

Resolution No.:	Resolution 23, Series 2017
Request:	New Construction
Project Name:	N/A
Location:	1621 Bank Street
Neighborhood:	Portland
Owner:	Landbank Authority
Applicant:	Habitat for Humanity
Project Area/Size:	3375 sf. (lot)
PVA Land Value:	\$2500
Sale Price:	\$1.00
Council District:	5-Cheri Hamilton
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 1621 Bank Street to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory for less than 45 days, and was acquired by the Landbank through Metro foreclosure.



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Case Summary / Background / Site Context

HFH plans to make the lot available to their homebuyers immediately, and to have the home completed by December 2017. The home will cost approximately \$80,001.00 to build. Metro sponsored funds will be used for the project. The funding will come from the Louisville Affordable Housing Trust Fund. HFH is a non-profit homebuilder whose clientele is low-income homebuyers in Jefferson and Oldham Counties. Over the past 30 years HFH has built or remodeled over 400 homes, predominantly in the traditional neighborhoods of Louisville. Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The lot is located on Bank Street east of 17th Street and west of 15th Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned EZ-1 in the Traditional Workplace Form District (TWFD).

The lot is located in the Portland Neighborhood. The applicant should work with Planning and Design Services to adhere to all guidelines as well as work through any other requirements necessary to build out the site.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends approval of the sale to Habitat for Humanity for \$1.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the construction of a single-family residence.
2. The applicant agrees to return the subject property back to the Landbank Authority should the new construction not be completed.

The applicant agrees to the above terms & condition by signing below:

Applicant Name(s)

Applicant Signature(s)

Date

Attached Documents / Information

- | | |
|----------------------------|--------------------------------|
| 1. Purchase application | 6. Project Budget |
| 2. PVA data sheet | 7. Floor Plan |
| 3. Land Development Report | 8. Secretary of State Document |
| 4. LOJIC Map (parcel view) | |
| 5. Site photos | |

Notification

The applicant was notified by email of the meeting on June 20, 2017 and their presence at the July 10, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on July 3, 2017.

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2. PVA Sheet

JEFFERSON COUNTY PVA

1621 BANK ST

Mailing Address 1621 BANK ST, LOUISVILLE,
KY 40203-1313
Owner VINCENT THERETHA R
(DECEASED)
Parcel ID 015H00200000
Land Value \$2,500
Improvements Value \$0
Assessed Value \$2,500
Approximate Acreage 0,0769
Property Class 500 Res Vacant Land
Deed Book/Page 6734 0906
District Number 100023
Old District 03
Fire District City of Louisville
School District Jefferson County
Neighborhood 100104 / CAMPBELLS
WESTERN
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes ☒



Area Type	Gross Area	Finished Area
Main Unit		0
Basement	0	
Attic		
Attached Garage		
Detached Garage		

All measurements in square feet.

Property Details

Type :
Exterior Wall
Heating Type
Fireplace No

Sales History

Deed Book/Page	Price	Date	Previous Owner
6734 0906	\$12,000	04/26/1996	VINCENT LAFE E & EMMA & VINCENT TH

Assessment History

Date	Land	Improvements	Total	Reason
10/27/2015	\$2,500	\$0	\$2,500	W - Wreck
01/01/2013	\$2,500	\$24,560	\$27,060	RC - Residential Computer Reassessment
01/01/2011	\$5,000	\$17,300	\$22,300	DC - Decrease by Computer Reassessment

3. Land Development Report



Land Development Report

December 29, 2016 4:40 PM

[About LDC](#)

Location

Parcel ID: 015H00200000
Parcel LRSN: 36300
Address: 1621 BANK ST

Zoning

Zoning: EZ1
Form District: TRADITIONAL WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: CAMPBELL'S WESTERN ADDITION
Plat Book - Page: 08-018
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: 21111C0025E

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

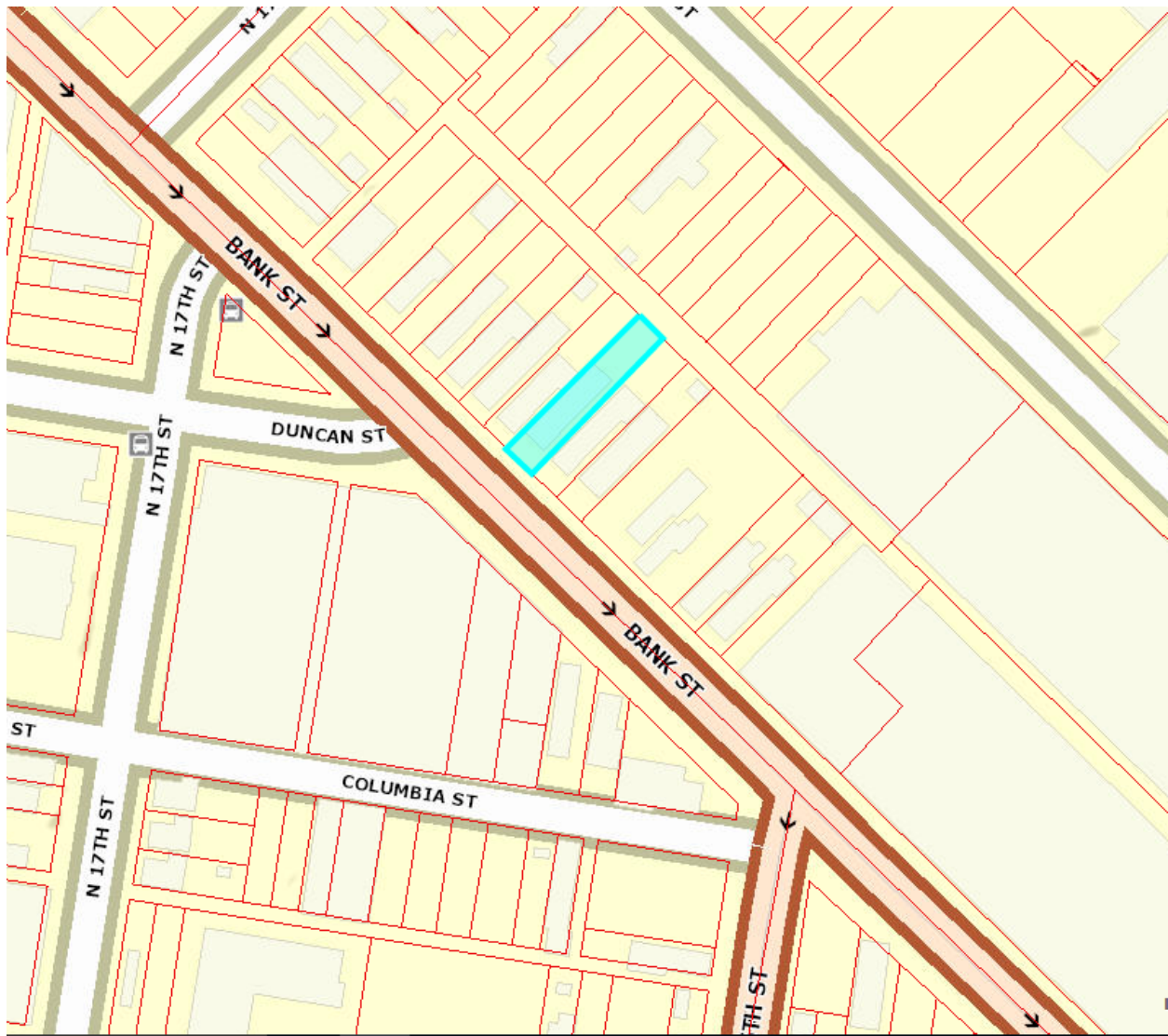
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO190 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 5
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

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4. LOJIC Map



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5. Site Photos

1621 Bank Street -subject photo



1621 Bank Street -street view west



1621 Bank Street-street view east



6. Project Budget

PROJECT DESCRIPTION:

Habitat for Humanity of Metro Louisville will build a new, single-family house for a qualified, low-income homebuyers. The lot being requested is located at 1621 Bank St.

COMPANY DESCRIPTION:

Habitat for Humanity of Metro Louisville is a non-profit homebuilder whose clientele is low-income homebuyers in Jefferson and Oldham Counties. Over the past 30 years, HFHML has built or remodeled over 400 homes, predominantly in the traditional neighborhoods of Louisville

PROJECT SPECIFICS AND COSTS:

House sizes range from 3 bedroom/1 bathroom to 4 bedroom/2 bathroom, determined by the size of the family purchasing the house. The home costs between \$70,000 and \$91,000 and appraise for about \$100,000.

PROJECT TIMELINE:

Habitat plans to complete the new house by December, 2017.

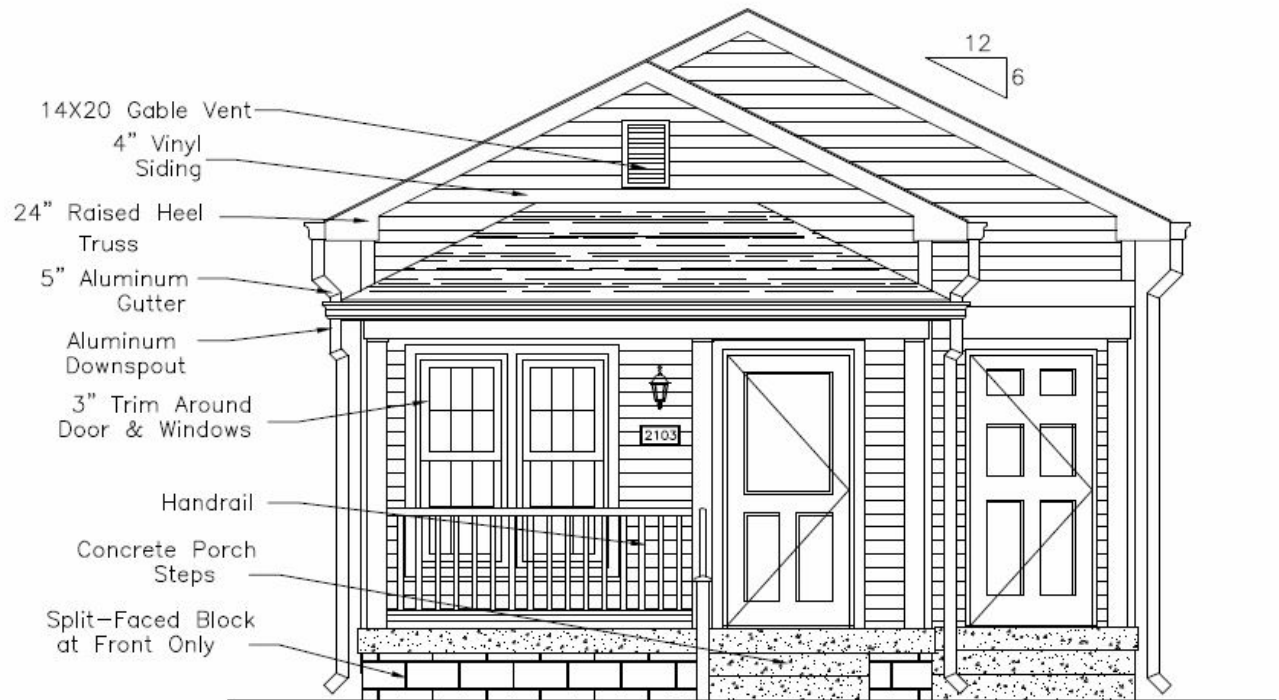
PROJECT FINANCING:

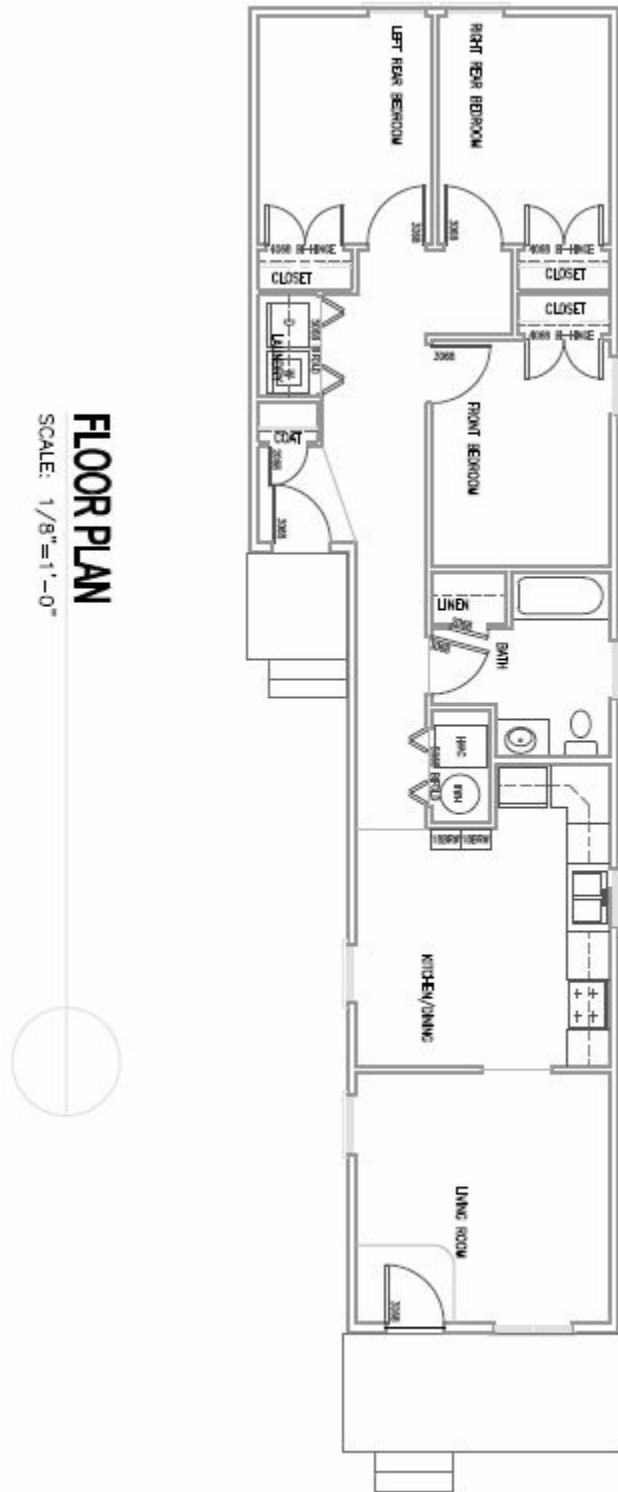
Funding will come from Habitat for Humanity of Metro Louisville homeowner mortgage payments, Kentucky Housing Corporation, Federal Home Loan Bank and additional house sponsorships.

PROJECT BUDGET:

Project Budget	
Site Acquisition	\$ 1
Site Development	1,000
Foundations	5,000
Rough Framing	16,000
Exterior Finishes	15,000
Mechanicals	19,000
Interior Finishes	11,000
Options	1,500
Administration	7,000
Misc	4,500
	<u>\$ 80,001</u>

7. Floor Plan





8. Secretary of State Document

Welcome to Fasttrack Organization Search

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HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.

General Information

Organization Number	0215709
Name	HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.
Profit or Non-Profit	N - Non-profit
Company Type	KCO - Kentucky Corporation
Status	A - Active
Standing	G - Good
State	KY
File Date	6/2/1986
Organization Date	6/2/1986
Last Annual Report	3/9/2016
Principal Office	1620 BANK STREET LOUISVILLE, KY 40203-1314
Registered Agent	ANNE C. MCARTHUR 1620 BANK STREET LOUISVILLE, KY 40203

Current Officers

President	John Vidal
Vice President	John Borders
Secretary	Matt Williams
Treasurer	Todd Rosenbaum
Director	Carolyn Miles
Director	John Borders
Director	John Dwver
Director	Al Hubbard
Director	Harvetta Ray
Director	Brandon Breunig
Director	Te'Andre Sistrunk
Director	Alan Laughlin
Director	Colleen Brinker
Director	John Vidal
Director	Christopher Meriwether
Director	Jacinta Nelson
Director	Sarah Provancher
Director	Carter Vance
Director	Todd Rosenbaum
Director	Kellev Helgeson
Director	Mary Miller
Director	Matt Williams
Director	John Rippy
Director	Marilyn Nelson
Director	LaGene Brown

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