

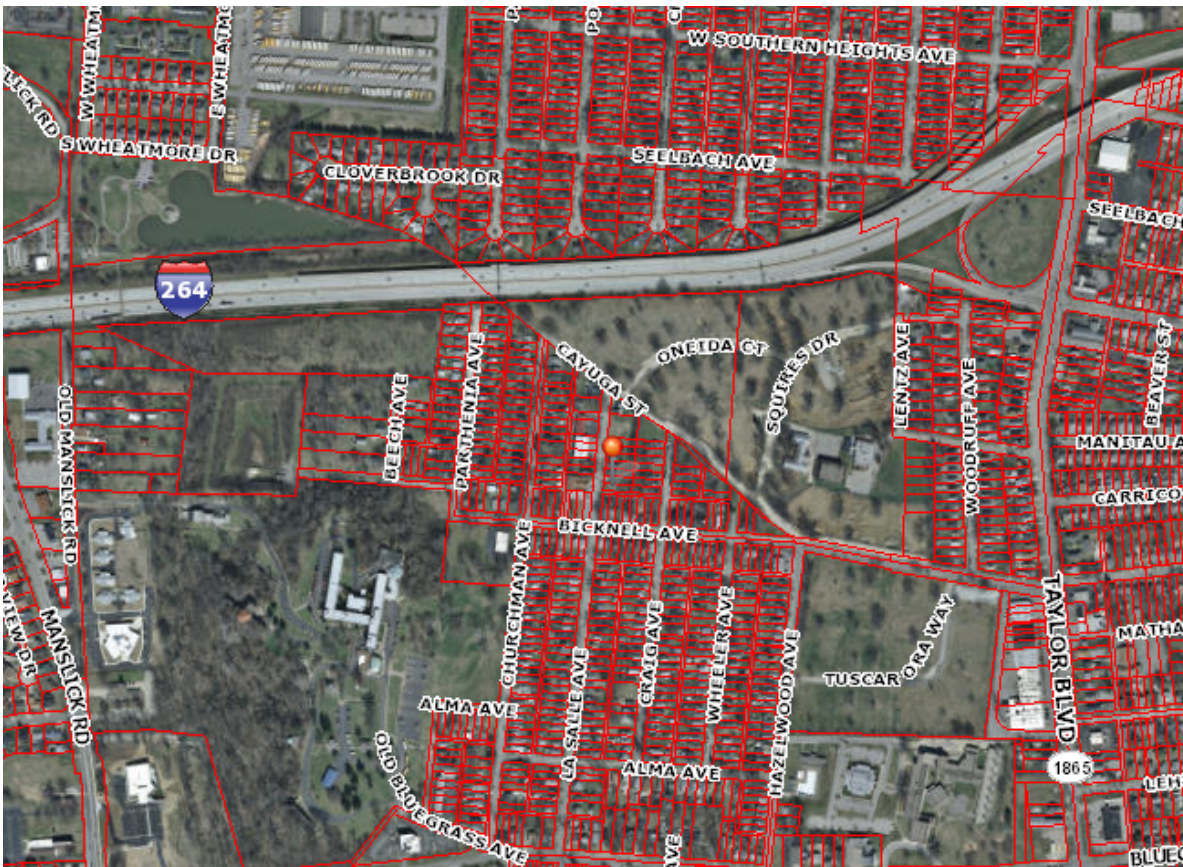
Landbank Authority
Staff Report
February 8, 2016



Resolution No.:	Resolution 2, Series 2016
Request:	Single Family New Construction
Project Name:	N/A
Location:	4063 La Salle Ave
Neighborhood:	Hazelwood
Applicant:	Habitat for Humanity
Project Area/Size:	35 x 125.75 (lot size)
PVA Value:	\$9800
Sale Price:	\$1.00
Council District:	15-Marianne Butler
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 4063 La Salle Ave to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory for less than 30 days and was acquired by the Landbank through Metro foreclosure.



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Case Summary / Background / Site Context

The lot is located on La Salle Ave west of Taylor Blvd and east of Manslick Rd. It is surrounded by single-family residential with commercial properties across the street, and Interstate-264 to the north. The lot is zoned R-5 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 October 2016. The home will cost approximately \$85,101.00 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.

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

The lot is located in the Hazelwood 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 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 February 1, 2016 and their presence at the February 8, 2016 meeting was requested.

The Landbank Authority was notified by e-mail on February 5, 2016.

2. Land Development Report



Land Development Report

February 1, 2016 9:21 AM

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

Location

[Parcel ID:](#) 066G00360000
[Parcel LRSN:](#) 172475
[Address:](#) 4063 LA SALLE AVE

Zoning

[Zoning:](#) R5
[Form District:](#) TRADITIONAL NEIGHBORHOOD
[Plan Certain #:](#) NONE
[Proposed Subdivision Name:](#) NONE
[Proposed Subdivision Docket #:](#) NONE
[Current Subdivision Name:](#) HAZELWOOD
[Plat Book - Page:](#) 02-051
[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
[Floodplain Ordinance Review Zone:](#) YES
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0073E

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:](#) CSO015 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 15
[Fire Protection District:](#) LOUISVILLE #3
[Urban Service District:](#) YES

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3. PVA Information

Property Details | Jefferson County PVA - Part 172475

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JEFFERSON COUNTY PVA

4063 LA SALLE AVE

Mailing Address 8710 WIMBORNE WAY,
LOUISVILLE, KY 40222-5355
Owner STOLL DOUGLASS E
Parcel ID 066G00360000
Land Value \$9,800
Improvements Value \$0
Assessed Value \$9,800
Approximate Acreage 0.1033
Property Class 500 Res Vacant Land
Deed Book/Page 8298 0845
District Number 100023
Old District 11
Fire District City of Louisville
School District Jefferson County
Neighborhood 501183 / IROQUOIS NORTH
Satellite City Urban Service District
Sheriff's Tax Info View Tax Information
County Clerk Delinquent Taxes 



Area Type	Gross Area	Finished Area
Main Unit		0
Basement	0	
Attic		
Attached Garage		
Detached Garage		

All measurements in square feet.

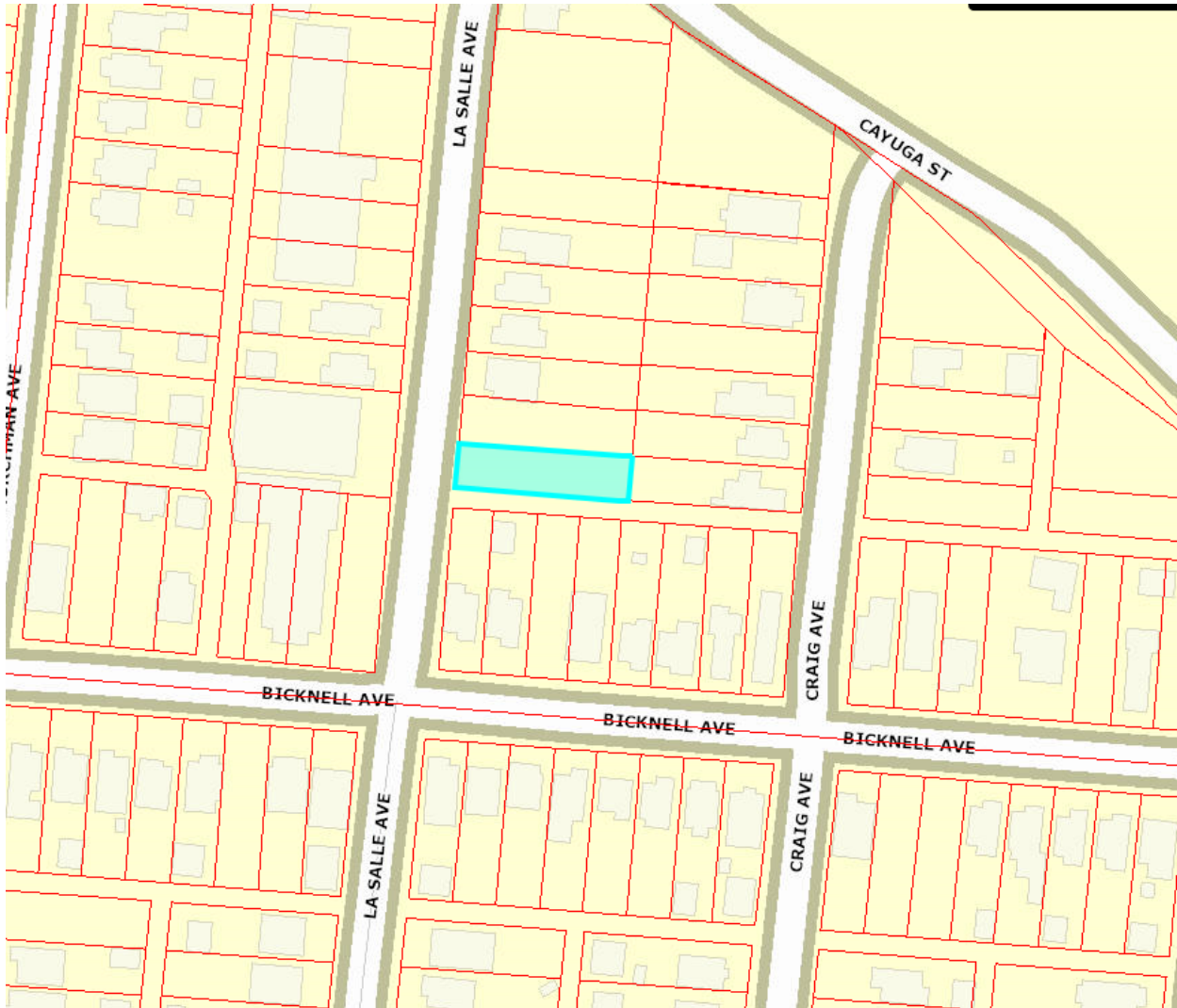
Sales History

Deed Book/Page	Price	Date	Previous Owner
8298 0845	\$30,000	11/13/2003	CREST PROPERTIES LLC
8288 0954	\$21,000	10/30/2003	SHOWN THERESA M
5625 0653	\$18,500	10/29/1986	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: 01/27/2016.

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4. **LOJIC Map**



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5. Site Photos

Front view-4063 La Salle Ave



Rear view of lot- towards La Salle Ave



Front view of lot- across La Salle Ave



Street view-north



Street view-south



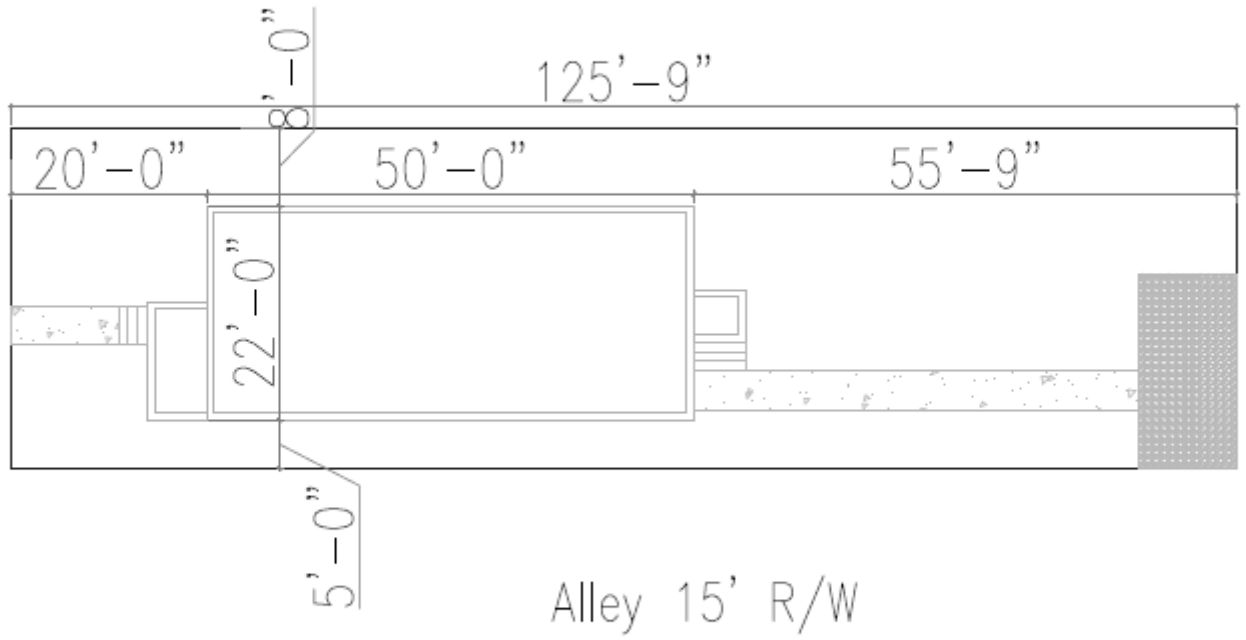
View- across the street

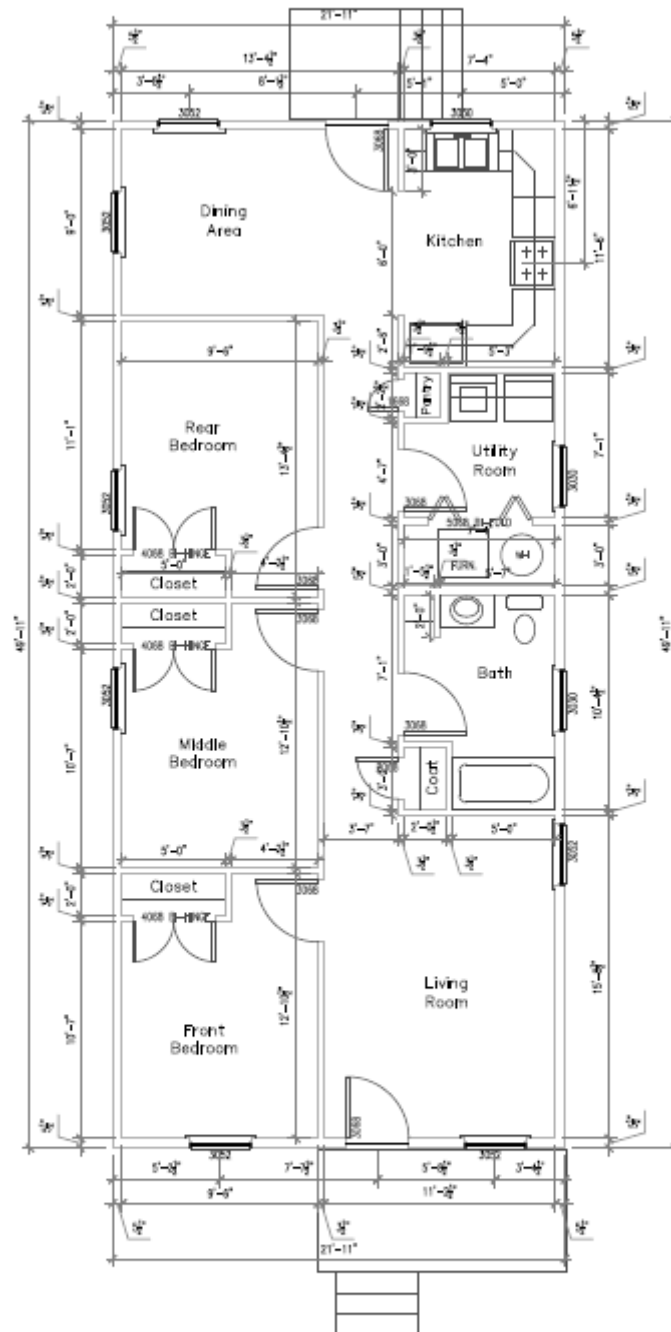


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6. Elevation & Floor Plan







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 4063 La Salle Avenue.

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 \$94,000 and appraise for about \$100,000.

PROJECT TIMELINE:

Habitat plans to complete the new house by October, 2016

PROJECT FINANCING:

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

PROJECT BUDGET:

Project Budget	
Site Acquisition	1
Site Development	2,500
Foundations	7,600
Rough Framing	16,000
Exterior Finishes	15,000
Mechanicals	19,000
Interior Finishes	12,000
Options	1,500
Administration	7,000
Misc.	4,500
	\$85,101.00