

Tax Delinquency Diversion Program June, 2017

Community Affairs, Housing, Health and Education
Committee

Presented by
Deborah Bilitski, Director, Develop Louisville
Laura Grabowski, Director,
Vacant & Public Property Administration



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Tax Delinquency Diversion Program

- TDDP stops the sale of certificates of tax delinquency in designated priority project areas to third parties for up to five years.
- Metro Council passed enabling legislation in Spring 2017 creating a Tax Delinquency Diversion Program.
- Certification of priority project areas by the Landbank Authority is required prior to approval by Metro Council. For the areas under consideration today, certification occurred on June 12th, 2017.



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Priority Project Area Criteria

In order to be designated as a priority project area, the area must meet the following criteria:

- Area has a significant number of blighted properties;
- Existing conditions within said census blocks are favorable for redevelopment;
- Existing resources needed for urban redevelopment are present;
- Existing characteristics of the areas can be promoted as part of a campaign to retain existing residents and attract new residents to the areas

Designation will remain in effect for five years.



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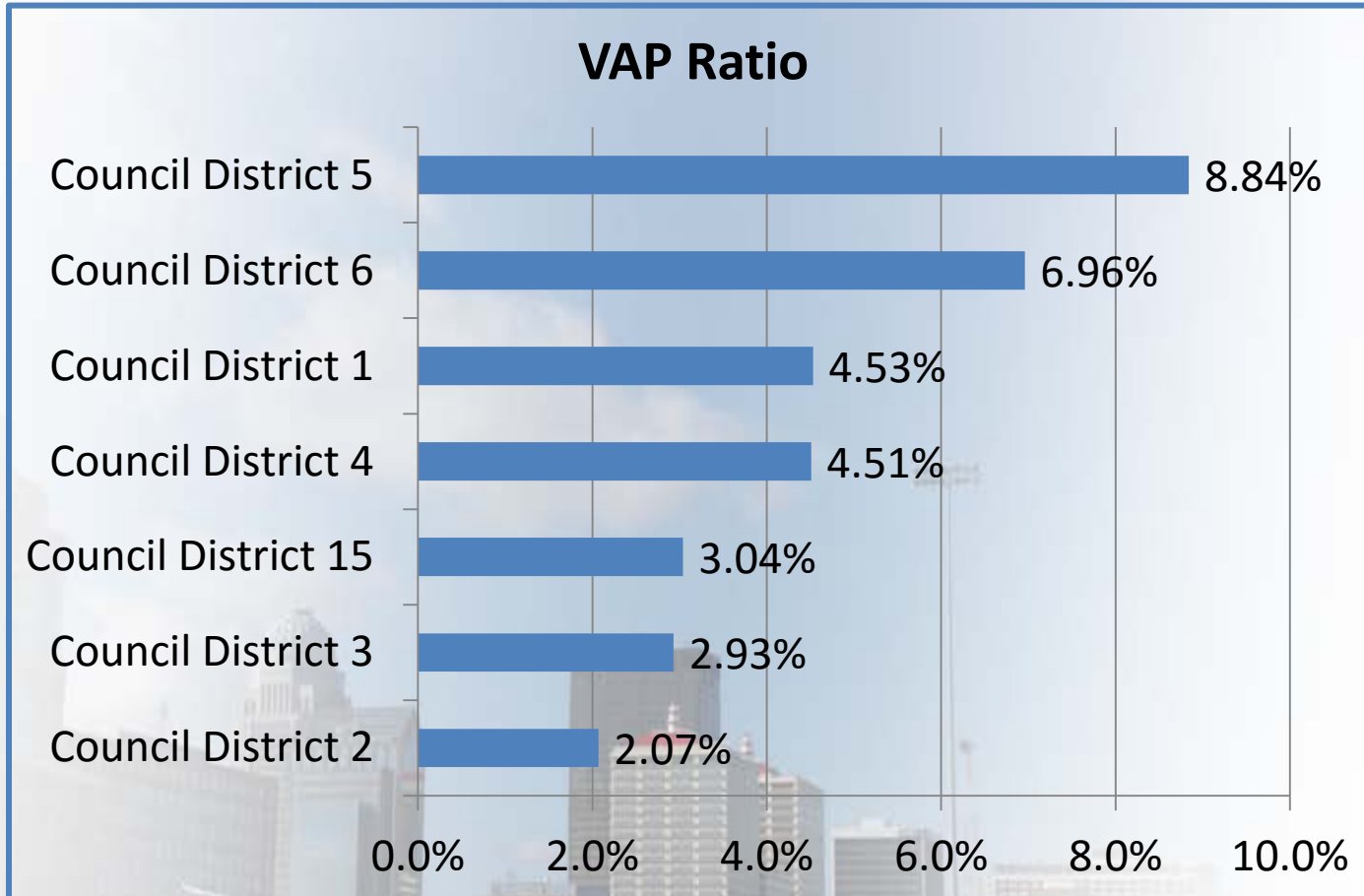
Definition of “Blight”

"Blighted" or "deteriorated" property means any vacant structure or vacant or unimproved lot or parcel of ground in a **predominantly built-up neighborhood**:

- (a) Which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the housing, building, plumbing, fire, nuisance, or related codes;
- (b) Which because of physical condition, use, or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures;
- (c) Which, because it is dilapidated, unsanitary, unsafe, vermin-infested, or lacking in the facilities and equipment required by the housing or nuisance code of the local government in which it is located, has been designated by the department responsible for enforcement of the housing or nuisance code as unfit for human habitation;
- (d) Which is a fire hazard, or is otherwise dangerous to the safety of persons or property;
- (e) From which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use;
- (f) Which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin;
- (g) Which has been tax delinquent for a period of at least three (3) years; or
- (h) Which has not been brought into compliance with the housing, building, plumbing, electrical, fire, or nuisance code of the local government within which it is located within the time constraints placed upon the owner by the appropriate code enforcement agency;



Tax Delinquency Diversion Program Neighborhood Recommendations



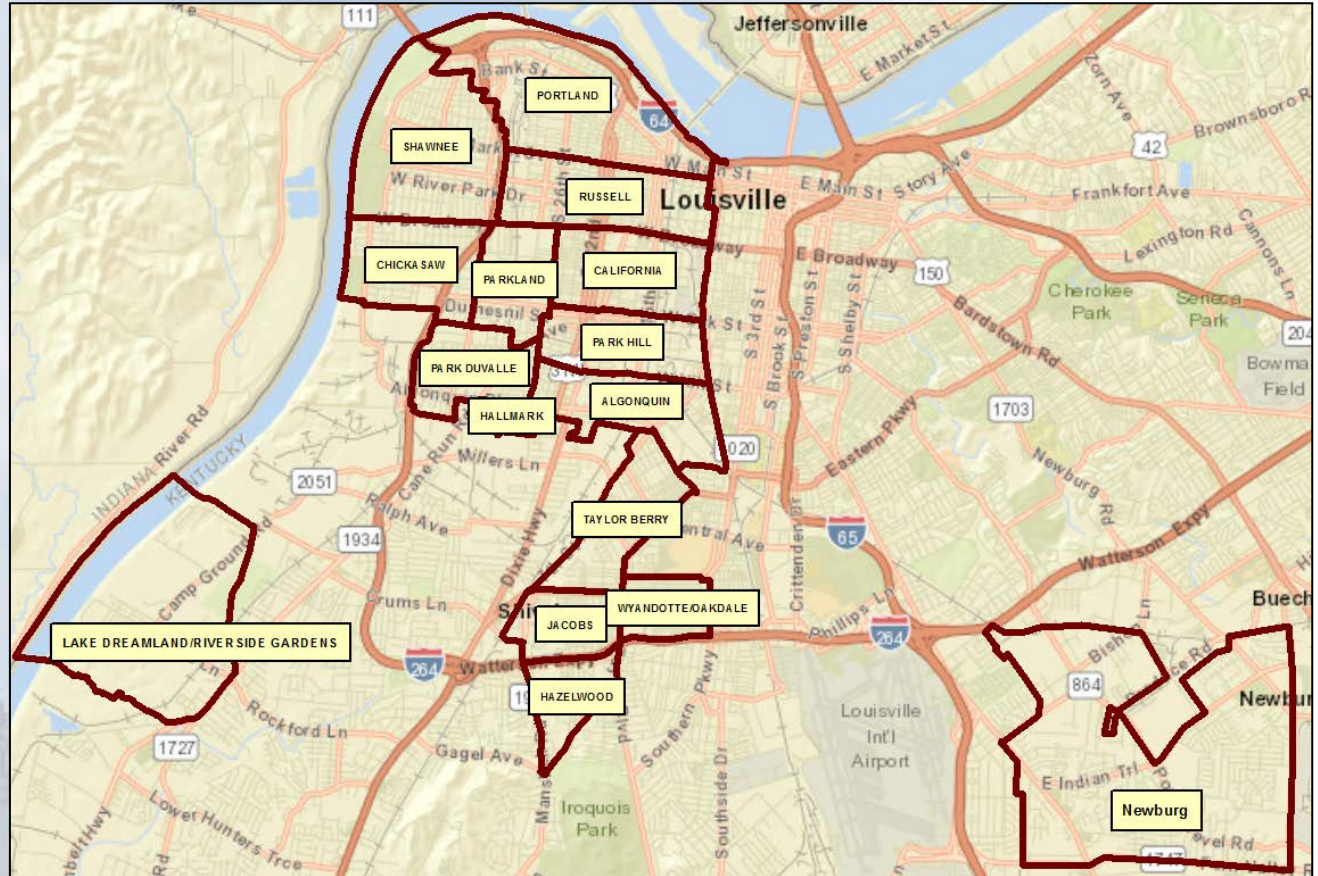
VAP Ratio = Percentage of total number of parcels that are considered vacant structures per Codes and Regs



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Tax Delinquency Diversion Program Neighborhood Recommendations

- Algonquin
- California
- Chickasaw
- Newburg
- Park DuValle
- Park Hill
- Parkland
- Portland
- Russell
- Shawnee
- Hallmark
- Hazelwood
- Jacobs
- Oakdale
- Taylor Berry
- Lake Dreamland/
Riverside Gardens area



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Significant Number of Blighted Properties

Neighborhood	Total Parcels	Total Blighted Parcels	Total Parcels With Delinquent Taxes
Algonquin	1,706	150 (9%)	227 (13%)
California	2,662	461 (17%)	540 (20%)
Chickasaw	3,064	350 (11%)	475 (16%)
Hallmark	436	20 (5%)	33 (8%)
Hazelwood	883	60 (7%)	63 (7%)
Jacobs	1,443	69 (5%)	72 (5%)



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Significant Number of Blighted Properties

Neighborhood	Total Parcels	Total Blighted Parcels	Total Parcels With Delinquent Taxes
Lake Dreamland / Riverside Gardens area	1,699	88 (6%)	294 (18%)
Newburg	7,201	260 (4%)	315 (4%)
Oakdale	2,069	139 (7%)	112 (5%)
Park DuValle	2,206	142 (6%)	241 (11%)
Park Hill	2,466	659 (27%)	686 (28%)
Parkland	2,031	312 (15%)	461 (23%)



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Significant Number of Blighted Properties

Neighborhood	Total Parcels	Total Blighted Parcels	Total Parcels With Delinquent Taxes
Portland	5,855	819 (14%)	1,218 (21%)
Russell	3,312	658 (20%)	708 (21%)
Shawnee	5,099	543 (11%)	689 (14%)
Taylor Berry	3,022	137 (5%)	147 (5%)
Total TDDP	45,154	4,867 (11%)	6,281 (14%)



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Resources Present for Redevelopment

- Vacant and Public Property Administration
- HUD CDBG, HOME, including Neighborhood Revitalization Strategy Area designation
- Office of Redevelopment Strategies
- Council NDFs and CIFs
- Metro Parks
- Public Works
- Private development community
- Non-profit development community



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Existing Area Conditions and Characteristics

- Historically solid stable residential neighborhoods
- Neighborhoods have been in decline and have become destabilized
- Significant amount of housing stock and population density
- Served by existing infrastructure and transit
- Neighborhoods include existing parks, schools, churches, and historic attributes



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Questions?

Vacant & Public Property Inquiries...

Metro Development Center,

444 S. 5th Street, 5th Floor

Main Phone: (502) 574-4016

Email: VAPStat@louisvilleky.gov

Online - Louisvilleky.gov



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