community Foundation of Louisville](#). Thank you to the [Kale & Flax](#) team for making this happen!



**We show up for
fair, accessible
and affordable
housing.**



Why Allowing ADU's By-Right with Special Conditions is so Important to the LDC Reform Process

In 2020, under the direction of Louisville Metro Council, The Office of Planning and Design Services began a process to review the Land Development Code to uncover its intentionally racist practices and to develop recommendations that would allow for greater access and choice to safe and affordable housing in all areas across our community. The initial six recommendations have now been released, which represent only the first set of recommendations that will ultimately be proposed to the Planning Commission and Metro Council.

From an affordable housing perspective, one of the most important recommendations in this first round is the proposal to allow Accessory Dwelling Units (ADUs) as a permitted use with special standards in all residential zoning districts. ADUs are also commonly known as in-law suites, granny flats, backyard cottages, carriage houses, etc. Allowing for the development of these types of housing has been found to be an inexpensive way to increase a jurisdiction's affordable housing stock. In addition, ADUs are an important way to increase options for people to age in place or to generate additional income.

Current regulations in the LDC allow for accessory dwelling units as a conditional use only after an exhaustive public hearing process. The burden that this process creates for affordable and diverse housing is reflected in data which show that over the course of the last 10 years, Louisville/Jefferson County has had less than 4 ADUs approved through the conditional use permit (CUP) process.

While many would agree that removing barriers to the creation of ADU's will result in some level of increased affordability and choice, the reality is that this recommendation is just one very small step towards truly creating meaningful housing choice and affordability in Louisville. Yet, dispute that, those opposed to any sort of change to their neighborhoods or to the existing zoning laws are already expressing distress. Some who oppose allowing for the by-right development of ADUs propose a worrisome "compromise" to the conditional use process that would require anyone wanting to create an ADU to get prior approval from all adjacent neighbors before gaining approval, which clearly leaves open the opportunity for personal feelings to impact what should be a codified process. For example, if a neighbor, for whatever reason, does not like their neighbor who wants to create an ADU, they could cause that neighbor additional hardship by simply refusing to sign the form, which would then kick in the CUP process for reasons that are not associated with stipulations in the Land Development Code.

Similarly, those who oppose the introduction of diverse housing propose a requirement that would make either the primary structure or the ADU (and preferably both) be owner occupied. Given the extreme disparities between black and white homeownership rates in Louisville, the racial equity implications of this proposal are clear. Moreover, it is important to remember that rental housing serves a large and diverse population of nearly 39 million households across the country. In fact, research shows that due to student debt and other financial hurdles, millennials in the beginning stages of building their families and careers are much more likely to rent than prior generations. As a result, supplying affordable opportunities in a variety of structure types and neighborhoods is critical to ensuring that individuals and families of all ages, races, incomes and backgrounds have access to housing opportunities so critical to long-term wellness and success. Requiring that one or both of the structures are owner occupied is simply another way of preventing the production of affordable housing and cementing the racial and income segregation that is already so pervasive in Louisville.

Making meaningful change in Louisville will require that we come together to ensure that this first round of recommendations to the LDC are approved by Metro Council. To be sure, seeing these initial reforms approved will help build momentum for more impactful changes that can truly improve the accessibility

of affordable housing in all neighborhoods across our city.

We encourage you to get involved and have your voice heard in this critical process by:

- 1) Contacting Planning and Design Services at (502) 574-4PDS from 8 a.m. to 5 p.m. Monday through Friday, or emailing LDCreform@louisvilleky.gov.
- 2) Attend the next Planning Committee meeting on March 22nd at 6 pm to voice your opinion.
- 3) Contact Your Metro Council Members to Share Your Opinion.
- 4) Stay updated on the process by signing up to receive regular communications from the Metropolitan Housing Coalition, AARP, Louisville Affordable Housing Trust Fund or League of Women Voters or follow any of these organizations on social media.

Understanding Vacant and Abandoned Properties 2021 Virtual Learning Series

A free, bi-monthly forum focused on finding solutions to vacant and abandoned properties in Louisville. Presented by the Louisville Vacant Properties Campaign.

Did you miss Session 1 of the series?

If so, you can view "What is the Role of Metro Government in Alleviating Vacant and Abandoned Properties?" with Laura Grabowski on MHC's YouTube channel: <https://youtu.be/FD1Un4v4Nx0>



Session 2 (April 20th) Zoom registration link coming soon!



Metropolitan
Housing Coalition

UNDERSTANDING VACANT AND ABANDONED PROPERTIES 2021 VIRTUAL LEARNING SERIES

A FREE, BI-MONTHLY FORUM FOCUSED ON FINDING SOLUTIONS TO VACANT AND ABANDONED PROPERTIES IN LOUISVILLE PRESENTED BY THE LOUISVILLE VACANT PROPERTIES CAMPAIGN

SESSION 1

February 16, 2021
5:30-6:30 PM

What is the Role of Metro Government in Alleviating Vacant and Abandoned Properties?

SESSION 2

April 20, 2021
5:30-6:30 PM

How Do We Improve Compliance Rates with City Codes? What Resources Exist to Help Homeowners Remain in Compliance?

SESSION 3

June 15, 2021
5:30-6:30 PM

How Does the Affordable Housing Trust Fund and the Community Land Trust Prevent and Address Vacant and Abandoned Properties in Louisville?

SESSION 4

August 14, 2021
5:30-6:30 PM

What Strategies Exist to Help People Age in Place and Prevent Properties from Becoming Vacant and Abandoned?

SESSION 5

October 19, 2021
5:30-6:30 PM

What are Other Cities Successfully Doing in Regard to Vacant and Abandoned Property Resolution? How can Kentucky Mirror Those Practices?

SESSION 6

December 21, 2021
5:30-6:30 PM

Lessons Learned, Policy Recommendations and Next Steps

ZOOM REGISTRATION AND SPEAKER DETAILS COMING SOON!

DONATE TODAY

to become a member and strengthen the voice of MHC in the community!



Preliminary Boarding and Group House Amendments Proposed

The Office of Planning and Design Services have updated their website to provide preliminary recommendations on how to amend the ordinances associated with boarding and group housing, as well as a form for additional public comment. The public comment period is open prior to the item being considered by the Planning Committee on March 15, 2021, however, citizens can continue to submit comments up until the Planning Commission public hearing, which likely won't take place for at least 45-60 days. All written comments submitted before the public hearing date will be part of the record and provided to the Planning Commission and Metro Council. If you feel that additional community meetings on this topic are needed, please also note that in your comments. The website to submit your comments is:

<https://louisvilleky.gov/grouphousingchanges>

SAVE THE DATE!

2021 MHC Virtual Annual Meeting
Thursday, June 10, 2021
6:00 P.M.

Keynote Speaker:
Dr. Matthew Desmond



Pulitzer Prize Winning Author of *Evicted*:

Maurice P. During Professor of Sociology at Princeton University

Principal Investigator of Princeton's Eviction Lab



MHC Wants to Hear From You!

<https://www.surveymonkey.com/r/2020MHCSurvey>

MHC and the University of Louisville Oral History Center are Partnering on an Oral History Project

Unfair Housing in Louisville: A Legacy Project focuses on documenting, understanding, and preserving the history of housing discrimination in Louisville.

Are you interested in documenting your family story?

If so, contact Tony Curtis at tony@metropolitanhousing.org.

WHAT IS YOUR FAMILY STORY?

UNFAIR HOUSING IN LOUISVILLE: A LEGACY PROJECT

An oral history project focused on documenting, understanding, and preserving
the history of housing discrimination in Louisville.



ARE YOU INTERESTED IN
PARTICIPATING IN AN INTERVIEW
TO DOCUMENT YOUR HISTORY
WITH HOUSING DISCRIMINATION
IN LOUISVILLE?

CONTACT US @
TONY@METROPOLITANHOUSING.ORG
502-584-6858

Photo Credit:
Photographic Archives University of Louisville



Community Calendar

Due to COVID-19, meetings are being held virtually. Virtual meeting links
will be sent out monthly to each groups email list.

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

Do you have an event for the Community Calendar?

Email Tony Curtis at



You shop. Amazon gives.

- (1) Go to 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 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 eNewsletter 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.