



Vacant Property Leadership Institute
Community Affairs, Housing, Health & Education
Committee
May 11, 2022

LOUISVILLE

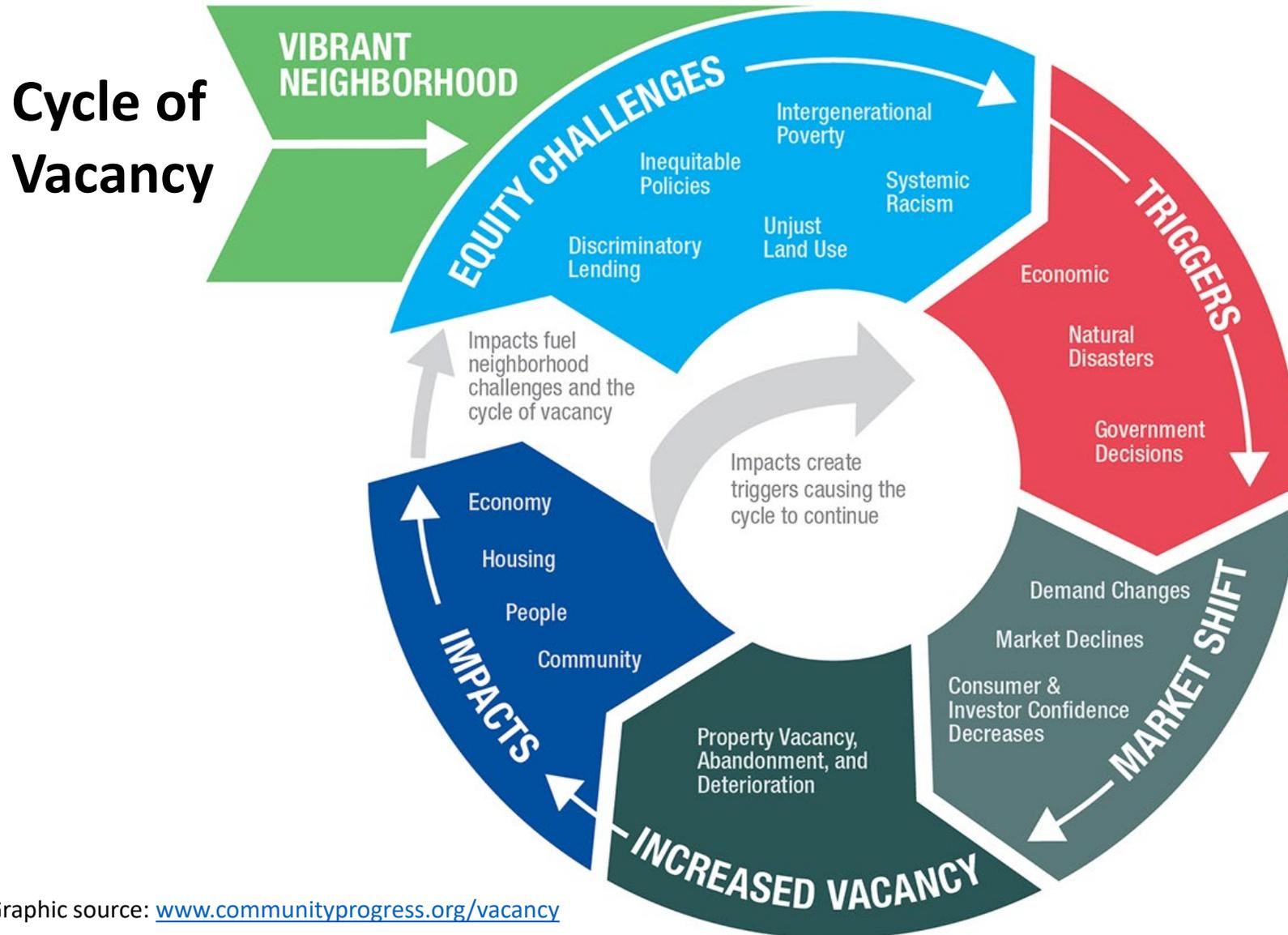
Vacant Property Leadership Institute



What was the Vacant Property Leadership Institute (VPLI)?

- 4-day intensive training focused on Vacant, Abandoned, or Deteriorated property strategies (February 2022).
- Louisville and Winchester, KY were invited to attend VPLI after competitive application process.
- Wisconsin, Illinois, and Georgia were also in attendance.
- Louisville delegation included representatives from Develop Louisville, Codes and Regs, Jefferson County Attorney's Office, Metro Council (President James), and REBOUND.
- Attendees were able to apply for Technical Assistance Scholarship (and Louisville was chosen!)

Vacant Property Leadership Institute: Lessons Learned



All strategies designed to interrupt this cycle must focus on **equity**.

Vacant Property Leadership Institute: Lessons Learned

Louisville's VAP efforts produced positive results:

- Multiple state law changes over past decade
 - Lien priority change initiated LMG's foreclosure program
 - Tax Delinquency Diversion Program (set to expire summer 2022. 5-year extension recommended)
 - Conservatorship – new VAP tool 2022
- Extensive use of data to focus efforts on VAP concentrations
- Racial Equity Review of Landbank policies (to be finalized May 2022)

Yet, there is still work left to do:

- Increase equity in VAP strategies
- Target property maintenance strategies based on market strength and property type to be equitable, efficient, and effective.
- Improve connection between code enforcement and home repair grant funding for low-income homeowners
- Improve engagement with community members and neighborhood groups
- Strengthen strategies for occupied problem properties
- Modernize Landbank statute

Vacant Property Leadership Institute: Lessons Learned

What are examples from other areas that Louisville could mirror?

- Peoria, Illinois – Code “Encouragement” Program
- Wisconsin – Annual landlord education program, required attendance prior to filing eviction cases
- Omaha, Nebraska – Landbank Ambassador program
- New York – Landbank statute provides (limited) preference for Landbank at Commissioner’s Sales
- Wisconsin – Commissioner’s Sale bidders must be in compliance with codes and up to date on taxes on other properties
- Ogdensburg, NY Landbank – partnered with local technical college, students built new home while Landbank provided materials



Vacant Property Leadership Institute: Ideas into Action

Center for Community Progress Technical Assistance Scholarship

- Louisville chosen as one of three cities to receive up to 100 hours of technical assistance provided by Center for Community Progress
- Focus on incorporating racial equity into code enforcement strategies

Landbank Racial Equity Review - Recommendations

- Racial equity review of Landbank disposition programs close to completion
- Plan is to recommend program changes to Landbank board May 2022
 - Increased focus on homeownership
 - Increased priority for neighborhood residents
 - Connection with financing for homeowners and small developers

Conservatorship

- New state law went into effect 1/1/22 allowing certain abandoned buildings to be rehabbed under court supervision
- Planning to file first case in FY22

Vacant and Abandoned Properties: Louisville Resources

- Visit the Landbank's **website** at www.louisvilleky.gov/vacant.
 - View available properties and learn about sales programs.
 - Sign up for email/text listserve and receive notifications when new properties are available.
- Watch Develop Louisville's Facebook page for livestreamed and archived events
 - Develop Louisville's Lunch and Learns. (live and archived)
 - Watch monthly Landbank meetings to hear about proposed projects. (2nd Monday of each month)
- Contact 311 to alert Metro to vacant and likely abandoned properties.
- Research vacant properties using public resources (watch Lunch and Learn to learn about property research)



Office of Housing and Community Development: Contact Information

- Landbank: 502-574-4200
- Email: VAPStat@louisvilleky.gov
- Website: www.louisvilleky.gov/vacant

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