



# METROPOLITAN HOUSING COALITION

P.O. Box 4533 • Louisville, KY • 40204

(502) 584-6858 • [www.metropolitanhousing.org](http://www.metropolitanhousing.org)



## Greetings!



*Image from wfpl.org*

## Why Do We Have Such a Large Problem with Vacant Properties?

MHC is doing research on some of the systems that may cause properties to be left unusable

by **Cathy Hinko**

Louisville still has problems with vacant properties. At Louisville Vacant Properties Campaign (LVPC) meetings (held the third Tuesday of the month at the Shelby Park Community Center, 600 East Oak Street), we discuss how some of our systems contribute to the problem of long vacant properties. People with different aspects of expertise bring their knowledge to the table.

As a result of the February LVPC meeting, MHC is starting a research project to see how properties are prevented from reuse AFTER judgment is rendered in a foreclosure case.

**MHC needs YOU!**  
Your membership advances safe, fair, and affordable housing for our community!

**Join MHC or Renew Your Membership Today!**

Each new member and every donation makes possible MHC's critical work for our community.

Become a recurring monthly donor for as little as \$1 per month to provide ongoing support of MHC's work or consider gift to MHC in the name of a loved one.

Contact Michael Kolodziej at [michael@metropolitanhousing.org](mailto:michael@metropolitanhousing.org)

or

**502 584-6858** regarding donations & gifts.

To make an online donation, visit us on the web at [www.metropolitanhousing.org](http://www.metropolitanhousing.org)

or

**Mail your donation to:  
Metropolitan Housing  
Coalition**

**P.O. Box 4533**

**Louisville, KY 40204-4533**

## The Foreclosure Process

When you hear the term "foreclosure" you know it is about real estate, but the theory is the same as when your car gets repossessed. You take out a loan to buy a home (the loan is called a mortgage so you know it is real estate), and you put up the home as collateral. This means that if you do not make payments, the home can be sold for money to pay back the loan. But for that to happen, the lender has to file a court case claiming you did not make your payments and ask to win the case. If the Court says the lender wins ("renders a judgment"), then the lender has the right to have the property sold through a Master Commissioner's Sale. If the sale of the home brings in all or more money to cover the debt, then there is no further judgment for money against the person who failed to pay the mortgage. In fact, that person can claim any money from the sale of the home in excess of the debt.

Once the sale goes through, the purchaser asks the Master Commissioner for a deed, and then the purchaser files the deed.

## A Simple Process? Not quite...

Should be simple, right? Well... almost total control of the court case and the sale is in the hands of the lender, and sometimes they have no reason to move forward. If the Court had a timeline for pushing these cases through, it would help ease the limbo properties go into when there is a case.

First of all, most foreclosures are not contested. So the control to move the cases forward is in the hands of the lender that brought forward the law suit. But in MHC's 2012 report analyzing properties brought into foreclosure in 2007, showed that it took almost a year for the case to move through the system and go to a Master Commissioner sale. LVPC members felt that many properties are withdrawn from the sale, leaving the property in limbo.

Next we found that even after a sale, the new purchaser has the responsibility to ask for a deed from the Master Commissioner. In our 2012 report, we found that 7% of the properties sold never had a deed change.

We think this problem has increased, but the only way to know is to track what happens to the property. MHC is going to look at the list of properties that were up for sale last year on random days and see what eventually happened to each property. Is it withdrawn? If so, does it ever go up for sale? If there is a sale, is there ever a deed requested?

## Join the Cause & Help

If anyone wants to help, let us know. We are learning the research techniques ourselves and are happy to include you. Once we know what happens, we can then advocate for sound policies and procedures to get houses back into reuse.

Metropolitan Housing Coalition is a 501 (c)(3) organization. Your contribution is tax deductible within IRS regulations.

## Community Calendar

**Fair Housing Coalition  
meets 2pm  
each 2nd TUE at New  
Directions,  
1000 E. Liberty**

**Louisville Vacant Property  
Campaign  
meets 5:30pm  
each 3rd TUE at 1229 S.  
Shelby St.**

**Affordable Housing  
Committee meets  
QUARTERLY  
12pm, 3rd Wednesday,  
Upcoming: March 16**

**Education and Advocacy  
Committee meets  
QUARTERLY  
3:30pm, 2nd TUE at New  
Directions Housing Corp.,  
1000 E. Liberty  
Upcoming: April**

**The Legal Aid Society  
is offering free legal  
clinics**

**Foreclosure Clinic**  
*Attorneys will be on hand to  
provide advice on loan  
modifications and alternatives to  
foreclosures*  
**Every Tuesday at 11 am from  
January 19 - March 29  
Legal Aid Society Office  
416 W Muhammad Ali Blvd  
RSVP at 502 584-1254**

**Tenants' Rights Clinic: What  
you should know about your**



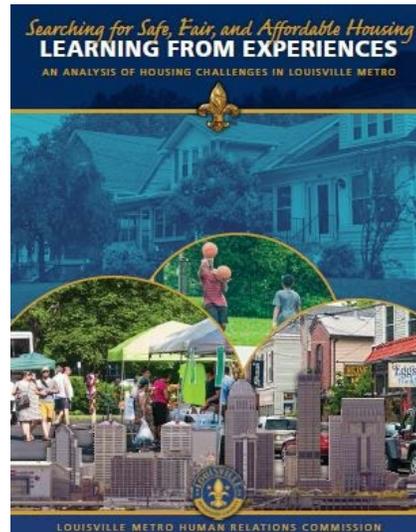
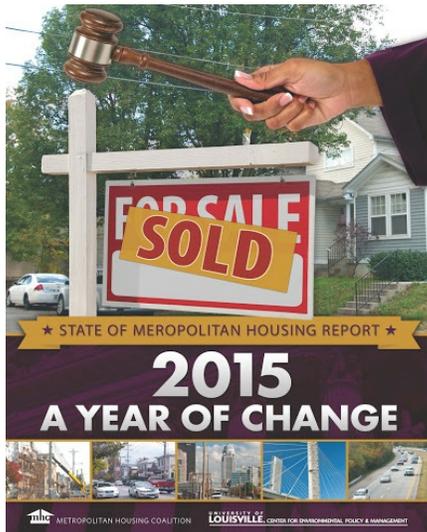
## Take our online 2016 MHC Supporter Survey!

Every year we use this survey as a way to assess how our members and the public view our work and help us better identify your priorities going forward! Please click on the link below and let your voices be heard!

<https://www.surveymonkey.com/r/5XFFXMG>

## February is Black History Month

Metropolitan Housing Coalition, Louisville's unified voice for safe, fair, and affordable housing celebrates and educates during Black History month.



## Check Out the 2015 SMHR & LMHRC Reports Online!

Over the past few newsletters, we've highlighted our 2015 State of Metropolitan Housing Report and Louisville Metro Human Relation Commission's report: *Making Louisville Home for Us All: A 20-Year Action Plan for Fair Housing*. Both reports (along with previous SMHR's and other reports) are available online at:

### landlord's obligations and your rights

Attorneys will be on hand to answer questions about the eviction process, landlord obligations, and tenants' rights  
**Every Thursday at 2 pm from January 21 - March 31**  
**Legal Aid Society Office**  
**416 W Muhammad Ali Blvd**  
**RSVP at 502 584-1254**

### Divorce Clinic

Clients will receive assistance from attorneys in filling out all of the necessary paperwork to file for a divorce  
**Friday, March 18 at 9:30 am**  
**Legal Aid Society**  
**416 W. Muhammad Ali Blvd.**  
**RSVP at 502 584-1254**

### Small Claims Clinic

Clients are provided with the forms necessary to file a claim, and an attorney will review completed claims.  
**Wednesday, March 16 at 1 pm**  
**Legal Aid Society**  
**416 W. Muhammad Ali Blvd.**  
**RSVP at 502 584-1254**

**2016 Youth Rights Conference**  
Sponsored by the Muhammad Ali Center & ACLU of Kentucky  
**Saturday, March 5**  
**9 am - 3 pm**  
**Muhammad Ali Center**  
**144 N 6th St.**

This year high school students will explore migration through the stories of foreign born Kentuckians. Join for a fun-filled day of learning, leadership development, and social change  
**Please register online at [alicenter.org](http://alicenter.org)**

<http://www.metropolitanhousing.org/resources/mhc-reports/>

## **Louisville Cares Now Accepting Applications from Developers for Funding to Build Affordable Housing by Will Ford of Develop Louisville**

In May 2015, Mayor Fischer announced Louisville Creating Affordable Residences for Economic Success (Louisville CARES), a new revolving loan program designed to address the need for affordable, multi-family housing for working households making 80% or less of the Area Median Income (AMI).

The Louisville AMI is \$64,100. 46% of Louisville households have incomes at or below 80% of AMI. This equates to an income of \$51,300 for a family of four or \$35,950 for an individual

Housing is considered affordable when a family pays no more than 30% of its gross income on housing costs, including utilities. A Jefferson County family must earn \$28,200 per year or \$13.55 an hour (43% of AMI) to afford a non-subsidized 2-bedroom apartment. According to the Federal Housing Finance Agency, roughly 218,000 workers (37% of Louisville's workforce) earn less than \$28,200 per year.

Louisville CARES was introduced to create approximately 750 new affordable units. Through housing filtering effects, it will positively affect 750 additional households for a total of 1,500 units in the first two years. The program was created as part of a larger solution to collectively create or retain 24,000 units by 2030.

Louisville CARES complements existing CDBG and HOME programs that provide a variety of housing assistance, including rehabilitation and repair grants, for low to moderate income individuals. These programs have created or retained roughly 3,000 units of housing since 2011 and are on track to create or retain an additional 2,000 units by 2018.

The \$12 million revolving loan fund was created by bonding \$1.3 million in General Fund revenue. \$11 million will be utilized to provide gap financing to developers building projects for workforce housing that are 100% affordable and to developers who want to incorporate affordable workforce housing into market rate projects. The remaining \$1 million will be utilized by Louisville Metro to purchase land near employment centers that will be offered as an incentive for multi-family workforce rental housing development.

In the interest of being as flexible as possible in addressing the need for gap financing in multi-family affordable rental housing projects, Louisville CARES has been structured as a rolling application process in which developers can seek financing as it is required for their projects rather than as a more structured formal competitive process. The funds will be deployed as loans that can be layered with other types of project financing.

## **Volunteers of America Mid-State's Real<sup>3</sup> Journey**

*A Real<sup>3</sup> Journey is a one hour program and engaging tour that highlights the services Volunteers of America Mid-States provides to families in our community challenged by homelessness and addiction. The Journey is specially designed to share how we help real people facing real challenges to find real and lasting solutions.*

**Thursday, March 2**

**8:30 am - 9:30 am**

**Shelby Street Clinical Campus  
1436 S. Shelby St**

**Tuesday, March 22**

**6:00 pm - 7:00 pm**

**Louisville Family Housing  
Services Campus  
1321 S. Preston St. (Enter on  
E. Ornsby Ave)**

**Tuesday, April 5**

**9 am - 10 am**

**Shelby Street Clinical Campus**

**Tuesday, April 26**

**5 pm - 6 pm**

**Shelby Street Clinical Campus**

**Tuesday, May 17**

**8:30 am - 9:30 am**

**Louisville Family Housing  
Services Campus**

Louisville Metro's Office of Housing & Community Development, which is a part of Develop Louisville housed under Louisville Forward, will oversee Louisville CARES. The Louisville Housing Authority Trust Fund will be making lending decisions as part of the Louisville CARES loan review committee.

Online applications for the \$11 million Louisville CARES revolving loan program are now being accepted. For more information about the Louisville CARES program, go to:

[www.louisvilleky.gov/louisvillecares](http://www.louisvilleky.gov/louisvillecares)

### **Did you know?**

**MHC's recent successful advocacy work on the LG&E/KU meter rate case saved You nearly \$20 on your monthly bill!**

**Almost \$240 a year!**

**MHC's work to advance safe, fair, and affordable housing in our community positively impacts YOU in many ways.**

**Increase that impact by becoming a member of MHC.**

**Our members support and guide our work.**

**Become a part of the coalition or renewing your membership with a donation TODAY!**

**Donations to MHC may be made via mail at PO Box 4533 Louisville, KY 40204 or via our Web site at [metropolitanhousing.org](http://metropolitanhousing.org)**

**Thank you for your support!**



**Earn money for MHC just by shopping Kroger**

Have a Kroger card in your wallet or keychain?

Then you're *almost* ready to help support MHC through a new program.



Kroger's Community Giving program makes it easier than ever to support your favorite community organizations! Use your Kroger Rewards Card when shopping at Kroger, support MHC. It's that simple.

*If you don't yet have a Kroger Plus card, just ask a cashier for one on your next trip to Kroger.*

**Here's how to get started:**

**For those who DO have a Kroger Plus card, go to Kroger's Web site: [www.kroger.com](http://www.kroger.com)**

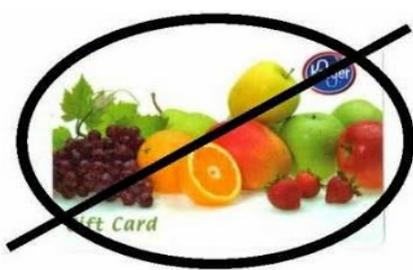
**If you already HAVE a Kroger.com account:**

- 1) At the top of the main Web page, find and click on the word "Community" on the top right of the screen, just below the "Sign In" box.
- 2) Under the menu at the left side of the Community page, click on "Kroger Community Rewards". This will take you to the Community Rewards page.
- 3) At the bottom of the Kroger Community Rewards page, you will see a box for "ENROLL NOW". Click on the box.
- 4) On the next page, you can find MHC by typing our name, "Metropolitan Housing Coalition", in the search box.
- 5) When Metropolitan Housing Coalition appears on the list, select us by clicking the circle next to our name. Then click "Save" to save MHC as your designated organization.
- 6) Confirm that MHC is selected as your Community Rewards organization by checking your account profile.

***That's it!*** Now every time you shop and use your Kroger Plus card, you'll be earning rewards for MHC.

**If you DO NOT have a Kroger.com account, click on the "Register" button at the top right of the Kroger homepage. Then simply follow the instructions on the Web site to set up your account and then follow the above instructions to designate MHC as your Community Rewards organization.**

**NOTE: Kroger's new Community Rewards program replaces a previous plan that used Kroger Gift Cards.**



Want to get involved but need more knowledge on the issues?

**MHC will come to you!**

We're happy to present on the issues and our work to your group, whatever the size and wherever the location.

Contact MHC at (502) 584-6858 or [michael@metropolitanhousing.org](mailto:michael@metropolitanhousing.org)

to find out how you and your organization can learn more and get active.



Both our printed newsletter and our e-newsletter 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.