



**Vacant & Abandoned  
Properties Update  
February 12, 2018**

**Community Affairs and Housing Committee**

**Presented by  
Laura Grabowski, Director,  
Vacant & Public Property Administration,  
Develop Louisville  
Robert Kirchdorfer, Director,  
Department of Codes and Regulations**



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# Louisville Metro Vacant and Abandoned Properties

## How do we count VAPs?

Parcels marked “vacant” by Codes and Regs with open code violations of at least one year.

## Using that definition, how many VAPs exist currently?

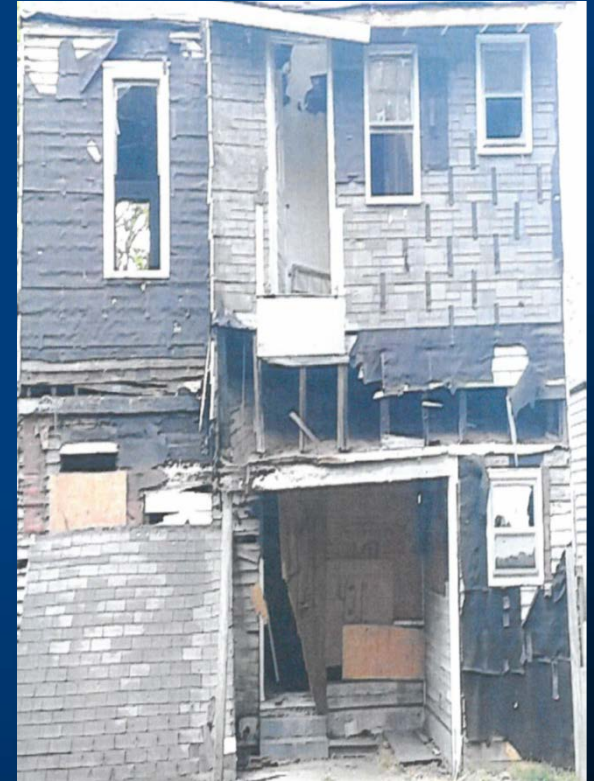
4,100 total parcels, of which 2,700 are structures.

## How many are owned by the City?

The City owns about 600 vacant parcels, approximately 16% of the total.

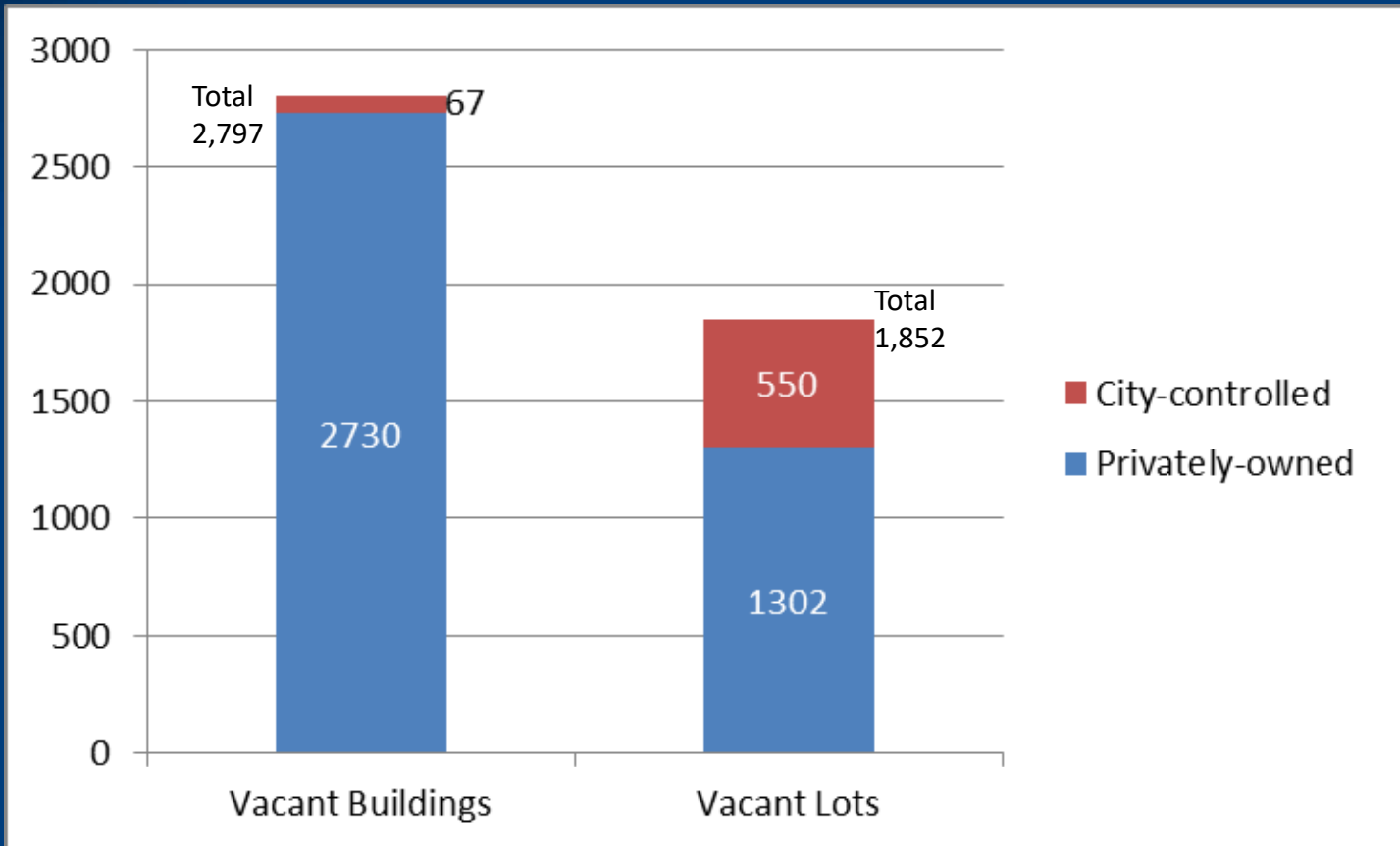
## Where are they located?

The highest number of VAPs are located in Council Districts 1, 3, 4, 5, 6, and 15.



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# Vacant and Abandoned Properties: City-controlled vs. Privately-owned



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Cross-Functional Approach

**B**lighted  
**P**roperty  
**A**ction  
**T**eam



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# Vacant and Abandoned Properties: Privately-Owned VAP Strategies

Cut and Clean

Board or Clearboard

Civil Collection Suit

Criminal Prosecution

Lien Waiver to help private market transfer

Public Nuisance Violation

Increased LMPD presence

Property Donation to Landbank

Legal Action – Foreclosure, Spot Condemnation, other legal action to clear title

Demolition

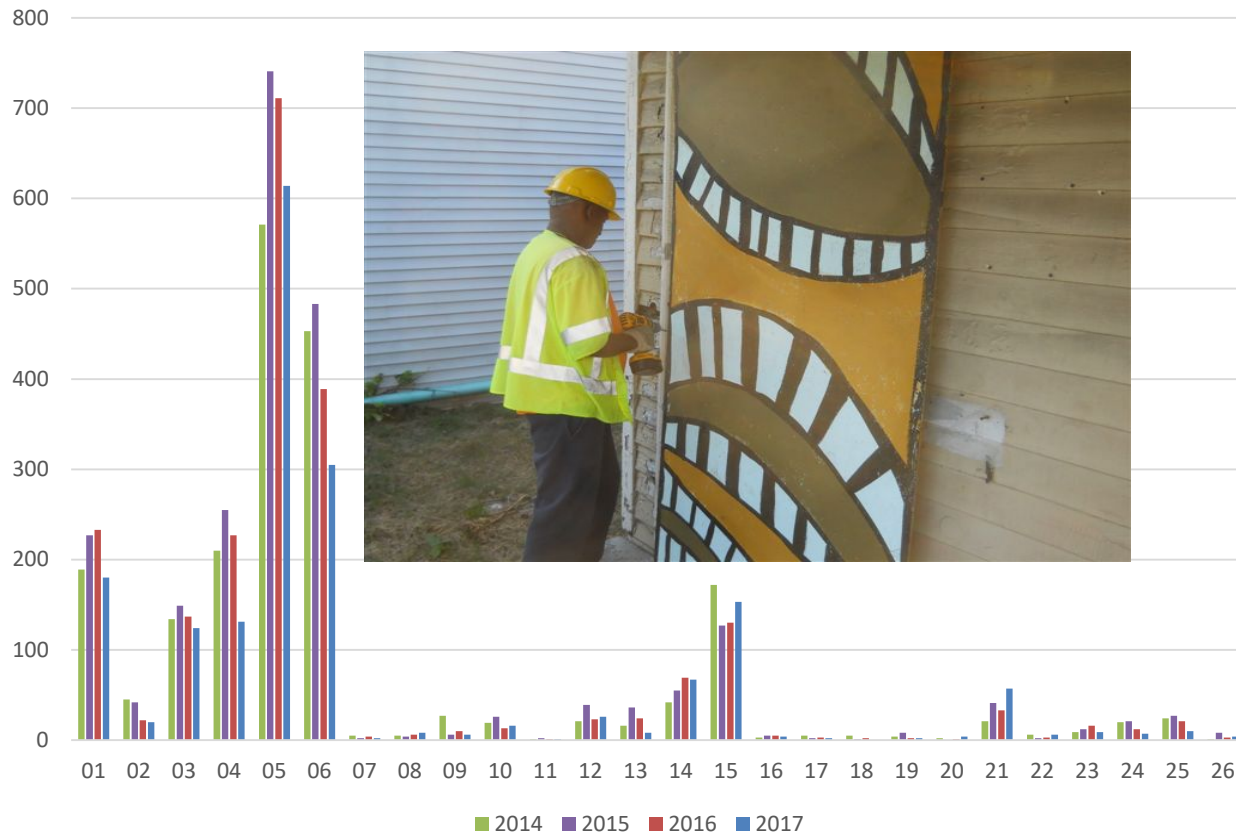


# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Boarding and Cleaning



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Boarding

Boardings by Council District





# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Cleaning

Cleanings by Council District





# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Clearboarding

FY18 Budget includes funds for a clearboarding pilot, both in a targeted neighborhood and in structures across Louisville Metro

## Target Area:

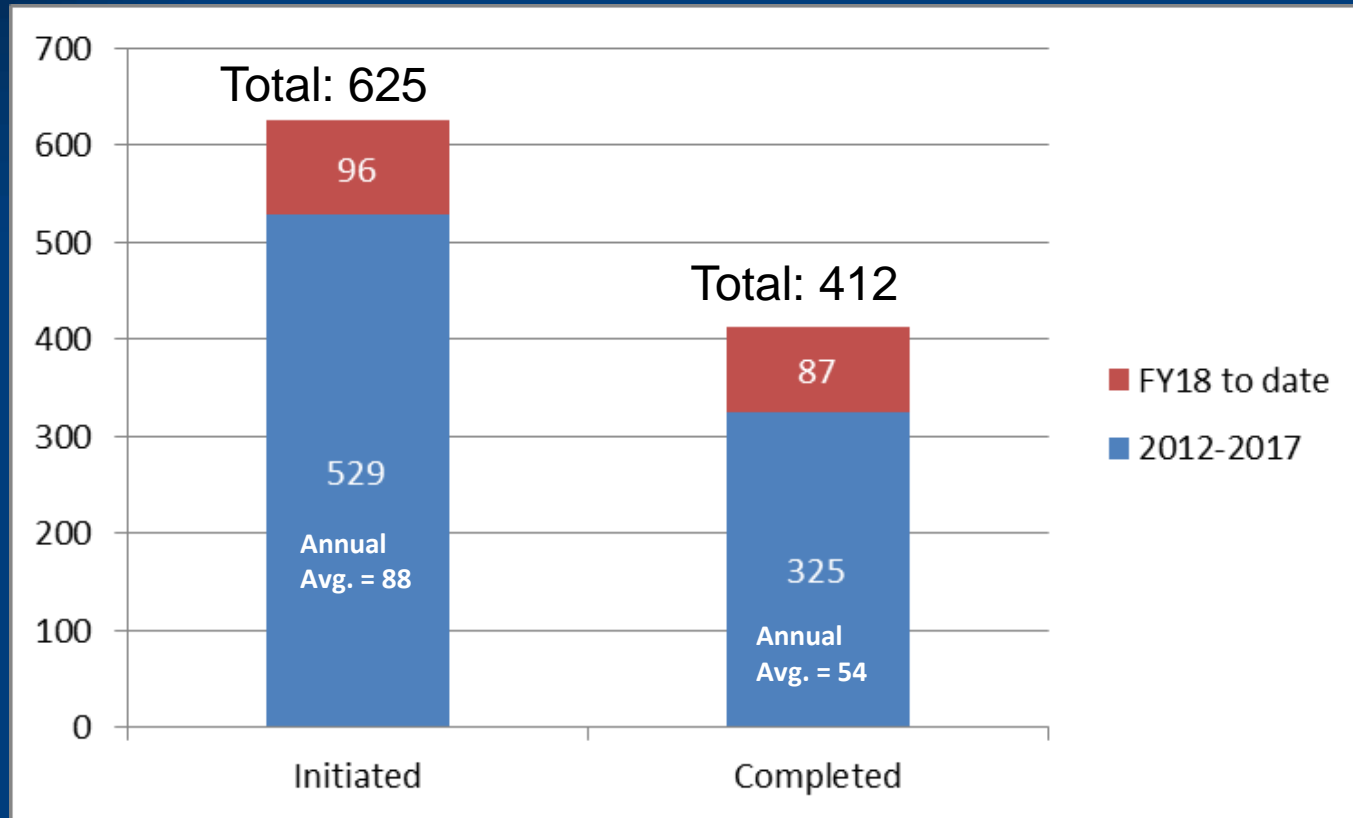
Portion of Russell around  
Byck Elementary  
(24<sup>th</sup> and Cedar)

## Timeline:

January through March



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Foreclosures



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions

Previous:

First Come, First Serve

Demolitions were  
conducted based on  
referral date

No weight was given  
to structure or  
neighborhood  
condition

Now:

Priority Scoring System

Referrals are scored  
based on a variety of  
criteria

Worst cases are  
addressed first



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions

FY18 Demolitions	Structures	Timeline
Completed Demolitions	57	n/a
Pending Demolitions	8	30 days
Demolitions in Process	69	6-12 months



# Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions



## FY18 Partnership with Lock up Lead and Youthbuild

- Youthbuild students are applying Lock up Lead product to houses prior to city-funded demolitions
- Product lessens lead dust in neighborhoods caused by demolitions of older houses
- Students are also doing outreach to neighbors to educate on dangers of lead





# City-controlled Vacant Properties Louisville/Jefferson County Landbank Authority



Acquisition through voluntary donations and foreclosures

Disposition to residents, non-profits, developers, etc.

300+ properties converted to productive use since 1996



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# City-controlled Vacant Properties Louisville/Jefferson County Landbank Authority Disposition Programs

- **Vacant Lot Sales Programs**
  - Adjacent Side Yard
  - Cut It Keep It on **Your** Block
  - New Construction -Budget Rate
  - New Construction - Flex Rate
- **Vacant Structure Sales Programs**
  - Request for Proposals/Open Houses
  - Last Look (Save the Structure, Demo for Deed)



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# City-controlled Vacant Properties Louisville/Jefferson County Landbank Authority How to Find Information and Apply

- **Make sure** your own properties are in compliance with Codes and Regs and that your taxes are up to date.
- **Visit** our Website to find city-controlled properties and to apply: [www.louisvilleky.gov/vacant](http://www.louisvilleky.gov/vacant)
- **Call** us at 574-4200 with questions
- **Subscribe** to our email listserve to receive emails about upcoming sales and events: [www.Louisvilleky.gov/vacant](http://www.Louisvilleky.gov/vacant) click on “subscribe”



Before



After



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# Questions?

Metro Development Center,  
444 S. 5<sup>th</sup> Street, 5<sup>th</sup> Floor  
Louisville, KY 40202

Main Phone: (502) 574-4016

Email: [VAPStat@louisvilleky.gov](mailto:VAPStat@louisvilleky.gov)

Online - [Louisvilleky.gov/vacant](http://Louisvilleky.gov/vacant)



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