

**Landbank Authority**  
**Staff Report**  
February 15, 2017



|                           |                                           |
|---------------------------|-------------------------------------------|
| <b>Resolution No.:</b>    | Resolution 3, Series 2017                 |
| <b>Request:</b>           | New Construction                          |
| <b>Project Name:</b>      | N/A                                       |
| <b>Location:</b>          | 323 S. 42 <sup>nd</sup> Street            |
| <b>Applicant:</b>         | Habitat for Humanity                      |
| <b>Project Area/Size:</b> | 4205 sf. (lot)                            |
| <b>PVA Value:</b>         | \$5000                                    |
| <b>Sale Price:</b>        | \$1.00                                    |
| <b>Council District:</b>  | 5-Cheri Hamilton                          |
| <b>Case Manager:</b>      | Linette Huelsman, Real Estate Coordinator |

**Request**

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 323 S. 42<sup>nd</sup> Street to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory for 7 months and was acquired by the Landbank through Metro foreclosure.



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### **Case Summary / Background / Site Context**

HFH plans to make the lot available to their homebuyers immediately, and to have the home completed by December 2017. The home will cost approximately \$80,001.00 to build. Metro sponsored funds will be used for the project. The funding will come from the Louisville Affordable Housing Trust Fund. HFH is a non-profit homebuilder whose clientele is low-income homebuyers in Jefferson and Oldham Counties. Over the past 30 years HFH has built or remodeled over 400 homes, predominantly in the traditional neighborhoods of Louisville. Staff completed site inspections and found the applicant's current properties in good order with no open maintenance cases, fines, or past due taxes.

The lot is located on 42<sup>nd</sup> Street north of W. Muhammad Ali Blvd. and south of W. Market Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned R-5 in the Traditional Neighborhood Form District (TNFD).

The lot is located in the Shawnee Neighborhood. The applicant should work with Planning and Design Services to adhere to all guidelines as well as work through any other requirements necessary to build out the site.

### **Staff Conclusions / Proposed Conditions of Approval**

Staff recommends approval of the sale to Habitat for Humanity for \$1.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will complete the project within 12 months from closing and will obtain all necessary permits required by Metro for the renovation.
2. The applicant agrees to return the subject property back to the Landbank Authority should the new construction not be completed.

*The applicant agrees to the above terms & condition by signing below:*

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Applicant Name(s)

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**Applicant Signature(s)**

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Date

**Attached Documents / Information**

1. Purchase application
2. PVA data sheet
3. Land Development Report
4. LOJIC Map (parcel view)
5. Site photos
6. Project Budget
7. Floor Plan
8. Secretary of State Document

**Notification**

The applicant was notified by email of the meeting on 2/2/2017 and their presence at the February 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on 2/6/2017.

## 2. PVA Sheet

### JEFFERSON COUNTY PVA

#### 323 S 42ND ST

**Mailing Address** 444 S 5TH ST STE 500,  
LOUISVILLE, KY 40202-2332

**Owner** LOUISVILLE & JEFFERSON  
COUNTY LANDBANK

**Parcel ID** 008D01000000

**Land Value** \$5,000

**Improvements Value** \$35,940

**Assessed Value** \$40,940

**Approximate Acreage** 0.0953

**Property Class** 620 Exempt Metro  
Government

**Deed Book/Page** 10424 0225

**District Number** 100023

**Old District** 01

**Fire District** City of Louisville

**School District** Jefferson County

**Neighborhood** 101125 / HOWE PLACE

**Satellite City** Urban Service District

**Sheriff's Tax Info** [View Tax Information](#)

**County Clerk** [Delinquent Taxes](#) 



#### Sales History

| Deed Book/Page         | Price   | Date       | Previous Owner     |
|------------------------|---------|------------|--------------------|
| 10424 0225             | \$8,000 | 06/23/2015 | WHITE GEO E SR & V |
| 4149 0400 (N/A Online) | \$0     | 01/01/1967 | OWNER UNKNOWN      |

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 12/21/2016.

### 3. Land Development Report



#### Land Development Report

December 27, 2016 3:37 PM

[About](#) [LDC](#)

##### Location

**Parcel ID:** 008D01000000  
**Parcel LRSN:** 37675  
**Address:** 323 S 42ND ST

##### Zoning

**Zoning:** R5  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** HOWE PLACE  
**Plat Book - Page:** 03-074  
**Related Cases:** NONE

##### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** NONE  
**Urban Renewal:** NO  
**Enterprise Zone:** YES  
**System Development District:** NO  
**Historic Site:** NO

##### Environmental Constraints

###### Flood Prone Area

**FEMA Floodplain Review Zone:** NO  
**FEMA Floodway Review Zone:** NO  
**Local Regulatory Floodplain Zone:** NO  
**Local Regulatory Conveyance Zone:** NO  
**FEMA FIRM Panel:** 21111C0023E

###### Protected Waterways

**Potential Wetland (Hydric Soil):** NO  
**Streams (Approximate):** NO  
**Surface Water (Approximate):** NO

###### Slopes & Soils

**Potential Steep Slope:** NO  
**Unstable Soil:** NO

###### Geology

**Karst Terrain:** NO

##### Sewer & Drainage

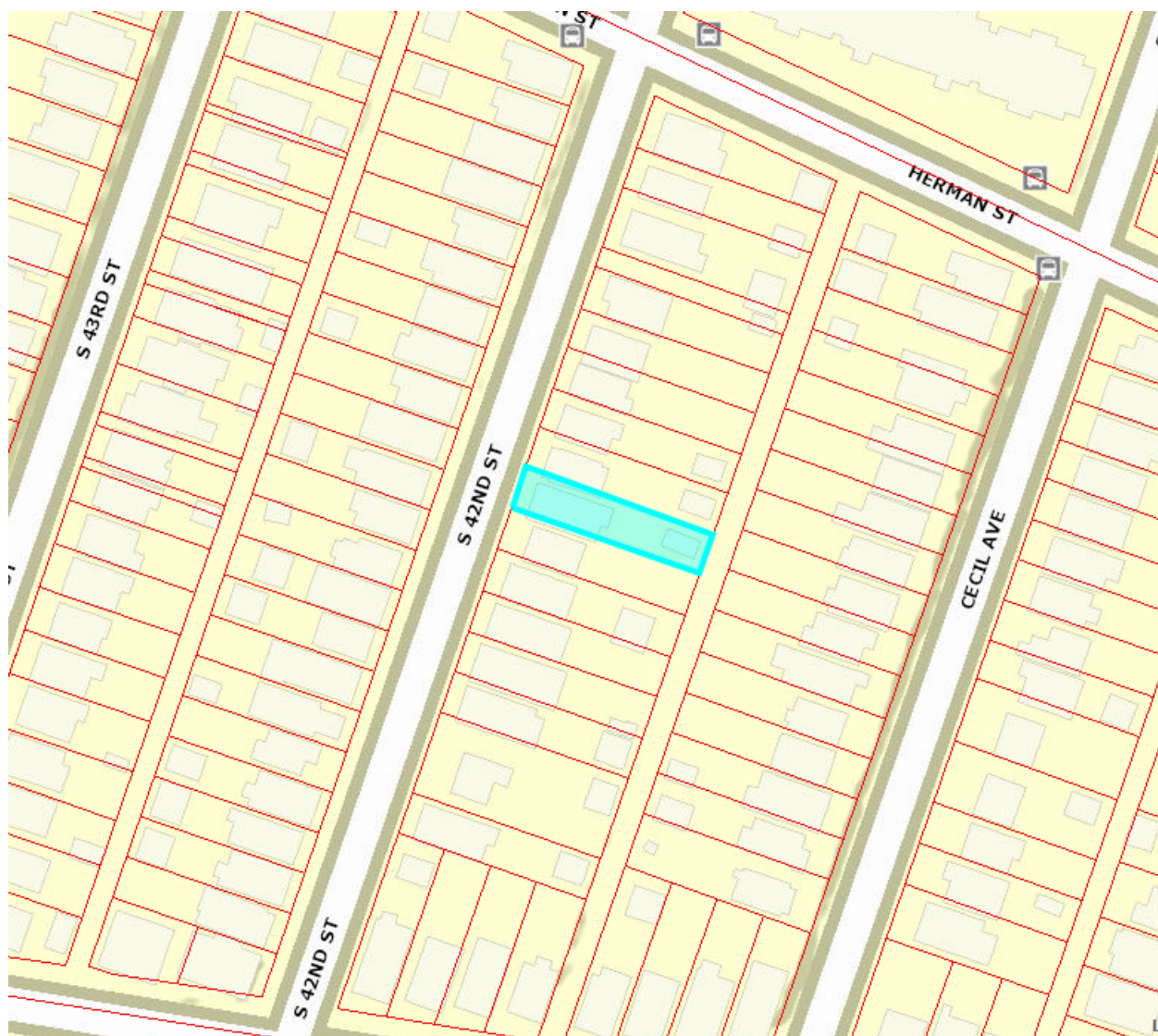
**MSD Property Service Connection:** YES  
**Sewer Recapture Fee Area:** NO  
**Drainage Credit Program:** CSO189 - Project(s) Value between \$.04 - \$1.5

##### Services

**Municipality:** LOUISVILLE  
**Council District:** 5  
**Fire Protection District:** LOUISVILLE #1  
**Urban Service District:** YES

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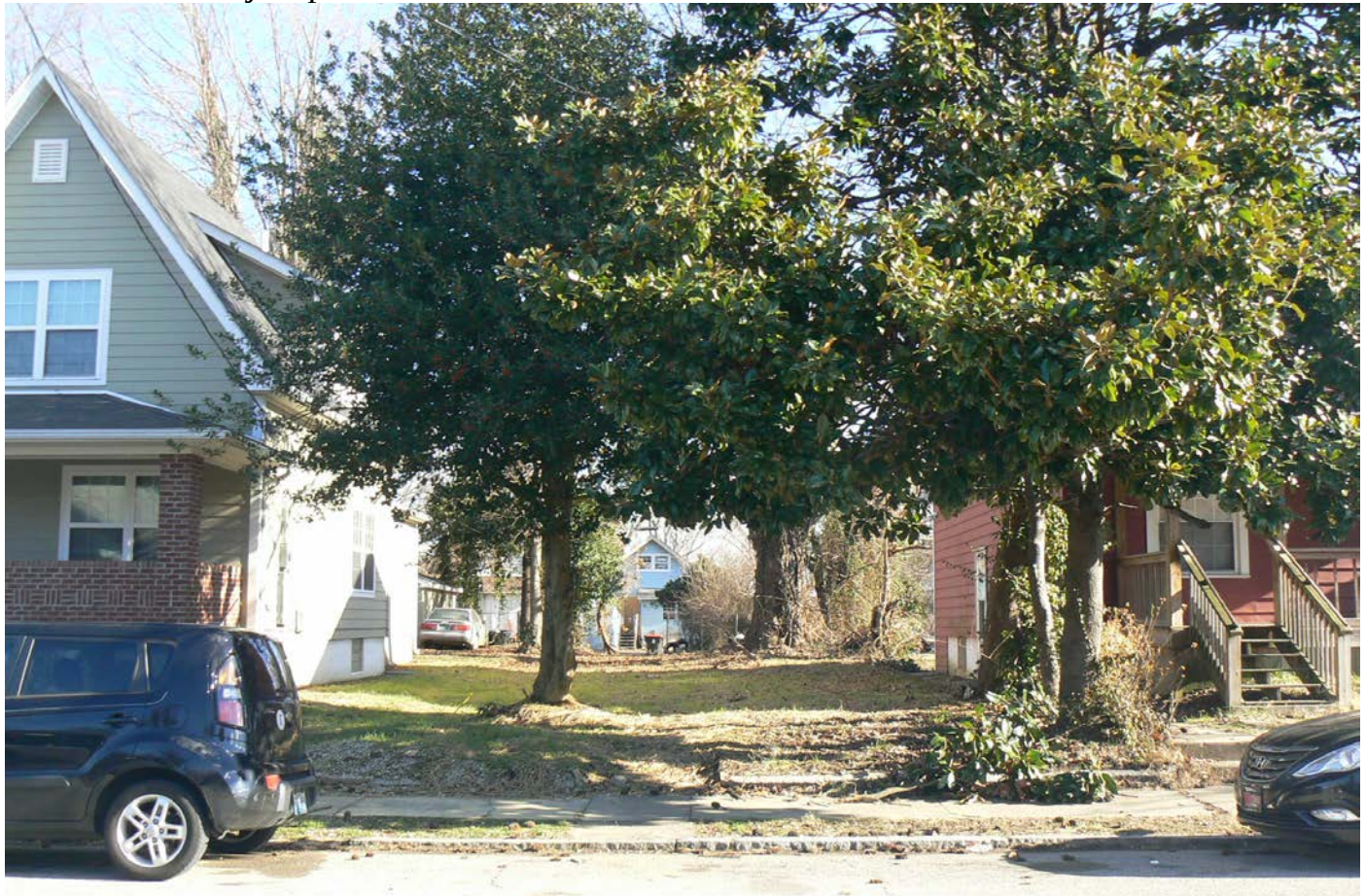
#### 4. LOJIC Map



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5. Site Photos

323 S. 42nd -subject photo



*323 S. 42nd -street view north*



*323 S. 42nd -street view south*



## 6. Project Budget

### **PROJECT DESCRIPTION:**

Habitat for Humanity of Metro Louisville will build a new, single-family house for a qualified, low-income homebuyers. The lot being requested is located at 323 S 42<sup>nd</sup> St.

### **COMPANY DESCRIPTION:**

Habitat for Humanity of Metro Louisville is a non-profit homebuilder whose clientele is low-income homebuyers in Jefferson and Oldham Counties. Over the past 30 years, HFHML has built or remodeled over 400 homes, predominantly in the traditional neighborhoods of Louisville

### **PROJECT SPECIFICS AND COSTS:**

House sizes range from 3 bedroom/1 bathroom to 4 bedroom/2 bathroom, determined by the size of the family purchasing the house. The home costs between \$70,000 and \$91,000 and appraise for about \$100,000.

### **PROJECT TIMELINE:**

Habitat plans to complete the new house by December, 2017.

### **PROJECT FINANCING:**

Funding will come from Habitat for Humanity of Metro Louisville homeowner mortgage payments, Kentucky Housing Corporation, Federal Home Loan Bank and additional house sponsorships.

### **PROJECT BUDGET:**

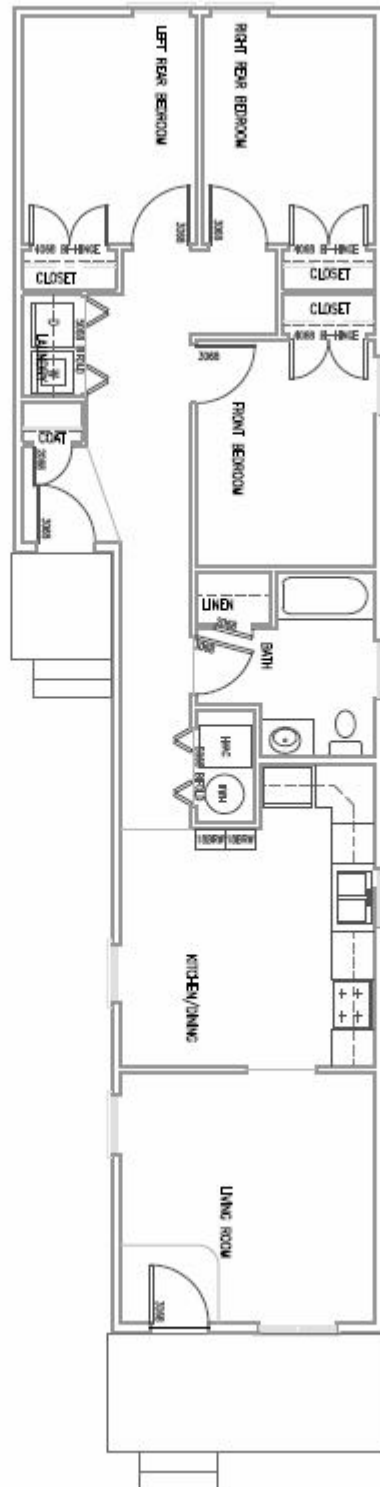
|                   |              |
|-------------------|--------------|
| Project Budget    |              |
|                   |              |
| Site Acquisition  | \$ 1         |
| Site Development  | 1,000        |
| Foundations       | 5,000        |
| Rough Framing     | 16,000       |
| Exterior Finishes | 15,000       |
| Mechanicals       | 19,000       |
| Interior Finishes | 11,000       |
| Options           | 1,500        |
| Administration    | 7,000        |
| Misc              | <u>4,500</u> |
|                   | \$ 80,001    |

## 7. Floor Plan



# FLOOR PLAN

SCALE: 1/8"=1'-0"



## 8. Secretary of State Document

Welcome to Fasttrack Organization Search

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### HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.

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#### General Information

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|                      |                                                              |
|----------------------|--------------------------------------------------------------|
| Organization Number  | 0215709                                                      |
| Name                 | HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.               |
| Profit or Non-Profit | N - Non-profit                                               |
| Company Type         | KCO - Kentucky Corporation                                   |
| Status               | A - Active                                                   |
| Standing             | G - Good                                                     |
| State                | KY                                                           |
| File Date            | 6/2/1986                                                     |
| Organization Date    | 6/2/1986                                                     |
| Last Annual Report   | 3/9/2016                                                     |
| Principal Office     | 1620 BANK STREET<br>LOUISVILLE, KY 40203-1314                |
| Registered Agent     | ANNE C. MCARTHUR<br>1620 BANK STREET<br>LOUISVILLE, KY 40203 |

#### Current Officers

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|                |                                        |
|----------------|----------------------------------------|
| President      | <a href="#">John Vidal</a>             |
| Vice President | <a href="#">John Borders</a>           |
| Secretary      | <a href="#">Matt Williams</a>          |
| Treasurer      | <a href="#">Todd Rosenbaum</a>         |
| Director       | <a href="#">Carolyn Miles</a>          |
| Director       | <a href="#">John Borders</a>           |
| Director       | <a href="#">John Dwyer</a>             |
| Director       | <a href="#">Al Hubbard</a>             |
| Director       | <a href="#">Harvetta Ray</a>           |
| Director       | <a href="#">Brandon Breunig</a>        |
| Director       | <a href="#">Te'Andre Sistrunk</a>      |
| Director       | <a href="#">Alan Laughlin</a>          |
| Director       | <a href="#">Colleen Brinker</a>        |
| Director       | <a href="#">John Vidal</a>             |
| Director       | <a href="#">Christopher Meriwether</a> |
| Director       | <a href="#">Jacinta Nelson</a>         |
| Director       | <a href="#">Sarah Provancher</a>       |
| Director       | <a href="#">Carter Vance</a>           |
| Director       | <a href="#">Todd Rosenbaum</a>         |
| Director       | <a href="#">Kelley Helgeson</a>        |
| Director       | <a href="#">Mary Miller</a>            |
| Director       | <a href="#">Matt Williams</a>          |
| Director       | <a href="#">John Rippy</a>             |
| Director       | <a href="#">Marilyn Nelson</a>         |
| Director       | <a href="#">LaGene Brown</a>           |

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