

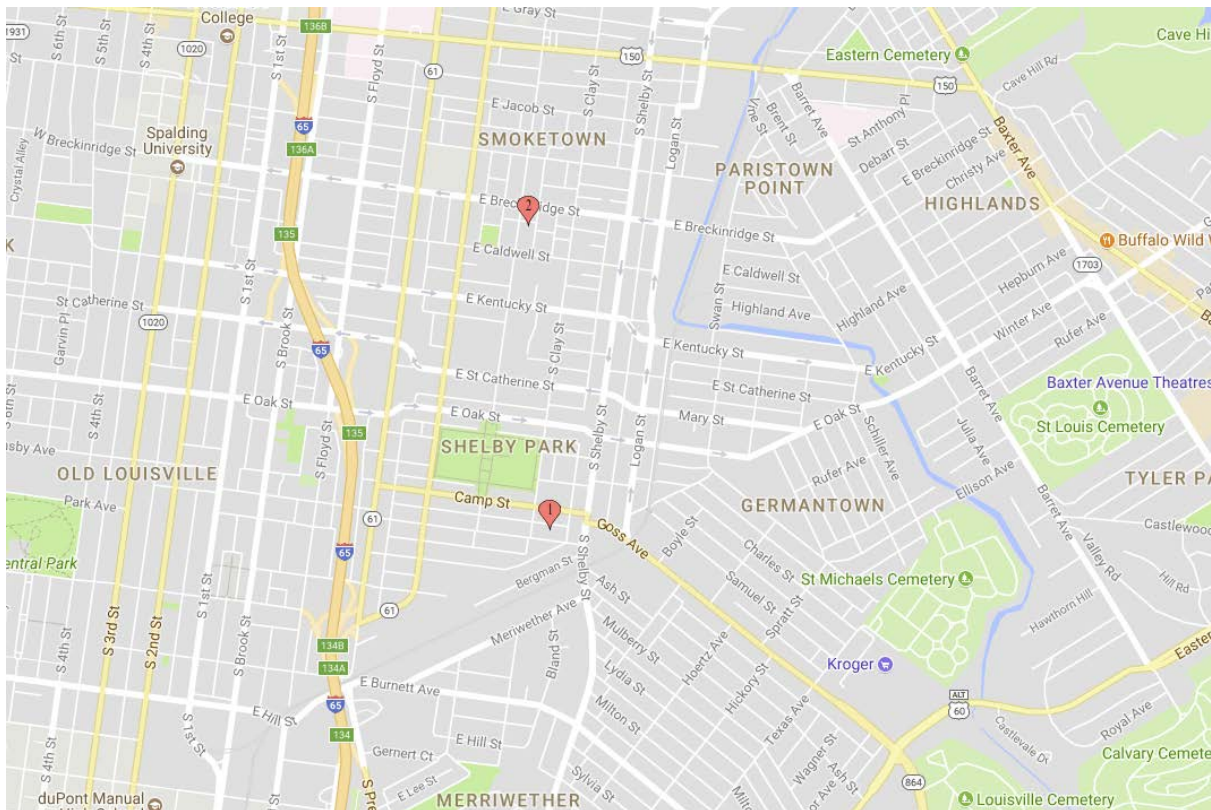
Landbank Authority
Staff Report
May 14, 2018



Resolution No.:	Resolution 21, Series 2018
Request:	Single-Family New Construction
Project Name:	N/A
Location:	See Table
Neighborhoods:	Smoketown Jackson and Shelby Park
Owner:	Landbank Authority
Applicant:	Habitat for Humanity of Metro Louisville, Inc.
Project Area/Size:	See Table
PVA Value:	See Table
Sale Price:	See Table
Council District:	4 – Barbara Sexton Smith

Request

Habitat for Humanity of Metro Louisville, Inc. (“HFH”) is requesting to purchase the unimproved lots at 713 East Ormsby Avenue and 915 South Hancock Street to build new single-family homes for qualified, low-income homebuyers. The property on Ormsby Avenue has been in the sales inventory for six (6) months and was acquired by the Landbank Authority through Metro foreclosure. The property on Hancock Street has been in the sales inventory for two (2) months and also acquired through Metro foreclosure.



Resolution 21, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street
Page 1 of 18

Case Summary / Background / Site Context

HFH plans to make the lots available to their homebuyers immediately and to have the homes completed by December, 2019. Construction costs are estimated at \$87,101.00 per residence. The sale price of the lots would be \$1.00 per lot, as Metro-sponsored funds coming from the Louisville Affordable Housing Trust Fund would be used for the projects.

The lot at 915 South Hancock Street is zoned UN in the Traditional Neighborhood Form District and located south of East Breckinridge Street and west of South Clay Street. The lot at 713 East Ormsby Avenue is zoned R6 in the Traditional Neighborhood Form District and located south of Camp Street and west of South Shelby Street. The lots are surrounded by single-family residential, with commercial on the corners.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Habitat for Humanity of Metro Louisville, Inc. for \$1.00 per lot in accordance with the Real Estate Disposition Programs of the Louisville and Jefferson County Landbank Authority, Inc. approved on September 11, 2017. The following conditions are also recommended:

1. The Applicant will complete the project within eighteen (18) months from closing and obtain all necessary permits required by Louisville Metro for the construction of the single-family residences.
2. The Applicant agrees to return the subject properties back to the Landbank Authority if the single-family residences are not constructed.

The applicant agrees to the above terms and conditions by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|-----------------------------|----------------------|
| 1. Table | 6. Site Photos |
| 2. Applications to Purchase | 7. Project Budgets |
| 3. PVA Data Sheets | 8. Plans and Layouts |
| 4. Land Development Reports | |
| 5. LOJIC Maps (parcel view) | |

Resolution 21, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street
Page 2 of 18

Notification

The Applicant was notified by email on May 1, 2018 that their presence at the May 14, 2018 Landbank meeting was requested. The Landbank Authority was notified by e-mail on or about May 7, 2018. The legal notice for both of these properties was posted on May 8, 2018.

1. **Table**

Property Address	Parcel ID	PVA Value	Square Footage	Sale Price
915 South Hancock Street	022B-0116-0000	\$14,000	4,500	\$1.00
713 East Ormsby Avenue	023E-0096-0000	\$14,000	3,375	\$1.00

3. PVA Data Sheets

Property Details | Jefferson County PVA - Part 79945

Page 1 of 2

JEFFERSON COUNTY PVA

915 S HANCOCK ST

Mailing Address	444 S 5TH ST STE 600, LOUISVILLE, KY 40202-2332
Owner	LOUISVILLE & JEFFERSON COUNTY LANDBA
Parcel ID	022B01160000
Land Value	\$14,000
Improvements Value	\$0
Assessed Value	\$14,000
Approximate Acreage	0.1007
Property Class	620 EXEMPT METRO GOVERNMENT
Deed Book/Page	11106 124
District Number	100023
Old District	09
Fire District	City of Louisville
School District	Jefferson County
Neighborhood	204102 / SMOKETOWN
Satellite City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes 



Details & Photos



Property Details

Property Sketch



<https://jeffersonpva.ky.gov/property-search/property-details/79945/?StrNum=915&Single=1>

5/3/2018

Resolution 21, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street
Page 7 of 18

L:\VPPA\DISPOSITION\LANDBANK\2018\713 E Ormsby & 915 S Hancock

JEFFERSON COUNTY PVA

713 E ORMSBY AVE

Mailing Address 444 S 5TH ST STE 600,
 LOUISVILLE, KY 40202-2332
 Owner LOUISVILLE & JEFFERSON
 COUNTY LANDBA
 Parcel ID 023E00960000
 Land Value \$14,000
 Improvements Value \$0
 Assessed Value \$14,000
 Approximate Acreage 0.0785
 Property Class 620 EXEMPT METRO
 GOVERNMENT
 Deed Book/Page 11025 28
 District Number 100023
 Old District 09
 Fire District City of Louisville
 School District Jefferson County
 Neighborhood 208101 / SHELBY PARK
 Satellite City Urban Service District
 Sheriff's Tax Info View Tax Information
 County Clerk Delinquent Taxes ☒



Details & Photos



Property Details

Property Sketch



4. Land Development Reports



Land Development Report

May 3, 2018 1:18 PM

[About](#) [LDC](#)

Location

[Parcel ID:](#) 022801160000
[Parcel LRSN:](#) 79946
[Address:](#) 915 S HANCOCK ST

Zoning

[Zoning:](#) UN
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) SMOKE TOWN
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) YES

Environmental Constraints

[Flood Prone Area](#)
[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Local Regulatory Floodplain Zone:](#) NO
[Local Regulatory Conveyance Zone:](#) NO
[FEMA FIRI Panel:](#) 21111C0042E
[Protected Waterways](#)
[Potential Wetland \(Hydric Soil\):](#) NO
[Streams \(Approximate\):](#) NO
[Surface Water \(Approximate\):](#) NO
[Slopes & Soils](#)
[Potential Steep Slope:](#) NO
[Unstable Soil:](#) NO
[Geology](#)
[Karst Terrain:](#) NO

Sewer & Drainage

[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CS0117 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 4
[Fire Protection District:](#) LOUISVILLE #2
[Urban Service District:](#) YES

Resolution 21, Series 2018

Landbank Meeting Date: May 14, 2018

Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street

Page 9 of 18



Land Development Report

May 3, 2018 1:26 PM

[About](#) [LDC](#)

Location

[Parcel ID:](#) 023ED0960000
[Parcel LRSN:](#) 96683
[Address:](#) 713 E ORMSBY AVE

Zoning

[Zoning:](#) R6
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) NONE
[Plat Book - Page:](#) NONE
[Related Cases:](#) NONE

Special Review Districts

[Overlay District:](#) NO
[Historic Preservation District:](#) NONE
[National Register District:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) YES
[System Development District:](#) NO
[Historic Site:](#) NO

Environmental Constraints

[Flood Prone Area](#)

[FEMA Floodplain Review Zone:](#) NO
[FEMA Floodway Review Zone:](#) NO
[Local Regulatory Floodplain Zone:](#) NO
[Local Regulatory Conveyance Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0042E

[Protected Waterways](#)

[Potential Wetland \(Hydric Soil\):](#) NO
[Streams \(Approximate\):](#) NO
[Surface Water \(Approximate\):](#) NO

[Slopes & Soils](#)

[Potential Steep Slope:](#) NO
[Unstable Soil:](#) NO

[Geology](#)

[Karst Terrain:](#) NO

Sewer & Drainage

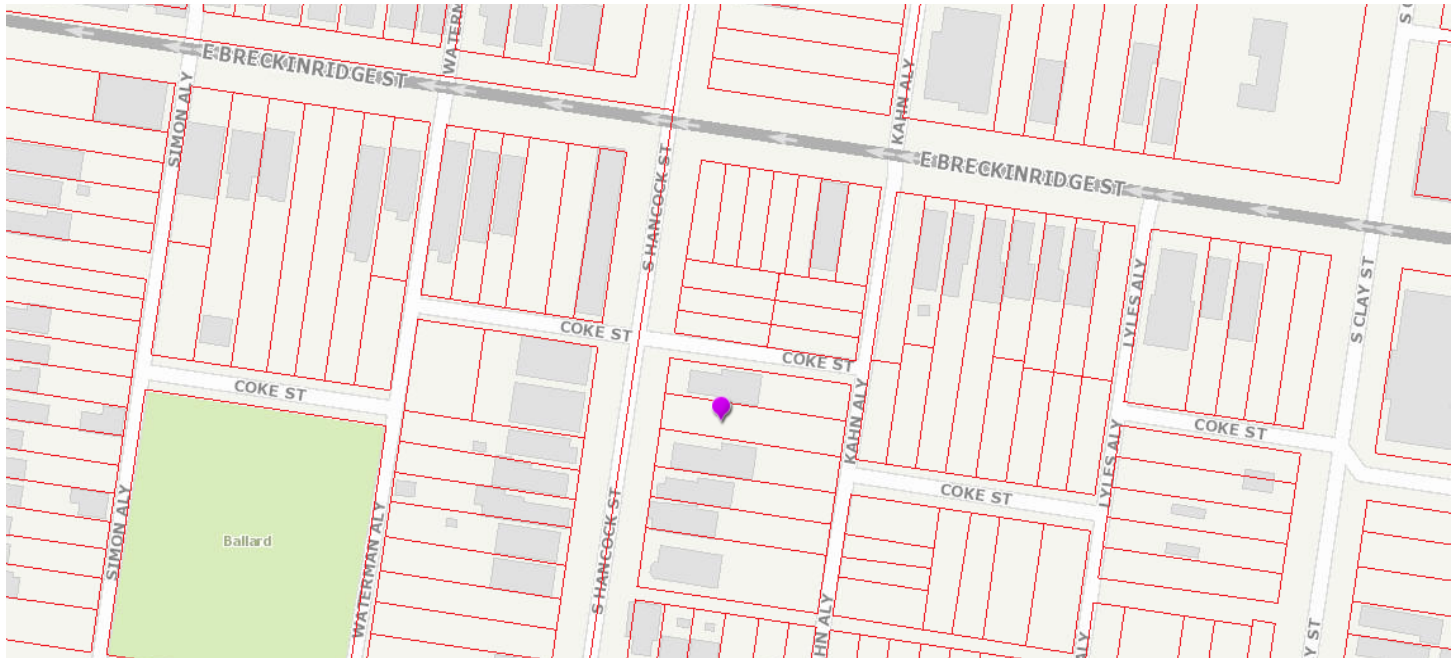
[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CSO180 - Project(s) Value between \$.04 - \$1.5

Services

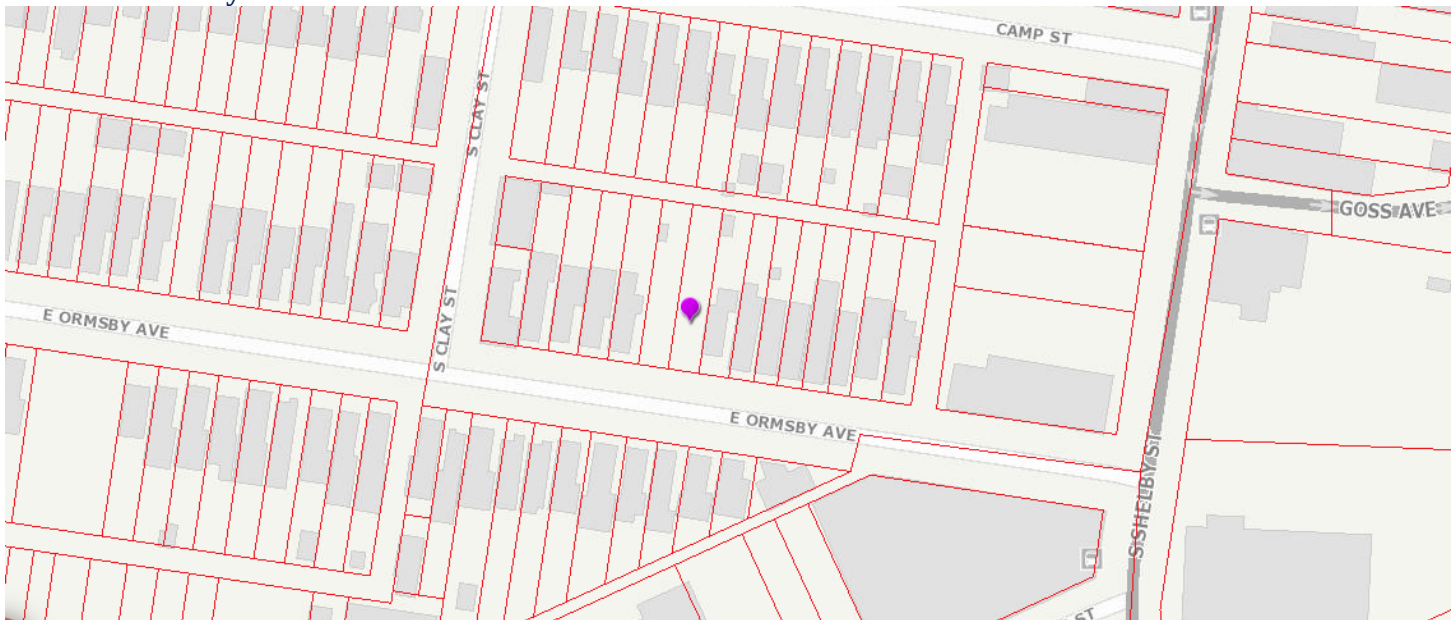
[Municipality:](#) LOUISVILLE
[Council District:](#) 4
[Fire Protection District:](#) LOUISVILLE#2
[Urban Service District:](#) YES

5. LOJIC Maps

915 South Hancock Street

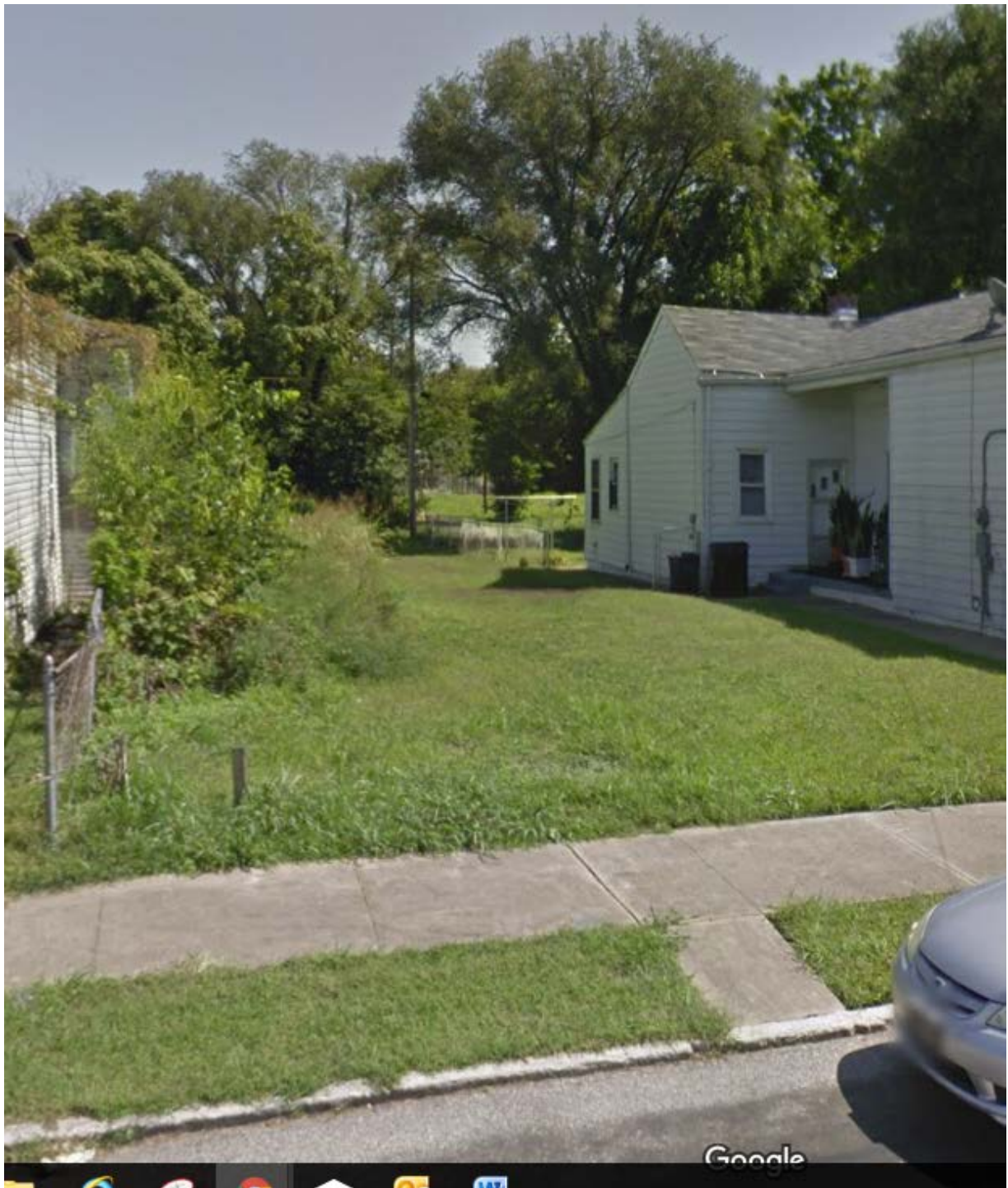


713 East Ormsby Avenue



6. Site Photos

915 South Hancock – Front View



South Hancock Street – North View



South Hancock Street – South View



713 East Ormsby Avenue – Front View



Resolution 21, Series 2018
Landbank Meeting Date: May 14, 2018
Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street
Page 14 of 18

East Ormsby Avenue – West View



East Ormsby Avenue – East View



7. **Project Budget**

915 South Hancock Street

PROJECT BUDGET:

Project Budget	
Site Acquisition	1
Site Development	2,500
Foundations	7,600
Rough Framing	16,000
Exterior Finishes	15,000
Mechanicals	19,000
Interior Finishes	12,000
Options	1,500
Administration	7,000
Misc.	4,500
	\$87,101.00

713 East Ormsby Avenue

PROJECT BUDGET:

Project Budget	
Site Acquisition	1
Site Development	2,500
Foundations	7,600
Rough Framing	16,000
Exterior Finishes	15,000
Mechanicals	19,000
Interior Finishes	12,000
Options	1,500
Administration	7,000
Misc.	4,500
	\$87,101.00

Resolution 21, Series 2018

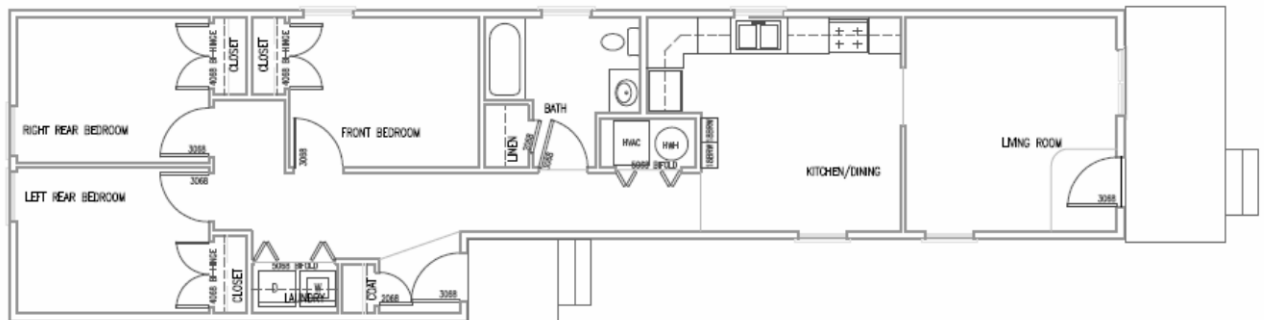
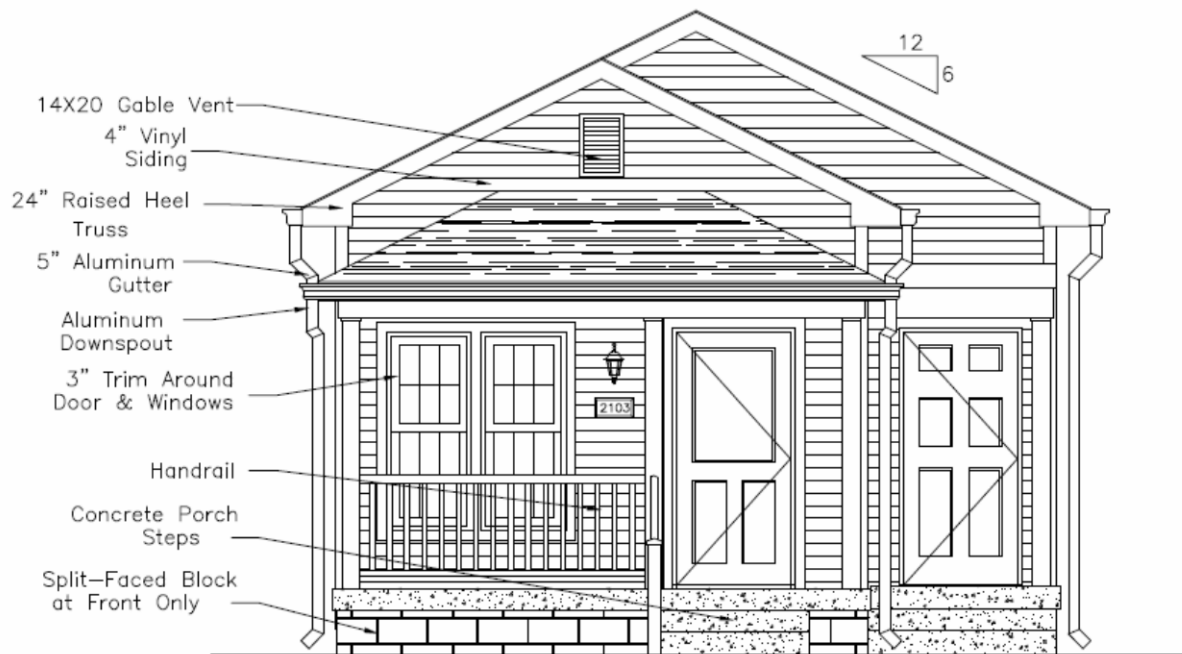
Landbank Meeting Date: May 14, 2018

Property Address: 713 E. Ormsby Avenue & 915 S. Hancock Street

Page 16 of 18

9. Plans and Layouts

915 South Hancock Street



FLOOR PLAN

SCALE: 1/8"=1'-0"

14X20 Gable Vent

4" Vinyl Siding

24" Raised Heel Truss

5" Aluminum Gutter

Aluminum Downspout

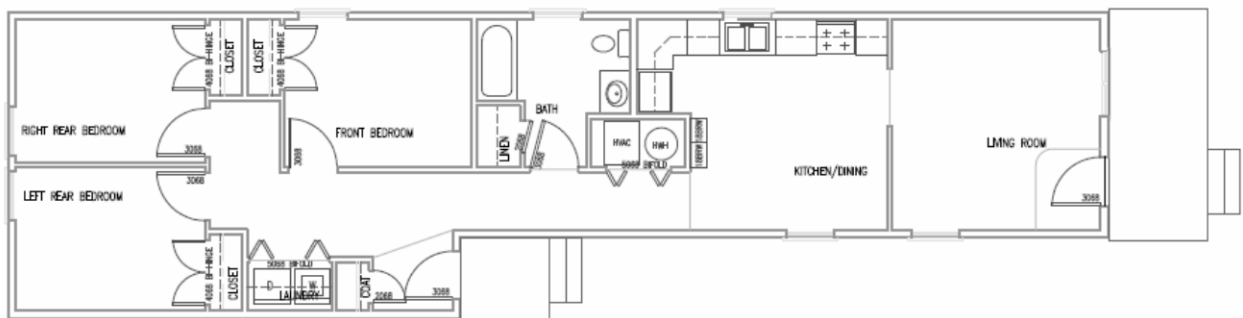
3" Trim Around Door & Windows

Handrail

Concrete Porch Steps

Split-Faced Block at Front Only

12/6



SCALE: 1/8"=1'-0"