



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

Community Affairs and Housing Committee

**Presented by
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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?

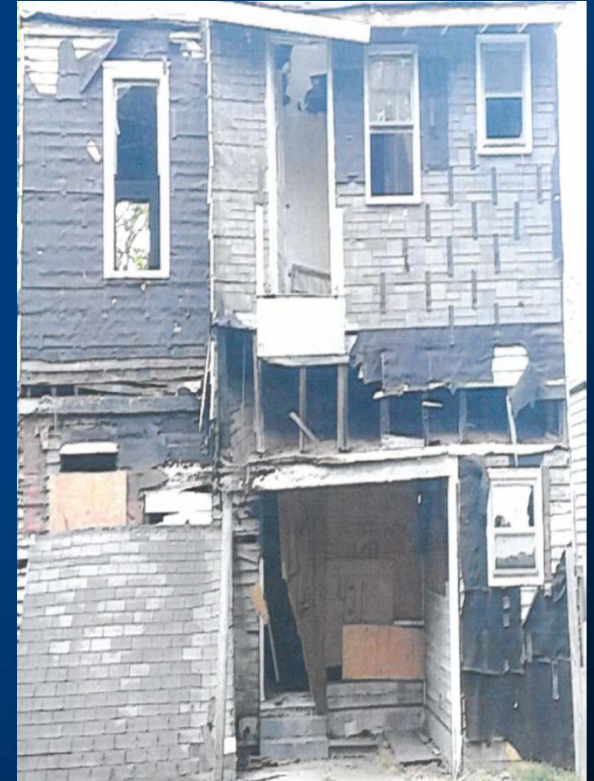
4,100 total parcels, of which 2,700 are structures.

How many are owned by the City?

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

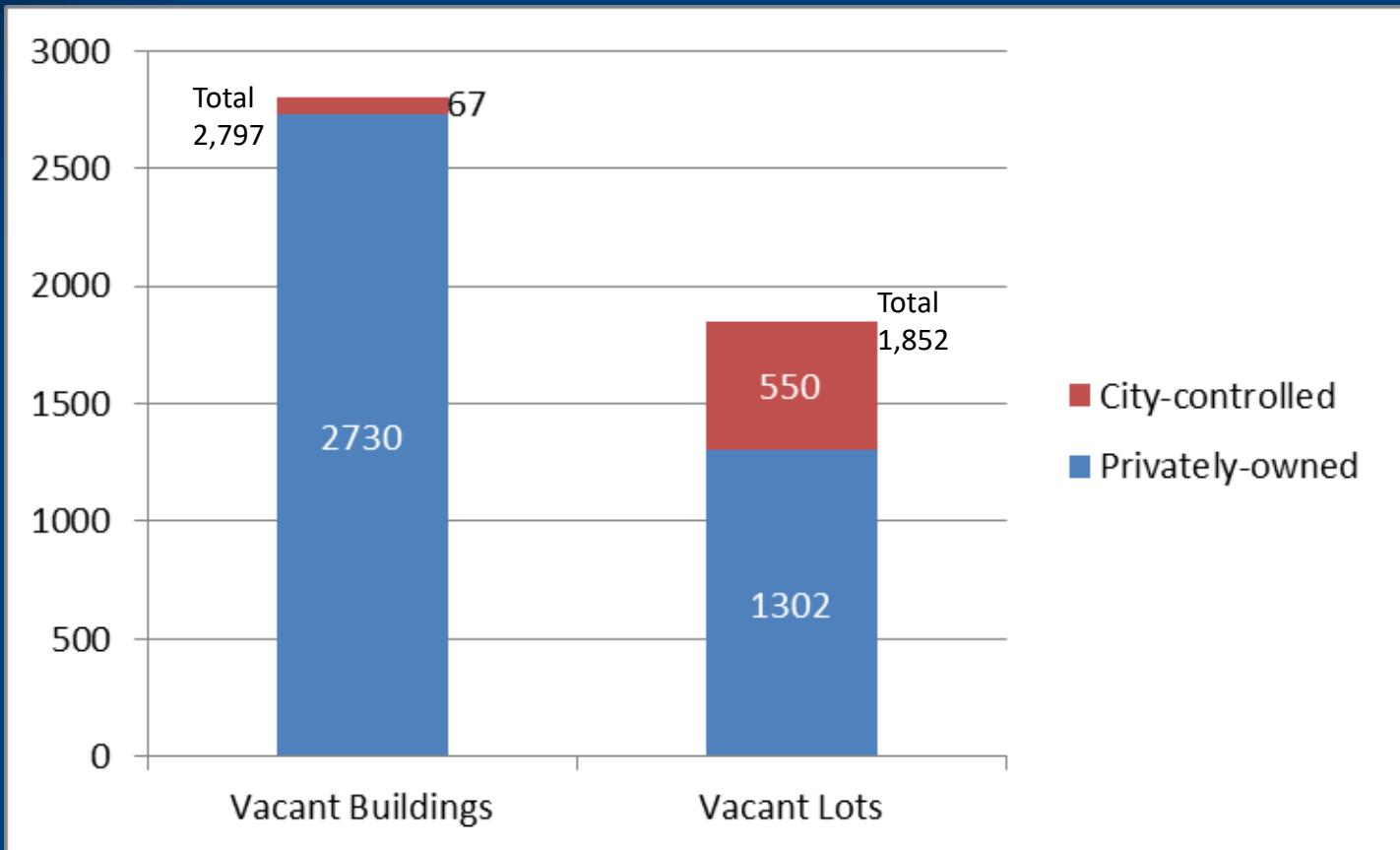
Where are they located?

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



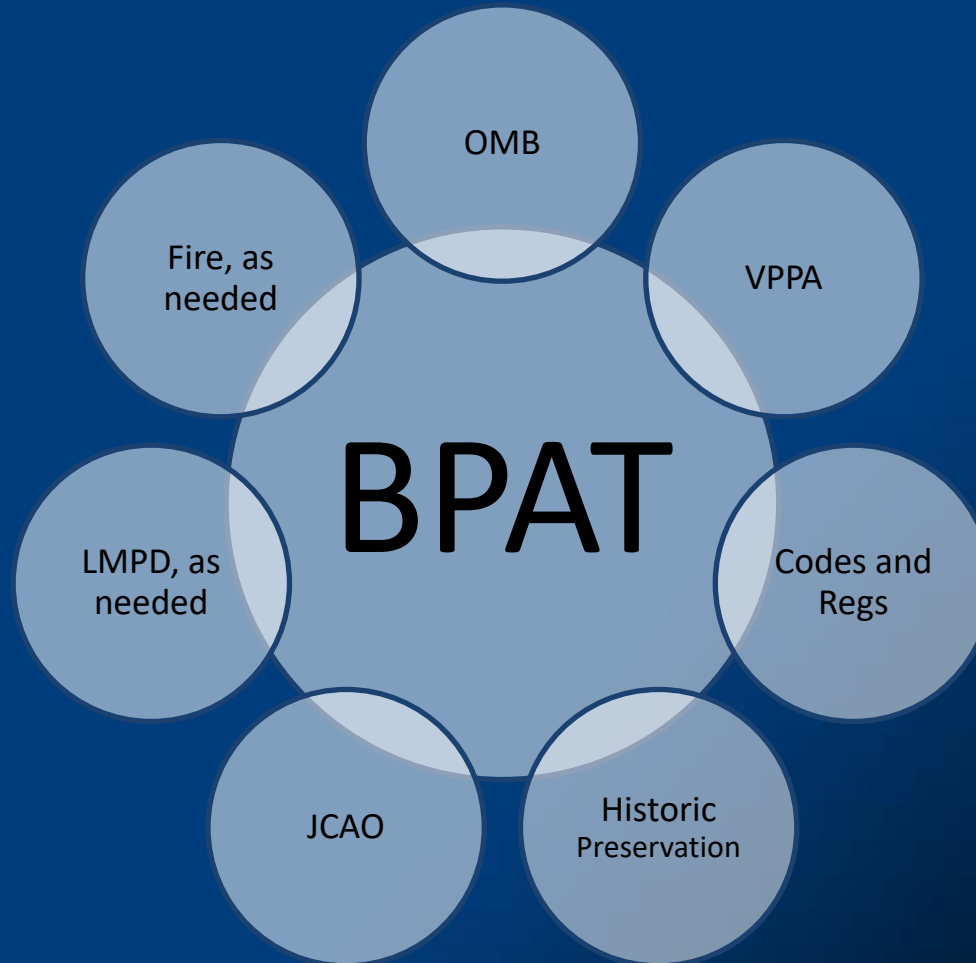
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Vacant and Abandoned Properties: City-controlled vs. Privately-owned



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

Blighted
Property
Action
Team



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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

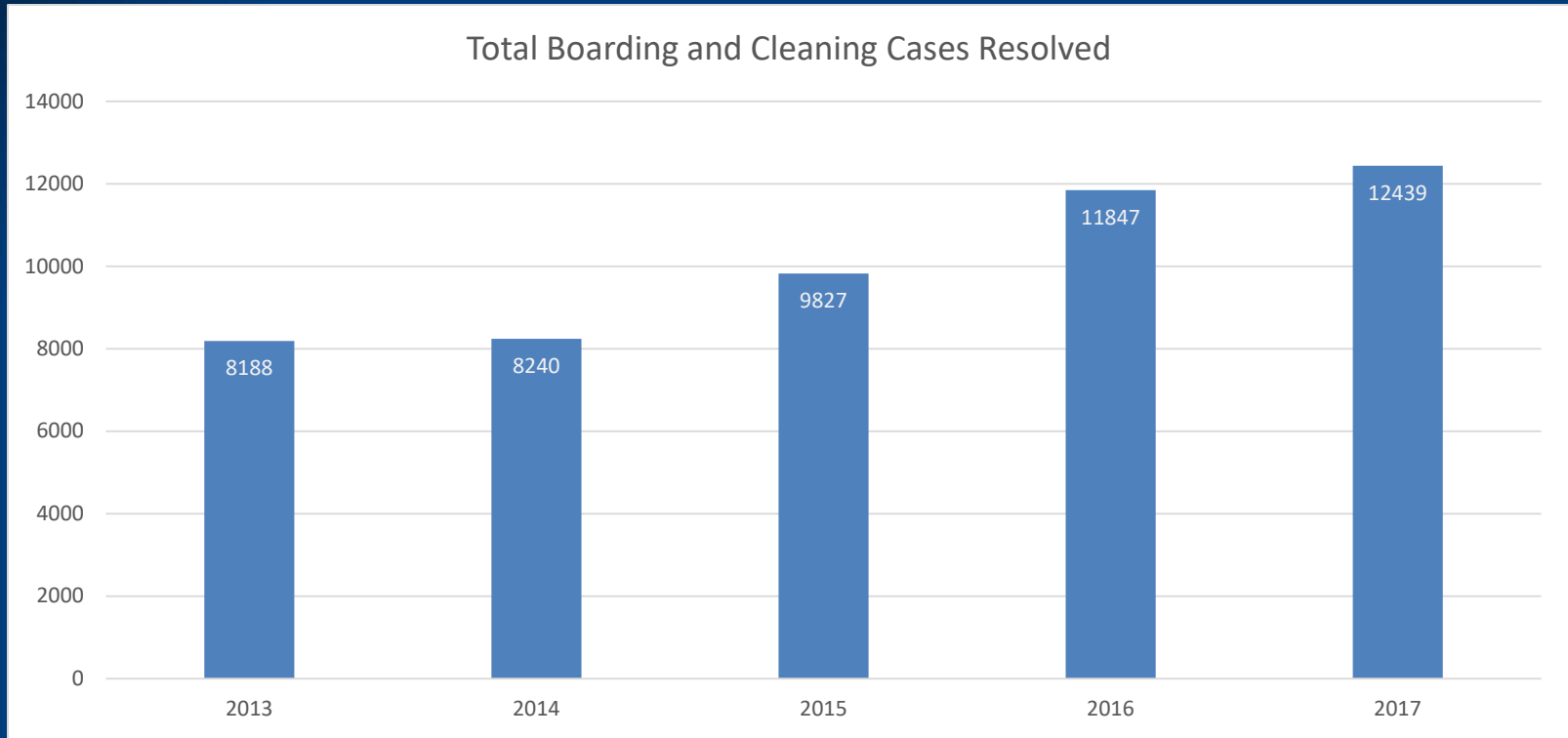
Property Donation to Landbank

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

Demolition

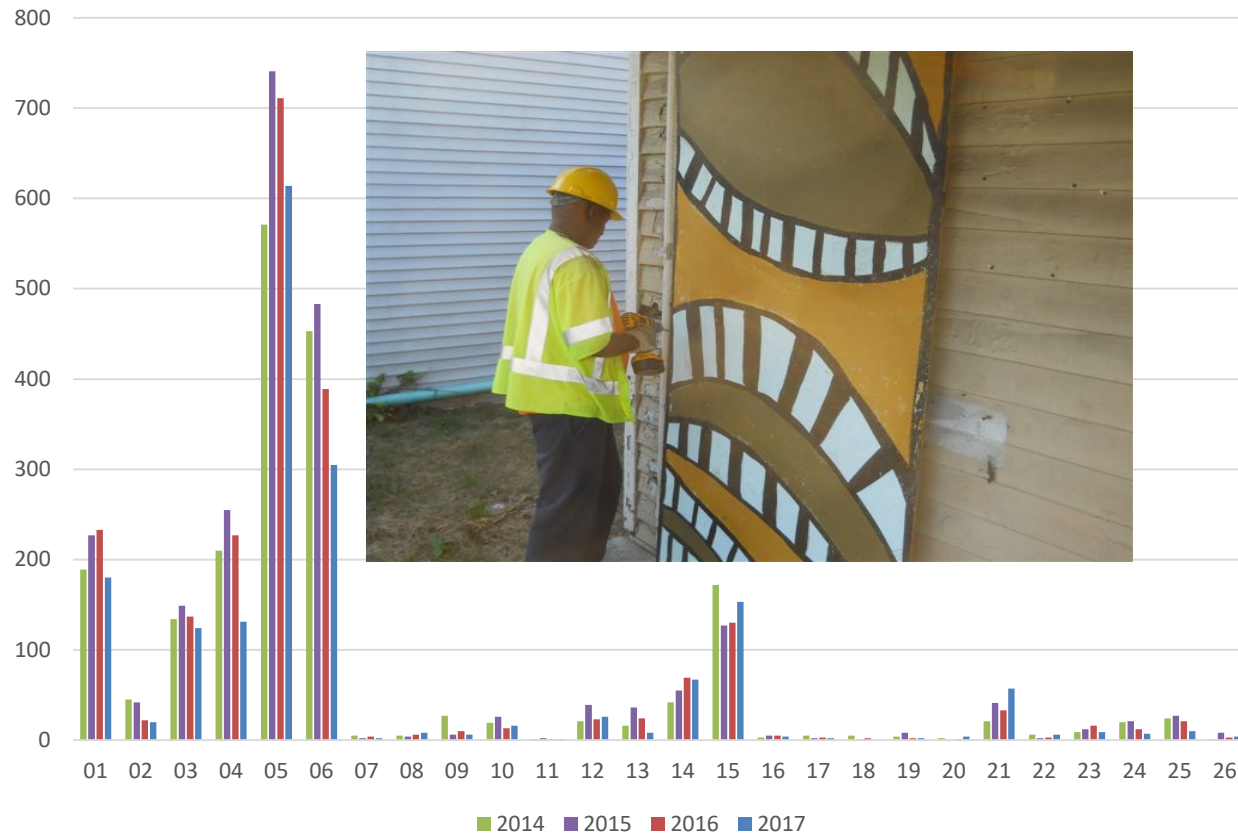


Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Boarding and Cleaning



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:

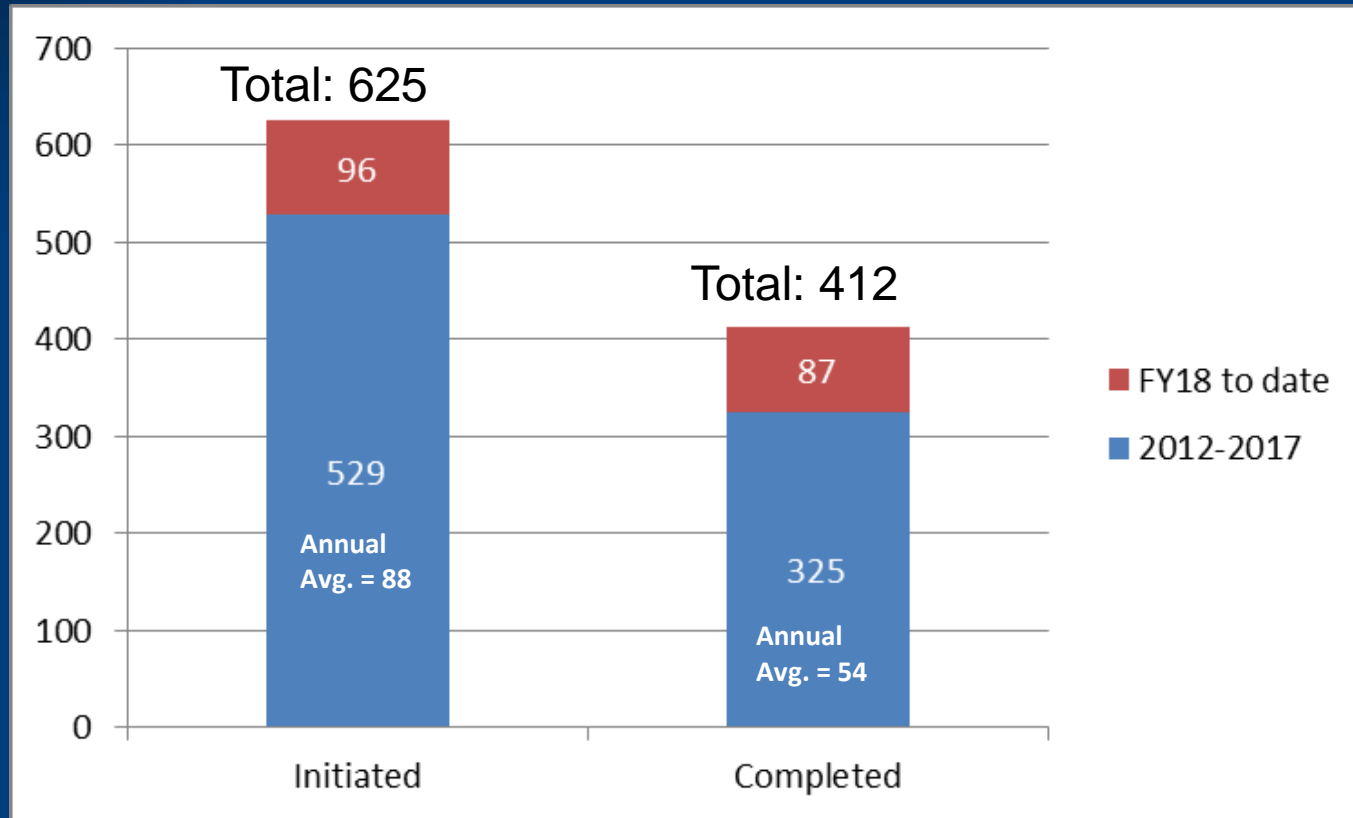
Portion of Russell around
Byck Elementary
(24th and Cedar)

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
- **Call** us at 574-4200 with questions
- **Subscribe** to our email listserve to receive emails about upcoming sales and events: www.Louisvilleky.gov/vacant click on “subscribe”



Before



After



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Questions?

Metro Development Center,
444 S. 5th Street, 5th Floor
Louisville, KY 40202

Main Phone: (502) 574-4016

Email: VAPStat@louisvilleky.gov

Online - Louisvilleky.gov/vacant



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