

**Vacant & Abandoned  
Properties Update  
October 18, 2017**

**Community Affairs, Housing, Health and Education  
Committee**

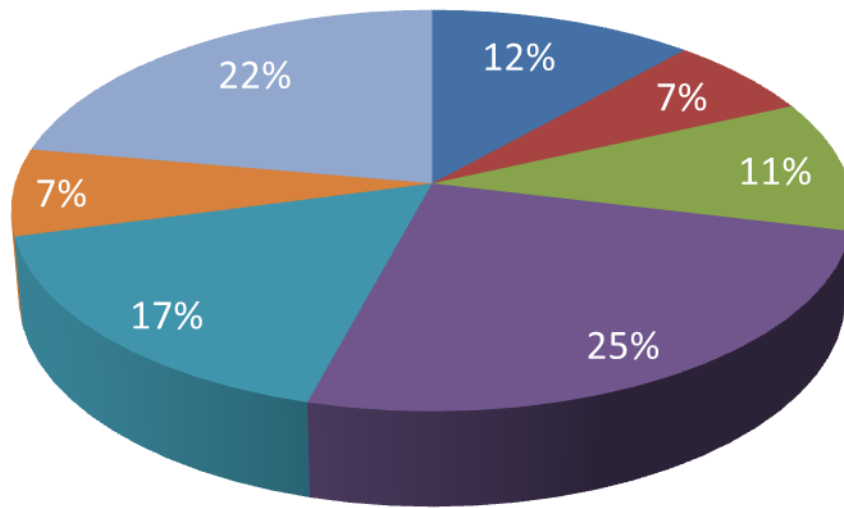
**Presented by  
Deborah Bilitski, Director, Develop Louisville  
Laura Grabowski, Director,  
Vacant & Public Property Administration**



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# Vacant and Abandoned Structures Current Data

## Vacant and Abandoned Structures



- Council District 1 (301 structures)
- Council District 3 (171 structures)
- Council District 4 (274 structures)
- Council District 5 (659 structures)
- Council District 6 (431 structures)
- Council District 15 (182 structures)
- All other Council Districts Combined (575 structures)

**Total VAP Structures: 2,593**



# Vacant and Abandoned Structures: What's the Mission?

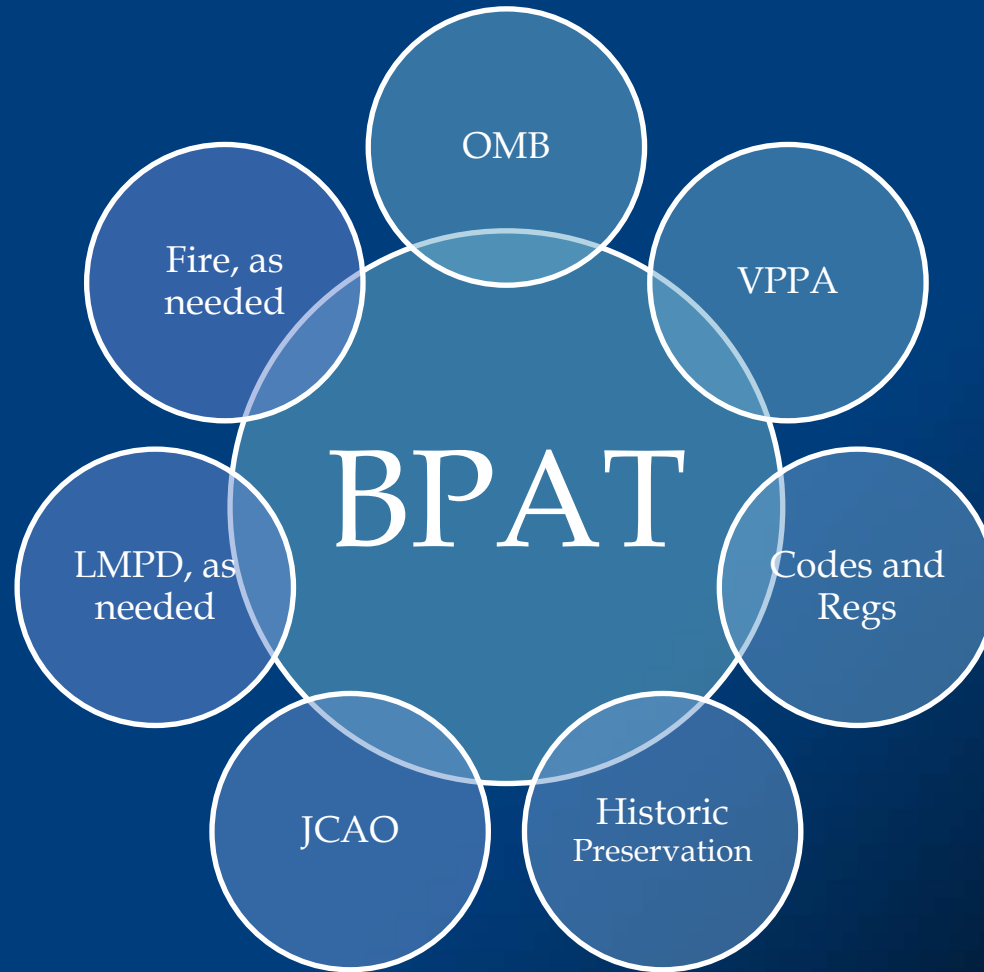
*Placing underutilized  
property back into  
productive use is our  
highest priority.*



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# Vacant and Abandoned Structures: Cross-functional Approach

**B**lighted  
**P**roperty  
**A**ction  
**T**eam



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# Vacant and Abandoned Structures: Targeted Approach

**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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# Vacant and Abandoned Structures: What can Metro do?

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



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# Vacant and Abandoned Structures: 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



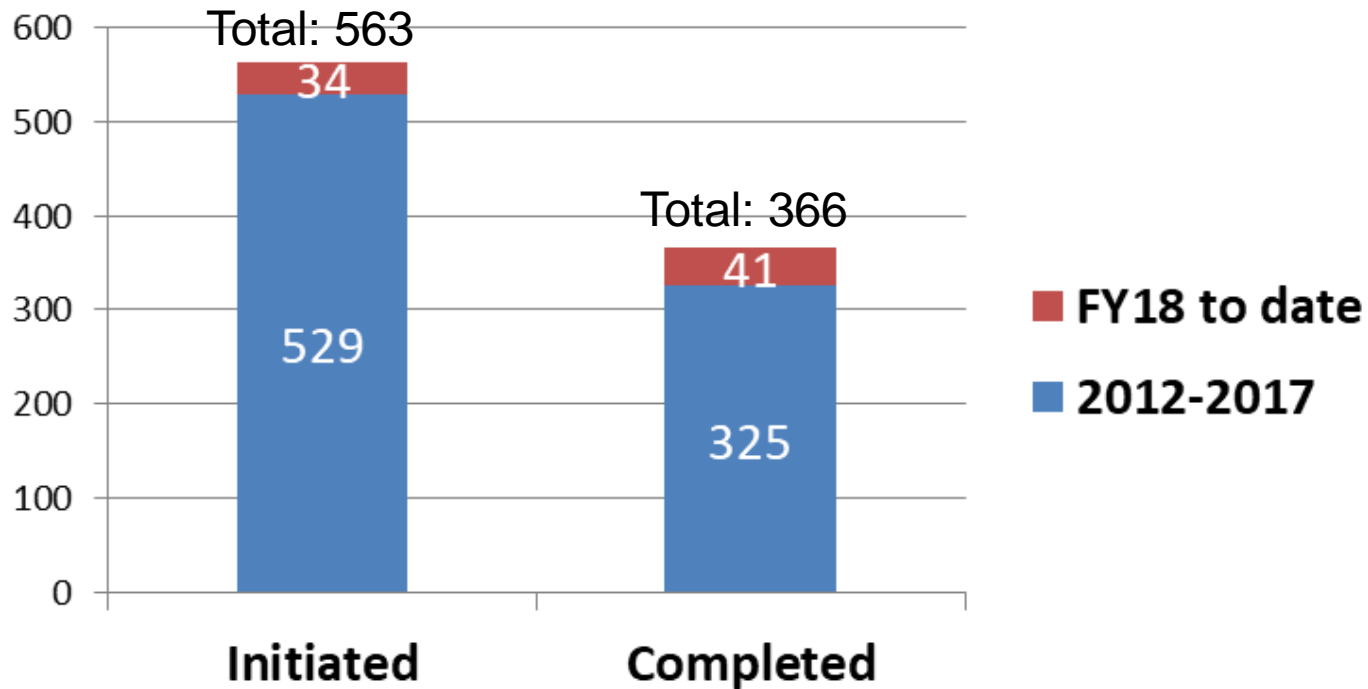
**Timeline:**  
November through February



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# Vacant and Abandoned Properties Foreclosures

## Foreclosure Initiations and Completions 2012-2017





# Vacant and Abandoned Structures: Demolition

A variety of methods exist to address blighted properties.

Demolition is appropriate for some structures, but should not be considered the default solution.



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# Vacant and Abandoned Structures: Demolition Systems

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



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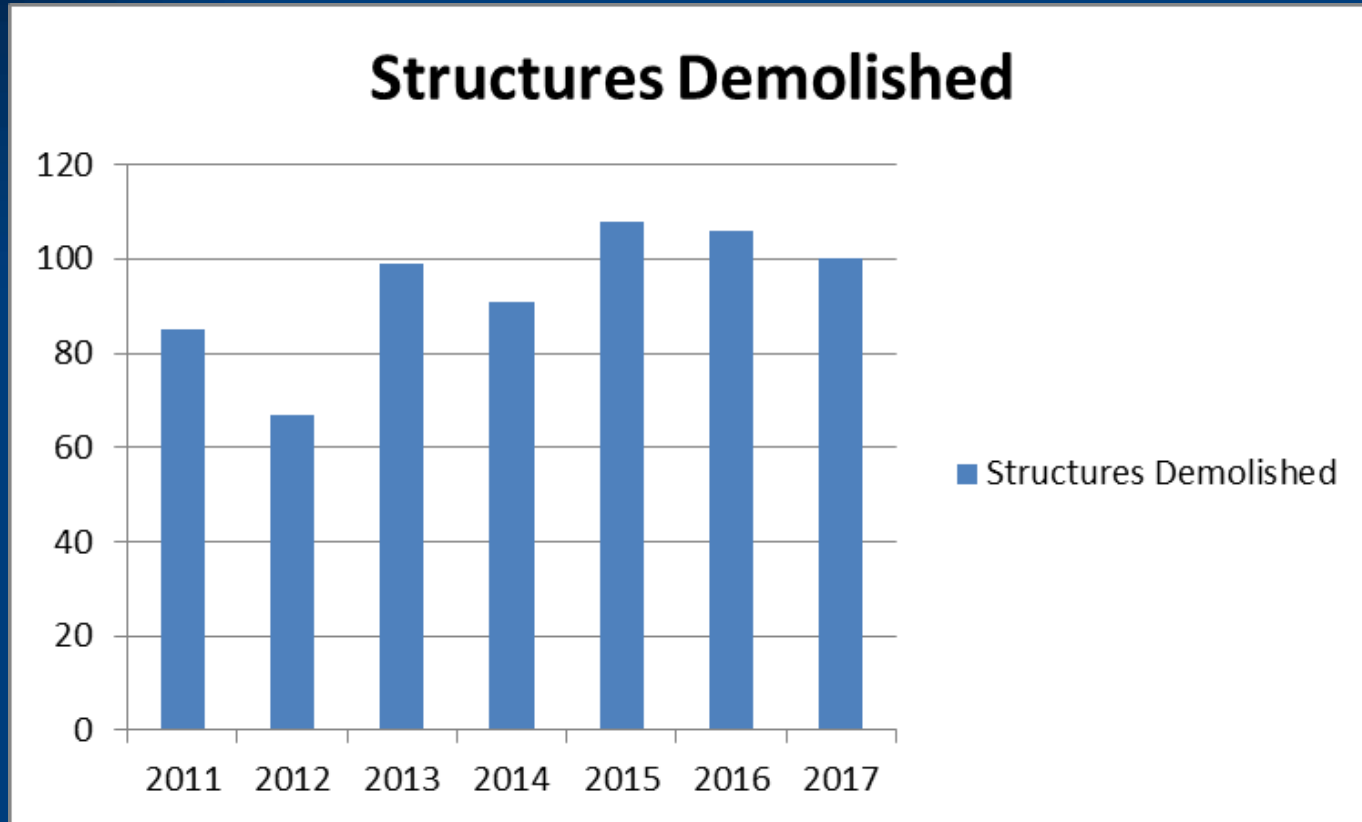
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# Vacant and Abandoned Structures: Demolition: Priority Scoring System Criteria

- **Structural Condition**
- **Public Safety Referral**
- **Condition of Block**
- **Adjacent to School or Park**
- **High VAP Ratio Neighborhood**
- **Meth House**
- **Cutting/Cleaning/Boarding/Inspections**
- **Vacancy Length**



# Vacant and Abandoned Structures: Demolition: Statistics



# Vacant and Abandoned Structures: Demolition: Statistics

FY18 Demolitions	Structures	Timeline
Completed Demolitions	21	n/a
Pending Demolitions	10	30 days
Demolitions in Process	97	6-12 months



# Vacant and Abandoned Structures What can you do?

**Citizens:** Please call 311 to report blighted structures

**Councilmembers:** Please contact VPPA or Codes and Regs for BPAT referrals



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# Questions?

*Vacant & Public Property Inquiries...*

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