

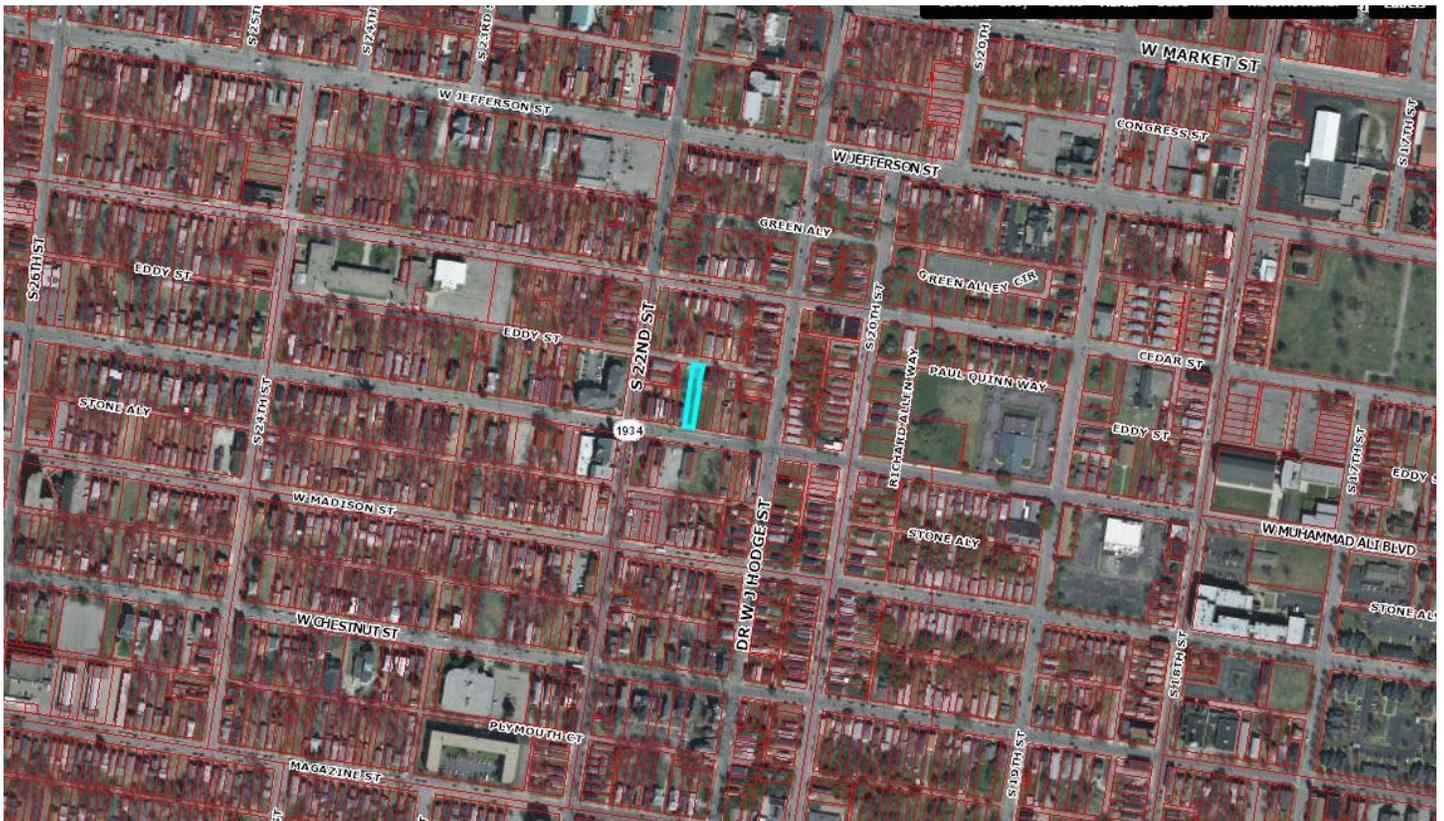
*Landbank Authority*  
**Staff Report**  
*August 8, 2016*



<b>Resolution No.:</b>	Resolution 10, Series 2016
<b>Request:</b>	Single Family New Construction
<b>Project Name:</b>	N/A
<b>Location:</b>	2121 W. Muhammad Ali Blvd
<b>Neighborhood:</b>	<b>Russell</b>
<b>Applicant:</b>	Habitat for Humanity
<b>Project Area/Size:</b>	6188 sf. (lot)
<b>PVA Value:</b>	\$10,600
<b>Sale Price:</b>	\$500.00
<b>Council District:</b>	4-Tandy
<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 2121 W. Muhammad Ali Blvd to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory for 6 years and was acquired by the Landbank through private donation.



**Resolution 10, Series 2016**  
**Landbank Meeting Date: August 8, 2016**  
**Property Address: 2121 W. Muhammad Ali Blvd**  
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**Case Summary / Background / Site Context**

The lot is located on Muhammad Ali Blvd west of Dr. W. J. Hodge Street and east of 22nd Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned R-6 in the Traditional Neighborhood Form District (TNFD).

HFH plans to make the lot available to their homebuyers immediately, and to have the home completed by July 2017. The home will cost approximately \$80,500.00 to build. Funding will come from HFH of Metro Louisville homeowner mortgage payments, Kentucky Housing Corporation, Federal Home Loan Bank, and additional house sponsorships. 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.

**Relationship to Neighborhood, Small Area, Corridor or Other Plan(s)**

The lot is located in the Russell 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 \$500.00 in accordance with the current pricing policy. The following conditions are also recommended:

1. The applicant will construct a single-family residence within 12 months of acquiring the property.
2. The applicant agrees to return the subject property back to the Land Bank Authority if a single-family residence is not constructed within 12 months.

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

\_\_\_\_\_  
Applicant Name(s) (written or typed)

\_\_\_\_\_  
Applicant Signature(s)

\_\_\_\_\_  
Date

## **Attached Documents / Information**

1. Purchase application
2. Land development report
3. PVA data sheet
4. LOJIC Map (parcel view)
5. Site photos
6. Elevation & Floor Plan
7. Budget & Project Description

## **Notification**

The applicant was notified by email on August 1, 2016 and their presence at the August 8, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on August 1, 2016.

## 2. Land Development Report



### Land Development Report

July 27, 2016 8:58 AM

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

#### Location

**Parcel ID:** 002K00650000  
**Parcel LRSN:** 48417  
**Address:** MULTIPLE ADDRESSES

#### Zoning

**Zoning:** R8  
**Form District:** TRADITIONAL NEIGHBORHOOD  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** NONE  
**Plat Book - Page:** NONE  
**Related Cases:** NONE

#### Special Review Districts

**Overlay District:** NO  
**Historic Preservation District:** NONE  
**National Register District:** RUSSELL  
**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:** 21111C0024E

##### 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:** Maple Street - Project(s) Value between \$.04 - \$1.5

#### Services

**Municipality:** LOUISVILLE  
**Council District:** 4  
**Fire Protection District:** LOUISVILLE #1  
**Urban Service District:** YES

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3. PVA Information

JEFFERSON COUNTY PVA

2121 W MUHAMMAD ALI BLVD

Mailing Address 444 S 5TH ST FL 5,  
LOUISVILLE, KY 40202-2343

Owner LANDBANK AUTHORITY INC  
LOUISVILLE AN

Parcel ID 002K00650000

Land Value \$10,600

Improvements Value \$0

Assessed Value \$10,600

Approximate Acreage 0.146

Property Class 620 Exempt Metro  
Government

Deed Book/Page 9591 0338

District Number 100023

Old District 02

Fire District City of Louisville

School District Jefferson County

Neighborhood 10 / COM WESTEND TO  
22ND ST

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [↗](#)



Details & Photos



Property Details

## Property Sketch



## Sales History

Deed Book/Page	Price	Date	Previous Owner
9591 0338	\$5,600	07/16/2010	Multiple Owners
5294 0170 (N/A Online)	\$0	01/01/1982	OWNER UNKNOWN

## Assessment History

Date	Land	Improvements	Total	Reason
12/31/2010	\$10,600	\$0	\$10,600	C - Chang in Use / Class Change
07/16/2010	\$10,600	\$0	\$10,600	R - Reassessment
11/29/1999	\$5,600	\$0	\$5,600	W - Wreck
01/01/1996	\$5,600	\$22,810	\$28,410	RC - Residential Computer Reassessment

## Legal Lines

### LN Legal Description

1 0.1420 AC NS W MUHAMMAD ALI (FKA WALNUT) 240 FT W OF 21ST ST

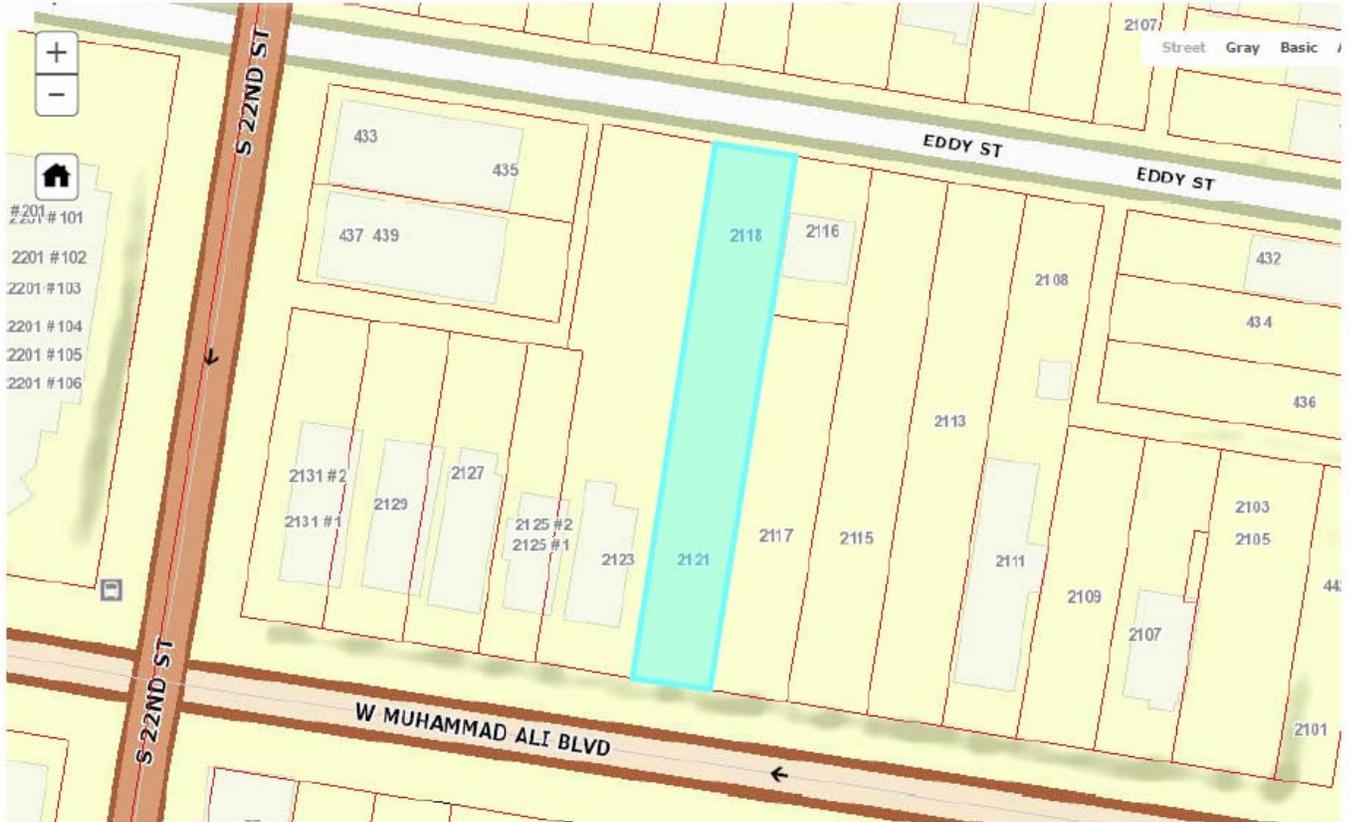
4. LOJIC Map



About Help LOJIC Contact

2121 W Muhammad Ali Blvd

Example: 700 W Liberty St



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5. Site Photos

*Front view-2121 W Muhammad Ali Blvd*



*Front view of lot- across Muhammad Ali Blvd*



*Street view-west*



*Street view-east*

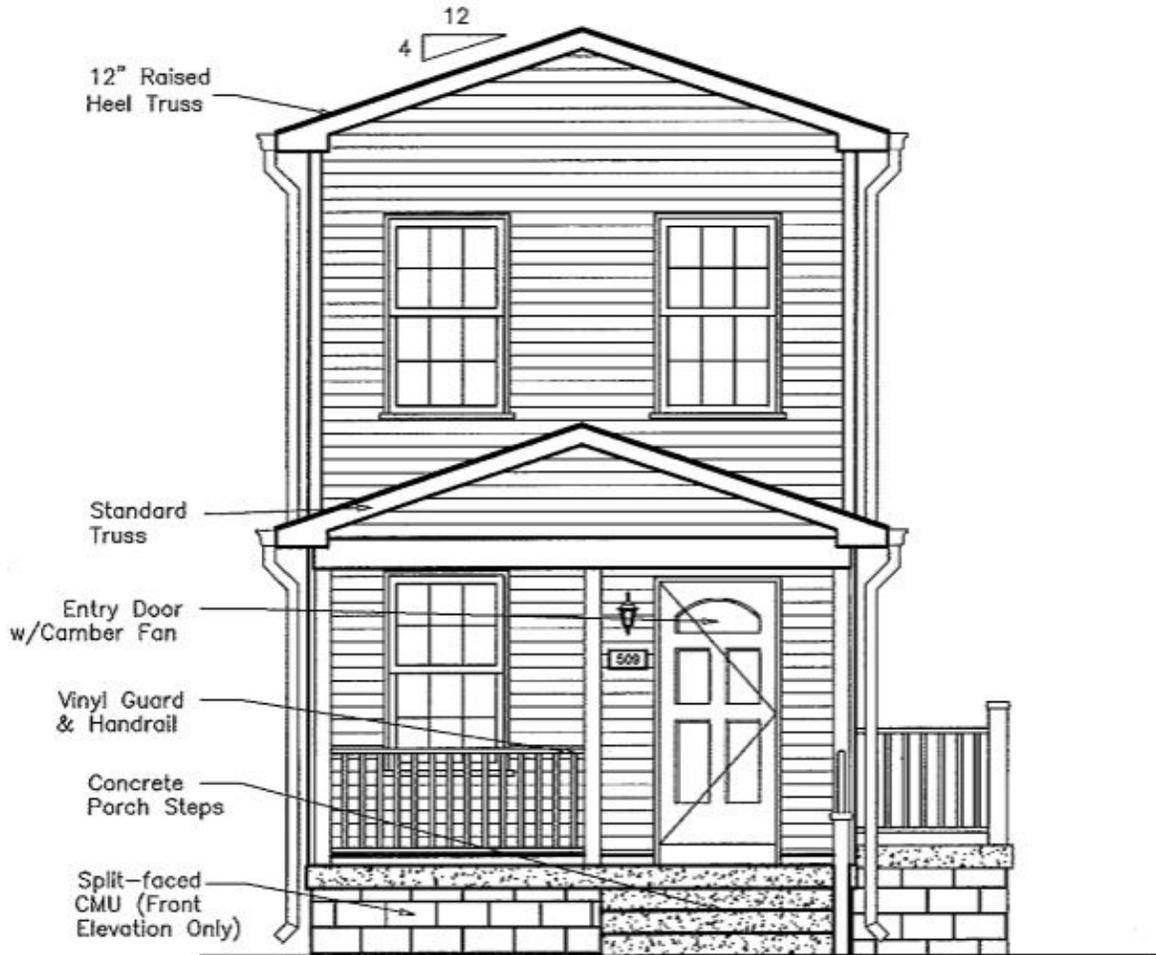


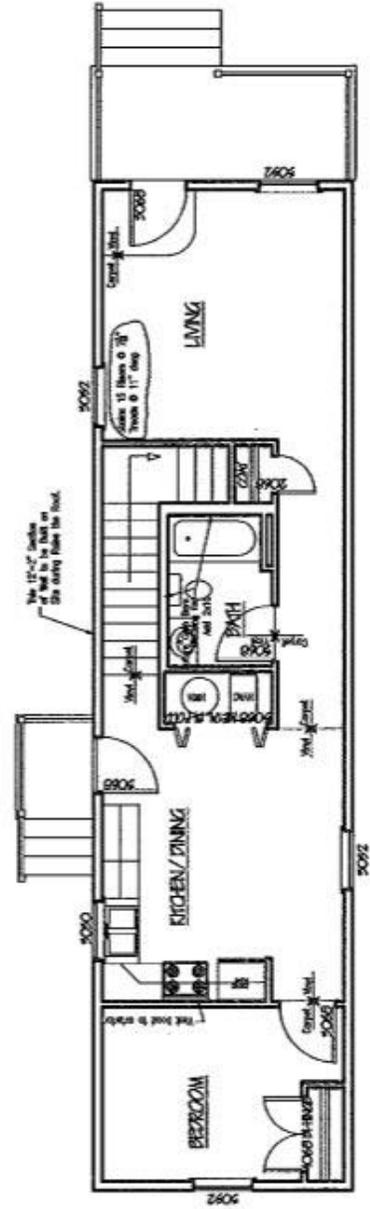
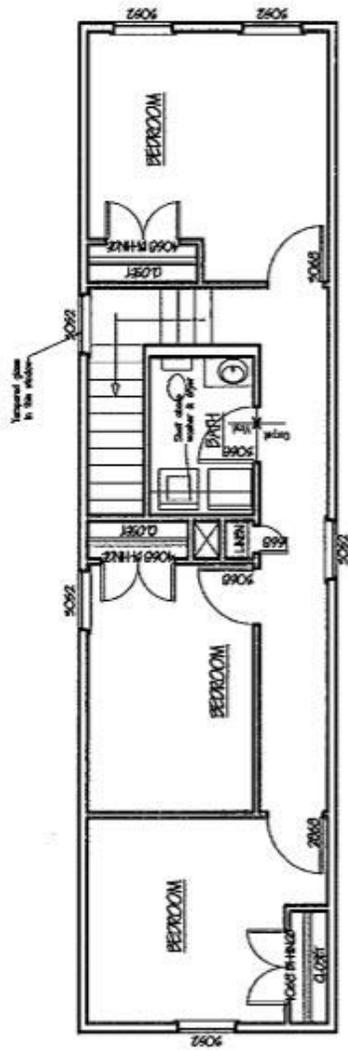
*View- across the street*



**Resolution 10, Series 2016**  
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6. Elevation & Floor Plan





**7. Budget & Project Description**

***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 2121 W. Muhammad Ali.

***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 July, 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	\$ 500
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	4,500
	<u>\$ 80,500</u>