



YouthBuild Louisville
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April 3, 2020

Dear Smoketown Neighbors,

I am writing to inform our neighbors that YouthBuild Louisville has submitted a pre-application for a **Variance for a Conditional Use Permit** (20-Variance-0038) for the YouthBuild-owned property at 532 E. Breckinridge Street. At YouthBuild's meeting with the Smoketown neighborhood to discuss the rezoning for the Smoketown Hopebox (538-534 East Breckinridge) and the Smoketown Youth Residences (532 East Breckinridge) on March 4, the neighborhood expressed a desire for the house at 532 East Breckinridge Street to remain a single-family home. To address the recommendation of the neighborhood, YouthBuild changed its plans for the house from a conversion to a duplex to a four-bedroom single-family home.

The purpose of the Conditional Use Permit pre application is for Transitional Housing that will allow the renovation of the long-vacant single-family house into a residence for YouthBuild participants and an on-site supervisor. YouthBuild plans to convert the shotgun house at 532 E. Breckinridge Street into the "Smoketown Youth Residence." The existing, historic but vacant house will be rehabilitated with a small rear addition to accommodate four-bedrooms and two baths. The residence will then house up to six (6) formerly homeless YouthBuild program participants, along with a Supervisor/Resident Assistant who will provide supervision for the youth residents. The substantial rehabilitation of the properties is being made possible through philanthropic and local government grants and loans. YouthBuild will own and operate the residence and will provide property maintenance through YouthBuild's Construction Training program and the organization's internal property maintenance crew. YouthBuild's main campus is located very close by in the 800 block of South Preston Street.

As you may know, YouthBuild (YBL) is an education, job training, and leadership program that provides low-income young adults, ages 18-24, opportunities to realize their potential as active community leaders and an educated workforce for Louisville. YBL's mission is to champion young adults to be great citizens who build productive lives, families, and sustainable communities. YBL's vision is that through the development of life and job skills, students are inspired to reach lifelong success as they become strong, confident young adults with a commitment to work, education, family and community.

The Conditional Use Permit process starts with a pre-application and then a neighborhood meeting to discuss the project. Due to the COVID-19 Pandemic, it is not safe to hold a meeting. A neighborhood meeting will be scheduled and held as soon as it is safe to gather.

Thank you for your consideration.

Sincerely,

Lynn Rippy
President and CEO

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DATE: June 29, 2020

TO: Louisville Metro Planning & Design Services

FROM: Young Adult Development in Action, Inc., d/b/a YouthBuild Louisville

RE: **Conditional Use Permit Application**
532 E. Breckinridge – Parcel ID 0220A1750000
Application for a Conditional Use Permit for Transitional Housing

Young Adult Development in Action, Inc. – doing business as YouthBuild Louisville, a 501(c)3 non-profit organization – hereby submits this application for a conditional use permit for transitional housing for the YouthBuild-owned property at 532 E. Breckinridge Street in the Smoketown neighborhood of Louisville. The purpose of this Conditional Use Permit is to allow the renovation of a long-vacant single-family house to a residence for YouthBuild participants and an on-site supervisor

YouthBuild Louisville (YBL) is an education, job training, and leadership program that provides low-income young adults, ages 18-24, opportunities to realize their potential as active community leaders and an educated workforce for Louisville.

YBL's mission is to champion young adults to be great citizens who build productive lives, families, and sustainable communities. YBL's vision is that through the development of life and job skills, students are inspired to reach lifelong success as they become strong, confident young adults with a commitment to work, education, family and community.

YouthBuild acquired 532 and 534 East Breckinridge Street from the Louisville Metro Housing Authority in July 2019, as part of a larger housing and community re-development project in the 500 and 600 blocks of East Breckinridge Street. YouthBuild had previously purchased 538 and 536 from the LMHA. Since early 2019, YouthBuild has been working on structural and architectural plans for the Smoketown HopeBox (538-534 East Breckinridge Street) and the YouthBuild Smoketown Youth Residences (532 East Breckinridge Street). A detailed description of the proposed use of 532 East Breckinridge is described below:

YouthBuild has received a renewable US Department Housing and Urban Development (HUD) Youth Homelessness Demonstration Program (YHDP) Grant. Aimed at combating homelessness of youth, the grant subsidizes the rents of residential units that house formerly homeless youth that participate in YBL's youth development program. Young people in the program, ages 18 to 24, participate in personal counseling, peer support groups, and life planning and employment training processes that assist them in achieving goals that will allow for a long and productive life.

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YouthBuild will convert the long-vacant shotgun house at 532 E. Breckinridge Street into the “Smoketown Youth Residences.” The existing, historic but vacant house will be rehabilitated to accommodate four-bedrooms and two and a half baths. The residence will then house a total of six (6) housing insecure YouthBuild program participants along with a resident Supervisor/Resident Assistant who will provide supervision for the young adult residents. The substantial rehabilitation of the properties is being made possible through philanthropic and local government grants and loans. For the long term, operating support will be provided by HUD through an equivalent of Housing Choice Ventures, administered directly by HUD through the Youth Homelessness Demonstration Program (YHDP). YouthBuild will continue to own and operate the residence and will provide property maintenance through YouthBuild's Construction Training program and the organization's internal property maintenance crew. YouthBuild's main campus is located close by in the 800 block of South Preston Street.

To allow for the rehabilitation of the former single-family structure at 532 E. Breckinridge into a four-bedroom, two and a half baths residence for YouthBuild Program participants, YouthBuild is applying for a Conditional Use Permit for Transitional Housing.

Thank you for your consideration.

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