

OUTCOME	#	STRATEGY	OWNER	TASKS	TIMELINE
Support homeowner retention in neighborhoods experiencing rapid investment to prevent displacement due to increased taxes due to rising property values.	1	Target grants to homeowners in neighborhoods at risk of displacement to ensure existing residents stay comfortably in their homes	Office of Housing & Community Development	FY22 budget provides for Home Rehab Grants to homeowners in Russell and other areas "at-risk," which includes the nine west Louisville neighborhoods and Smoketown and Shelby Park. https://louisvilleky.gov/government/housing/homeowner-resources . Applications accepted July 2021 and are being processed. ARP funds in the amount of \$4M allocated during FY22 for additional home repair funds. No new applications are being taken while July 2021 applications are being processed.	In progress
	2	Introduce and support changes to the property tax moratorium related to home rehabilitation. Reduce amount required by ordinance to repair homes in target area in order to access moratorium.	Office of Housing & Community Development (also PVA and Department of Codes and Regulations)	Metro Council passed recommended ordinance changes in Spring 2020.	Completed
				Launch updated website and application for tax moratorium. https://louisvilleky.gov/government/housing/homeowner-resources	Completed
				Communicate with churches and other neighborhood-level organizations to educate residents about tax moratorium program. Include information in the Home Repair Program Application Packet for all home repair programs from Office of Housing.	FY22 Ongoing
	3	Launch neighborhood-specific Code Enforcement Lien Waiver/Reduction Program to empower homeowners to expend funds on home repairs instead of fees as well as incentivize owners to transfer properties to responsible buyers.	Office of Housing & Community Development (also Office of Management and Budget and Department of Codes and Regulations)	Launch Code Alleviation Homeowner Grant Program to provide funding to homeowners to bring homes into Code compliance. https://louisvilleky.gov/government/housing/homeowner-resources	Completed
				Relaunched the Exterior Code Alleviation Program for FY21 for all homeowners at or below 80% of AMI with open code violations that will be remediated through rehab.	Completed
				Simplify method to waive prior liens for homeowners with code violations remedied through rehab grant.	Completed
				Simplify method to waive liens on properties being brought into compliance by current owner or by transfer to new owner.	FY22 Q4
	4	Increase education to homeowners at risk of displacement about current programs designed to empower existing residents to stay in their homes. Programs (in addition to those described separately in this document) are described in task column.	Office of Housing & Community Development	Create and distribute communication materials to ensure residents are aware of the property tax moratorium program, reducing tax burden for five years when home repairs are completed. https://louisvilleky.gov/government/housing/homeowner-resources	Ongoing
				Create and distribute communication materials to ensure residents are aware of the Tax Delinquency Diversion Program, preventing third-party purchasers to buy delinquent tax certificates in targeted neighborhoods through June 30, 2022. Until that time, homeowners can apply for payment plans for taxes through the Jefferson County Attorney's Office. https://louisvilleky.gov/government/county-attorney/services/if-you-have-delinquent-taxes	Ongoing
				Create and distribute communication materials to ensure residents are aware of Legal Aid's program providing low or no-cost legal services to execute life planning documents to protect real estate. https://www.yourlegalaid.org/	Ongoing
				Create and distribute communication materials to ensure residents are aware that Louisville Urban League and Legal Aid provide foreclosure counseling to at-risk residents. www.lul.org and https://www.yourlegalaid.org	Ongoing

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	5	Provide loan guarantees to homeowners to reduce risk, incentivizing financial institutions to increase lending in neighborhoods at risk of displacement.	Office of Housing & Community Development	Identify FY21 funding source. \$1M allocated in FY21 budget. Launch Request for Comments to receive feedback on loan loss guarantee. Develop Request for Proposals for financial institutions to participate in loan loss guarantee fund. Request for Proposals yielded no responses in FY21. Review RFP for potential changes and launch again. Launch loan fund.	Completed Completed FY22 Q3 FY23 Q1
	6	Research strategies to address cost of homeowners insurance for current and future homeowners.	Office of Housing & Community Development	Exploratory Phase	Researching

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Support current renters in neighborhoods at risk of displacement, as well as former renters who may have been relocated due to redevelopment activities and who wish to return to those neighborhoods, by creating affordable homeownership opportunities.	7	Support creation of Community Land Trust(s) (CLT), dedicating appropriate Landbank parcels to create permanently affordable homeownership opportunities in neighborhoods at risk of displacement.	Office of Housing & Community Development	Funding source identified.	Completed
				CDBG-CV funds (\$2.1M) will be made available in neighborhoods where residents are at risk of displacement, specifically in areas with multiple parcels under Landbank or other public ownership, like Elliott Avenue in the Russell neighborhood. Funds to be used for operating and development of homes. Request for Proposals launched.	Completed
				Contract awarded for CDBG-CV funds. CLT development underway with community engagement activities ongoing.	Completed
				FY21 HOME funds will be made available to organizations operating CLTs for operating and development. https://louisvilleky.gov/government/housing/affordable-housing-development-program	Completed
	8	Incentivize owner occupancy in the Russell neighborhood, providing additional down payment assistance to purchasers of Russell properties in need of repairs. Target current Russell renters as prospective homebuyers.	Office of Housing & Community Development	Down payment assistance program offers additional incentive for low to moderate income homebuyers purchasing in Russell neighborhood. Program is targeted toward current Russell renters. https://louisvilleky.gov/government/housing/down-payment-assistance-program . Additional ARP funds allocated in the amount of \$4M for DPA programs.	In progress
	9	Work collaboratively with providers of affordable homeownership programs, such as the Louisville Urban League, Habitat for Humanity, River City Housing, etc., and the Louisville Metro Housing Authority to increase affordable homeownership opportunities and homeownership rates among current and former renters in targeted neighborhoods.	Office of Housing & Community Development	Promote and facilitate participation in affordable homeownership programs in targeted neighborhoods.	In progress
	10	Incentivize the use of vacant, Landbank-owned properties for LAHTF-funded single-family properties.	Office of Housing & Community Development, LAHTF	\$5M appropriated in FY21 budget for the creation of homeownership opportunities in areas with high vacant property concentrations. http://loustrustfund.org . Applications accepted on a rolling basis.	In progress
	11	Review Landbank disposition policies using the Racial Equity Toolkit and recommend revisions to incentivize homeownership with Landbank properties	Office of Housing & Community Development	Complete Racial Equity Review of Landbank policies. Research potential changes to all Landbank policies to incentivize homeownership.	FY22 Q3
12	Research incentives to be provided to affordable housing rental providers that could create ownership opportunities for tenants.	Office of Housing & Community Development, LAHTF	Exploratory Phase	Researching	

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Protect current renters in neighborhoods at risk of displacement, as well as former renters who may have been relocated by redevelopment activities and who wish to return to those neighborhoods, from undue potential rent increases or restrictive changes in occupancy criteria.	13	Provide emergency rental assistance to prevent evictions based on non-payment of rent and support tenant education and legal services.	Offices of Housing & Community Development and Resilience and Community Service	Reprogram \$500K of Louisville CARES funds for eviction prevention. Serve 500 households at or below 50% of AMI. https://louisvilleky.gov/government/develop-louisville/eviction-prevention	Completed
				Direct CDBG-CV funding for eviction prevention related to COVID-19. Serve 600 households. https://louisvilleky.gov/government/develop-louisville/eviction-prevention	Completed
				Direct ERAP-1 and ERAP-2 funds for eviction prevention related to COVID-19. Develop and run Court and CSP programs. Fund over 40,000 clients with \$100M in rental assistance funding.	In progress
				Continue existing programs funded through HUD at RCS, Louisville Urban League, Metropolitan Housing Coalition, and Legal Aid. www.lul.org , https://www.yourlegalaid.org , http://www.metropolitanhousing.org .	In progress
	14	Lengthen affordability requirements for Metro affordable housing development projects and preservation projects receiving additional funding.	Office of Housing & Community Development	Update policies to extend affordability requirements to development projects and preservation projects.	Complete
	15	Partner with local organizations implementing renter equity models and Individual Development Accounts	Office of Housing & Community Development	Research partnership options with local organizations currently offering these models to their tenants.	In progress
	16	Research additional incentives that could be provided to affordable housing developers working in rapidly developing neighborhoods that would require landlords to maintain rent at existing levels.	Office of Housing & Community Development	Exploratory Phase	Researching
17	Create guidelines and policies that protect current renters in neighborhoods at risk of displacement, as well as former renters who may have been relocated by redevelopment activities and who wish to return to those neighborhoods, from undue potential rent increases or restrictive changes in occupancy criteria.	Develop Louisville	Exploratory Phase	Researching	
Identify and revise Metro policies with potential to contribute to displacement	18	Include equity-based requirements in real estate projects receiving Metro incentive, including land, funding, or tax increment benefits.	Louisville Forward	Implement new equity-based requirements, such as community benefits agreements and other strategies to meet equity and anti-displacement goals.	In progress
	19	Make equity-based amendments to Land Development Code. Use LMG's Racial Equity Toolkit to guide amendments.	Planning & Design Services	Prepare a resolution for adoption by Metro Council and Planning Commission.	Completed
			Planning & Design Services	Land Development Code housing diagnosis draft received. Recommendations will be folded into the equity amendments.	Completed

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<p>Acronym Dictionary</p> <p>AHTF = Affordable Housing Trust Fund</p> <p>HUD = Federal Department of Housing and Urban Development</p> <p>LMG = Louisville Metro Government</p> <p>LMHA = Lou Metro Housing Authority</p> <p>OCD = Office of Community Development, Develop Louisville, Louisville Metro Government</p> <p>OH = Office of Housing, Develop Louisville, Louisville Metro Government</p> <p>RCS = Office of Resilience and Community Services, Louisville Metro Government</p> <p>FY21 = Fiscal Year 2021, July 1, 2020 - June 30, 2021</p> <p>FY22 = Fiscal Year 2022, July 1, 2021 - June 30, 2022</p> <p>Q1 = 1st Quarter, July 1- September 30</p> <p>Q2 = 2nd Quarter, October 1 - December 31</p> <p>Q3 = 3rd Quarter, January 1 - March 31</p> <p>Q4 = 4th Quarter, April 1 - June 30</p>
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