

Vacant & Abandoned Properties Update March, 2017

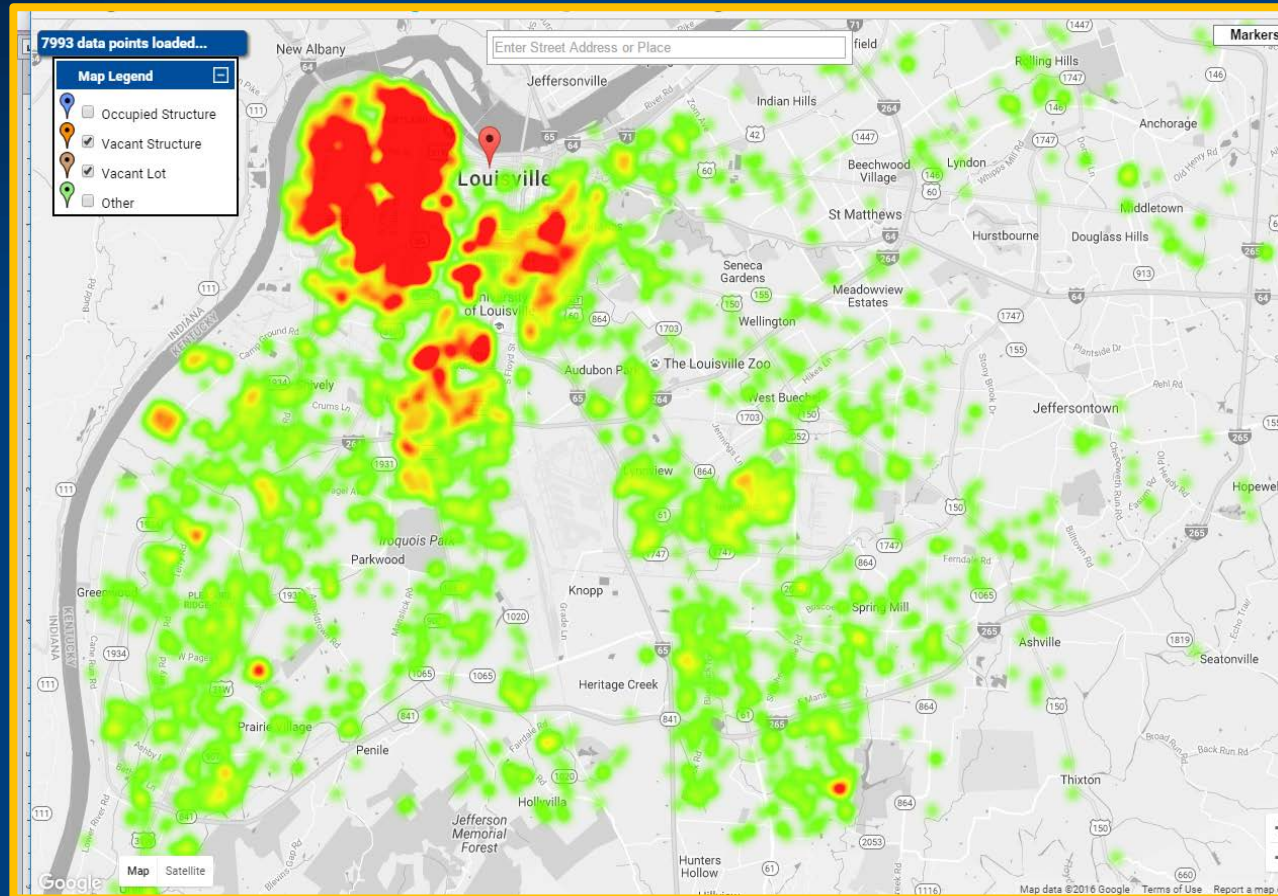
Community Affairs, Housing, Health and Education
Committee

Presented by
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Laura Grabowski- Director,
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Vacant and Abandoned Properties Metro-wide Statistics



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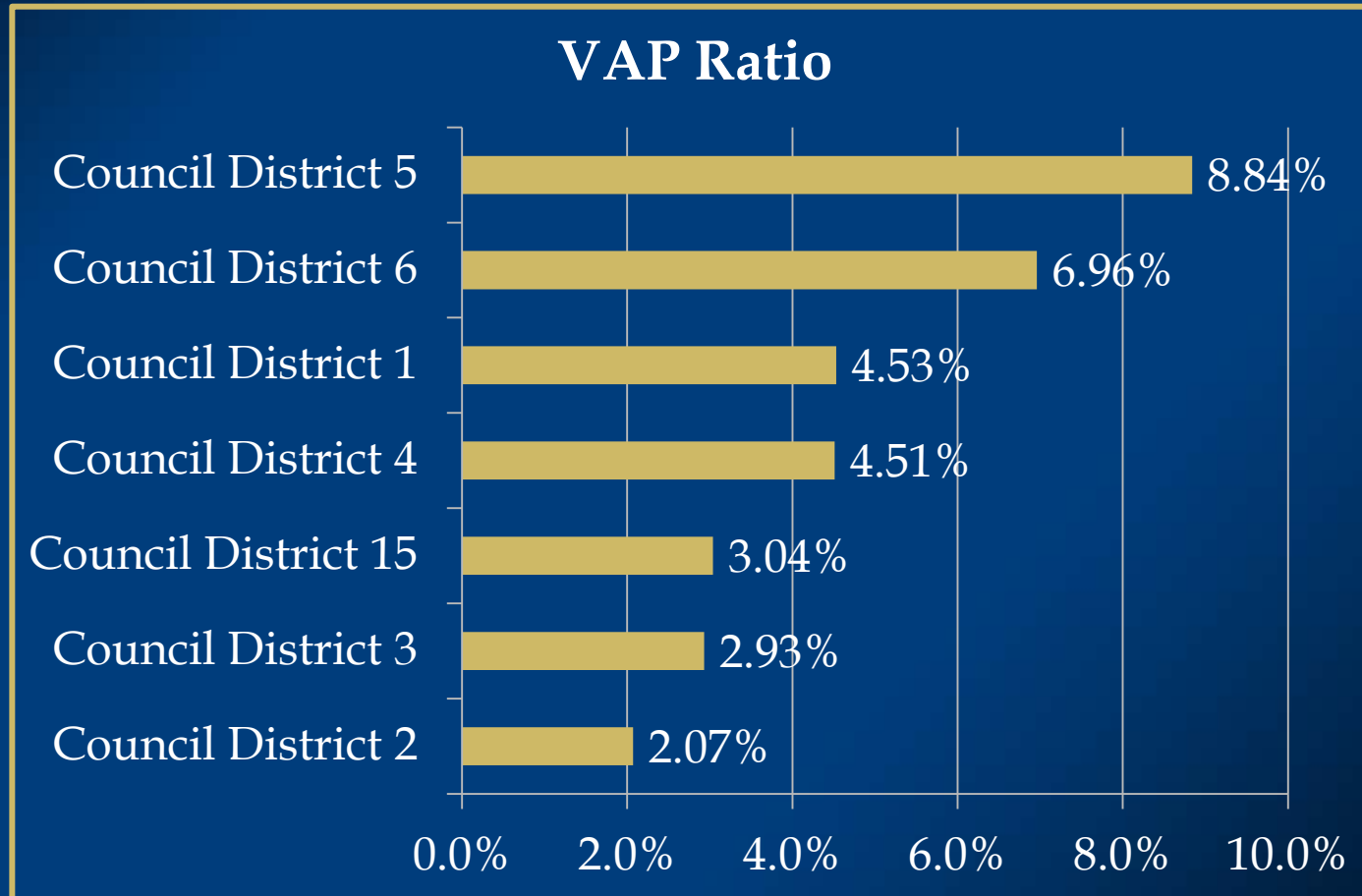
Vacant and Abandoned Properties: What's the Mission?

*Placing underutilized
property back into
productive use is our
highest priority.*



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Vacant and Abandoned Properties Statistics



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



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Vacant and Abandoned Properties Statistics

VAPStat Key Performance Indicator	12-month Goal	FY16 Actual	FY17 Year to date (July 16 – Jan 17)
Boarding and Cleaning Backlog	7,200 (600 per month)	4,444	1,468
Foreclosures Initiated	100	94	35
Metro Demolitions	100	107	61
Net Payment/Collections from Fines, Abatement Costs, and Liens	\$2.7 million	\$2,783,921	\$1,595,270
Landbank Acquisitions	TBD	33	73
Dispositions – Landbank, Urban Renewal Commission	TBD	50	54



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Vacant and Abandoned Properties Foreclosures



Average Foreclosure Cost: \$6,000



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Vacant and Abandoned Properties Demolitions



Average Demolition Cost: \$11,000



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Update: Tax Delinquency Diversion Program (TDDP)

- TDDP allows Louisville Metro Government to withhold tax liens from being sold to third parties in designated areas for a specific period of time.
- New law was enacted in 2016, revising KRS 99.700-99.730, 416.540 and 416.580
 - Allows Louisville Metro Government to initiate a Tax Delinquency Diversion Program and to designate specific areas for inclusion in the program
- Metro Council legislation is first needed to develop a Tax Delinquency Diversion Program, updating Chapter 38 of the Louisville Metro Code of Ordinances
- Metro Council legislation will then be needed to designate specific areas for inclusion in the program.



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Update: Condemnation

- Existing law on condemnation allows Louisville Metro Government to use power of eminent domain to condemn blighted property
- Amendments were enacted in 2016, revising KRS 99.700-99.730, 416.540 and 416.580
 - Allows estimated repair or demolition costs to be deducted from market value, making condemnation more financially feasible
- Metro Council legislation is first needed to reflect the updates to the state legislation in the local code of ordinances
- Metro Council legislation will then be needed as necessary to institute eminent domain proceedings against properties that have been certified as blighted



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Update: HB310

- Provides for a funding mechanism for the landbank by allowing 50% of property taxes on properties from the landbank for the 5 years following their return to the tax rolls - except for school board proceeds.
- HB310 has been passed by the House and has been assigned to a Senate committee



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Vacant and Abandoned Properties

What's next?

TARGET
efforts in
support of
neighborhood
redevelopment
efforts

LAYER
resources to
maximize VAP
and other
redevelopment
efforts

MEASURE
results of
strategies to
optimize VAP
solution
efficiency



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Questions?

Vacant & Public Property Inquiries....

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