

Housing providers are not subject to the ordinance if an applicant’s criminal history includes one of the following exceptions:

LMCO 92.04(5)  
Housing Exceptions

- To persons with arrest history and conviction history that includes one or more of the following:
- ◇ Any arrest or conviction where state and/or federal law prohibits the person from being eligible for public housing and other federally subsidized housing; or
  - ◇ Any conviction that leads to the person becoming subject to a lifetime registration requirement under a State sex offender registration program; or
  - ◇ Any conviction in which the person is deemed a "violent offender". A violent offender means any person who has been convicted of or pled guilty to the commission of:
    - A capital offense;
    - A Class A felony;
    - A class B felony involving the death of the victim or serious physical injury to a victim;



Exceptions  
(continuation)

- ◇ An offense where the it involves the killing of a peace officer, firefighter, or emergency medical services personnel while the peace officer, firefighter, or emergency medical services personnel was acting in the line of duty;
- ◇ A Class B felony involving criminal attempt to commit murder if the victim of the offense is a clearly identifiable peace officer, firefighter, or emergency medical services personnel acting in the line of duty, regardless of whether an injury results;
- ◇ The commission or attempted commission of a felony sexual offense;
- ◇ Use of a minor in a sexual performance;
- ◇ Promoting a sexual performance by a minor;
- ◇ Unlawful transaction with a minor in the first degree;
- ◇ Human trafficking involving commercial sexual activity where the victim is a minor;
- ◇ Criminal abuse in the first degree;
- ◇ Burglary in the first degree accompanied by the commission or attempted commission of an assault;
- ◇ Burglary in the first degree accompanied by commission or attempted commission of kidnapping;
- ◇ Robbery in the first degree.



LOUISVILLE METRO  
HUMAN RELATIONS  
COMMISSION

745 W. Main Street  
Suite 251  
Louisville, KY 40202  
Monday through Friday 8AM-5PM.

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502-574-3577 fax

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EQUAL HOUSING  
OPPORTUNITY



Landlord Incentives

- ◆ **Owner Incentive Fees** LMHA will provide a one-time \$500 payment for leasing a new unit to a HCV family (i.e. a unit has never been previously leased to another LMHA HCV participant). This incentive is payable upon execution of a HAP contract. Additionally we see there is currently a low inventory of one-bedroom units in the Louisville Metro area, LMHA will also offer an additional \$500 payment at the one-year anniversary of the HAP contract to owners who lease a new one-bedroom unit to HCV families.
- ◆ **Vacancy Loss Payments** Vacancy loss payments will be made available to owners of new units added to the program (i.e. a unit has never been previously leased to another LMHA HCV participant). whose tenants vacate the unit—without notice or LMHA authorization—prior to the end of their lease term. To qualify for the vacancy loss payment, the unit owner must lease the unit to another HCV family within 6 months of the date that the owner notifies LMHA of move-out. Owners will be paid only for the length of time the unit was vacant, with a maximum payment equivalent to two

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months of HAP. In addition, LMHA will only reimburse owners to the extent that the lost rent is not covered by the security deposit (after being applied to any damages). Finally, owners must demonstrate a good faith effort to re-lease the unit to another HCV family during the period of vacancy.

- ◆ **Damage Loss Payments** LMHA will also provide damage loss payments to owners who agree to accept a reduced security deposit for a new unit added to our program (i.e. a unit has never been previously leased to another LMHA HCV participant). The reduced security deposit will help mitigate the financial barriers families face at lease-up, reducing time for landlords to find a qualified HCV tenant. The reduced deposit must be equal to the lesser of one month of the tenant portion of the rent or \$200. At move out, LMHA will award a damage payment for tenant caused damages up to a maximum amount of one month’s contract rent, which is typically the normally required security deposit amount, minus any amount covered by the tenant security deposit.

Landlord Incentives  
Contact: (502) 569-6060  
Monday through Friday 8AM-5PM

The US and Kentucky Fair Housing acts as well and Louisville Metro ordinances, are laws providing equal opportunity to all people buying, selling, renting, financing or insuring housing. You have the right to buy or rent where you choose a home, condominium, apartment, trailer or lot. Everyone must obey the law including property owners, real estate brokers, sales agents, operators, builders and developers, advertisers and advertising media, mortgage lenders, insurers, and banks or other financial institutions.