



Metropolitan Housing Coalition

July/August 2021 Newsletter

Two Important Wins for Affordable Housing!

Your advocacy for affordable housing is paying off! We've seen two critical wins in the past few weeks, both of which have potential to make real change in the affordable housing landscape in Louisville. Below is a summary of these important developments.

Initial Six Reforms to the Land Development Code Adopted by MetroCouncil

Zoning in Louisville, like in many other cities across the United States, has produced severe economic and racial segregation, inequitable neighborhood investment and has made the development of affordable housing economically infeasible. Poverty continues to be concentrated in Louisville's west and south central areas. Subsidized housing units are also highly concentrated in west Louisville, with one-third of all subsidized housing units located in just two districts alone. The black/African American population predominantly lives in west Louisville and east of the Airport, while the majority of the white population of Louisville/Jefferson County continues to reside in east Louisville.

In August 2020, in the wake of intensified calls for racial justice in the city and the country, Louisville Metro Council adopted a resolution supporting a review of the Land Development Code (LDC) which was specifically focused on making recommendations for more equitable and inclusive development. Thanks to your advocacy and after months of research and community consultation, the first six recommendations to the Land Development Code have been approved!

1. Accessory Dwelling units allowed as permitted use with standards rather than with a Conditional Use Permit.
2. Residential setbacks are revised to reduce the need for waivers and variances and to reduce the cost of housing.
3. Changes to review notice requirements for equity.
4. Duplexes permitted as a use of right not subject to maximum density restrictions.
5. Floor Area Ratio in residential zones removed to reduce obstacles to development and redevelopment of residential lots.
6. Current zoning requirements revised for uses like market gardens, community gardens, etc. to reduce obstacles to development of these uses.

The passage of these initial reforms was an important milestone, but it is important to remember that these are just the first round of reforms. More reforms will be coming in the next 6-12 months and it is critical that you remain informed and engaged as the process continues. For our part, MHC will be working hard to keep the community informed about the impact that all proposed reforms may have on the production and location of affordable housing in Louisville. Please follow us on social media

(@mhclouisville) and sign up for our listserv to learn more about upcoming opportunities to learn more and have your questions answered.

Residents Select Homelessness/Affordable Housing as the Number One Priority for use of the American Recovery Plan Funds!

Your powerful advocacy for affordable housing was heard! According to Metro Council's ARP community priority [survey results](#), residents feel that affordable housing is far and away the most critical need that we face in our community and strongly support the use of AFP funds to help move the needle on housing in Louisville. Council Members Hollander, Kramer, Arthur, Ackerson and Council President James have sponsored a [Resolution](#) establishing priority areas for use of the American Rescue Plan Coronavirus Local Fiscal Recovery Funds and Homelessness and Affordable Housing Reduction is the first priority listed. Importantly, there is a clear indication that this funding is to be directed towards Louisville's lowest income residents, who have been disproportionately affected by the COVID-19 public health emergency. For our part, we'd like to see over \$100 million directed to the construction of new affordable housing, with additional funds to support operations and services that will ensure that the housing remains permanently accessible to those with the lowest incomes. This process is ongoing and very fluid, and your advocacy will remain greatly needed to ensure that we utilize this historic opportunity to improve the lives of our most vulnerable citizens. Please follow MHC on social media (@mhclouisville) and sign up for our listserv to keep updated on how you can remain engaged.

Save the Date!

Friday, September 17, 2021



Happening next month! Be a part of MHC's Give for Good Louisville Campaign and help us reach the following goals:

- Total Donations: \$12,100
- 140 Unique Donors
- Access All Prize Pools @ 30, 60, & 90 unique donors
- One Matching Gift

Learn more about the Give for Good Louisville Campaign [HERE!](#)

Board Member Spotlight:

Celine Mutuyemariya

Tell us a little bit about your organization and the focus of your work?

I am one of the community policy strategists for the Louisville Urban League policy team. My job is to research and stay informed about local, state and federal policies that impact the social and economic equality of African Americans and other marginalized populations. Through advocacy and community engagement, the LUL policy team is able to keep our stakeholders aware and engaged in policy matters that impact jobs, justice, education, health and housing.

Why do you do the work you do everyday?

Growing up, I was also curious about the human experience and questioned how there could be such vast differences in life experiences despite the fact that we all live in the same city, or state, or country, or planet. This curiosity led me to studying psychology which taught me about the nature versus nurture debate. I do the work I do because I am fascinated with the nurture aspect of that debate. I believe that nurture plays a tremendous role in human development and I believe that policy change is one of the most effective ways to ensure that each of us are able to grow up in an environment that provides the tools we need to reach our full potential.

Why serve on the MHC Board?

I serve on the MHC board because I believe that MHC is truly committed to advocating for fair, accessible, and affordable housing in Louisville. MHC promotes policies that align with the Louisville Urban League's goal to address the root causes of housing inequities. I believe that MHC is a leader in this work, at the local, state and federal level; this is evident by the policy recommendations outlined in the 2020 State of Metropolitan Housing Report.

What are the Top 3 fair, accessible, and affordable housing challenges Louisville needs to confront?

The first would be to address the lack of public and affordable housing at all income levels, but especially for those at



The second would be the need to incorporate eviction mitigation policies like Just Cause Eviction policies and eviction expungements. The third would be to support community-led efforts such as the creation of Community Land Trusts. The people who are most and directly impacted by housing insecurity issues are best equipped to know what they need to address these issues when given the tools, autonomy and support needed to do so.

If you had a magic wand for a day, what housing policy would you implement in Louisville? Why is this important?

I would change the law so that evictions were not handled by the courts. Instead, housing stability issues would be handled by a fully-funded non-profit agency that is backed by the local and state government. This agency would facilitate meetings for landlords/tenants who felt they could no longer remain in the current housing. Housing providers would be required to register with this agency in order to legally rent property. This would ensure that the agency had a database and real-time information on vacancies that exist in order to safely transition people from one home to another instead of forcibly removing adults and children from their homes. This would help to mitigate the number

30% AMI and lower.

of families who are forced to enter the houseless population while our city works to build enough public and affordable housing to meet the current need.

ChangeLab Solutions Selects Louisville, Kentucky As A Partner City For The National Housing Solutions Collaborate!

Louisville was one of eight cities recently selected to be a part of the Housing Solutions Collaborative led by ChangeLab Solutions, a national organization creating healthier communities through equitable laws and policies. As a member of the Housing Solutions Collaborative, Louisville will receive technical assistance and a shared foundation for collective problem solving to advance policy goals and build capacity to address the housing crisis.

[Click Here to Read Full Press Release](#)

Humana Foundation Awards \$75,000 Grant to the Metropolitan Housing Coalition!

The process of making reforms to the Louisville Land Development Code is in its initial stages and the proposals that are likely to make the most significant improvements to our land use patterns are yet to come over the course of the next year. Overcoming resistance to these critical reforms to the LDC will require a clear strategy that is designed to educate and engage community members who may feel uncertain about what these changes may mean for their homes and their communities. In partnership with Age Friendly Louisville and the Louisville Affordable Housing Trust Fund, the Metropolitan Housing Coalition will lead this advocacy in the project titled *Confronting Racism, Prioritizing Equity, and Facilitating Robust Community Engagement Through Land Use Reforms*. MHC will work with community partners and a communications consulting company to develop communications strategy designed to recruit and activate support within the community, drive attendance and speakers to public meetings, and generate strong written comments and public expressions of support at the Metro Council Planning and Zoning Committee, as well as to the full Metro Council.

[Click Here to Read Full Press Release](#)

Metropolitan Housing Coalition to Reduce Evictions through Greater Understanding of Landlord Decision-Making Processes

The Metropolitan Housing Coalition (MHC) received a \$120,000 philanthropic investment from JPMorgan Chase to increase landlord engagement in order to reduce the very high rate of evictions in Louisville, KY. The project is centered around understanding what drives the landlord decision-making when it comes to evictions and what interventions would be most effective in preventing eviction filings from the landlord perspective.

New MHC VISTA Member



We are excited to welcome our new AmeriCorps VISTA, Maria Salameh! Maria will be joining MHC for a one year service term, helping us with our marketing, communications, and engagement.

Maria recently completed the AmeriCorps NCCC program in the Pacific Region, graduated with a degree in Geology from Brown University, and was born and raised in Louisville, Kentucky!

"I am so excited to work with MHC, as well as other community members, to develop affordable housing in Louisville. I am looking forward to giving back to my community and learning how to be an advocate for social justice" -Maria Salameh



Upcoming Events

- **2021 Vacant and Abandoned Properties Learning Series: Session 4**
 - August 17th, 2021 at 5:30pm
 - For more information and to register, click [HERE](#)
- **Uniform Residential Landlord Tenant Act Training- with the Coalition for Homeless**
 - For anyone who provides services or advocates for homerenters or is interested in learning more about URLTA and how it works.
 - Friday August 20th from 10-12.
 - Register [HERE](#)
- **West End Opportunity Partnership- informational meetings**
 - Flyer [Link](#) to learn more!
 - Meeting Every Saturday at 9am
 - Zoom meeting [Link](#)
 - or call in at +1 (301) 715-8592 US
 - Meeting Every Thursday at 6:30 pm
 - Zoom meeting [Link](#)
 - or call in at +1 (646) 558-8656 US
- **Fair Housing Coalition**
 - Meets at 2:00pm on the 2nd Tuesday of each month
 - Virtual meeting link sent the week of meeting
- **Louisville Vacant Property Campaign**
 - Meets at 5:30pm on the 3rd Tuesday of each month

Resources

[KyRenterHelp.org](#) : provide Legal Aid Services and rental assistance

- Managed by Kentucky Equal Justice Center (KEJC)
- This tool is designed to connect you with the people and organizations in your

community who can help renters apply for rental assistance and avoid eviction.

Stop My Eviction and the South Louisville community ministries are hosting weekly clinics for home renters to apply for assistance

- every Thursday 10-2 at 415 1/2 West Ashland ave. Louisville, Ky 40214



- (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.



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MHC would like to thank Louisville Metro Government for its continuing support of our outreach efforts.