

Landbank Authority
Staff Report
August 8, 2016



Resolution No.:	Resolution 10, Series 2016
Request:	Single Family New Construction
Project Name:	N/A
Location:	819 E. Burnett Ave
Neighborhood:	Schnitzelburg
Applicant:	Habitat for Humanity
Project Area/Size:	4400 sf. (lot)
PVA Value:	\$20,000
Sale Price:	\$1.00
Council District:	10-Pat Mulvihill
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 819 E. Burnett 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.



Resolution 10, Series 2016
Landbank Meeting Date: August 8, 2016
Property Address: 819 E. Burnett Ave
Page 1 of 16

Case Summary / Background / Site Context

The lot is located on Burnett Ave west of Hickory Street and east of Shelby 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 \$87,101.00 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 Schnitzelburg 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 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

March 25, 2016 4:58 PM

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

Location

[Parcel ID:](#) 026F00310000
[Parcel LRSN:](#) 107873
[Address:](#) 819 E BURNETT AVE

Zoning

[Zoning:](#) R6
[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:](#) NONE
[Urban Renewal:](#) NO
[Enterprise Zone:](#) NO
[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:](#) NO
[Conveyance Zone Review Zone:](#) NO
[FEMA FIRM Panel:](#) 21111C0042E

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:](#) YES

Sewer & Drainage

[MSD Property Service Connection:](#) YES
[Sewer Recapture Fee Area:](#) NO
[Drainage Credit Program:](#) CSO174 - Project(s) Value between \$.04 - \$1.5

Services

[Municipality:](#) LOUISVILLE
[Council District:](#) 10
[Fire Protection District:](#) LOUISVILLE #4
[Urban Service District:](#) YES

Resolution 10, Series 2016
Landbank Meeting Date: August 8, 2016
Property Address: 819 E. Burnett Ave
Page 5 of 16

3. PVA Information

Property Details | Jefferson County PVA - Part 107873

Page 1 of 1

JEFFERSON COUNTY PVA

819 E BURNETT AVE

Mailing Address PO BOX 23689,
ROCHESTER, NY 14692-3689
Owner TURNER AMANDA J
Parcel ID 026F00310000
Land Value \$20,000
Improvements Value \$0
Assessed Value \$20,000
Approximate Acreage 0.0962
Property Class 500 Res Vacant Land
Deed Book/Page 9159 0179
District Number 100023
Old District 09
Fire District City of Louisville
School District Jefferson County
Neighborhood 212109 / SCHNITZELBURG
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
9159 0179	\$202,000	11/26/2007	PERRYMAN KELLY ANNE
9041 0040	\$93,000	05/23/2007	EMBRY TALMADGE & MARTHA
5793 0996	\$30,000	08/05/1988	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: 03/23/2016.

<https://jeffersonpva.ky.gov/property-search/property-details/107873/?StrtNum=819&Single=1>

3/25/2016

Resolution 10, Series 2016
Landbank Meeting Date: August 8, 2016
Property Address: 819 E. Burnett Ave
Page 6 of 16

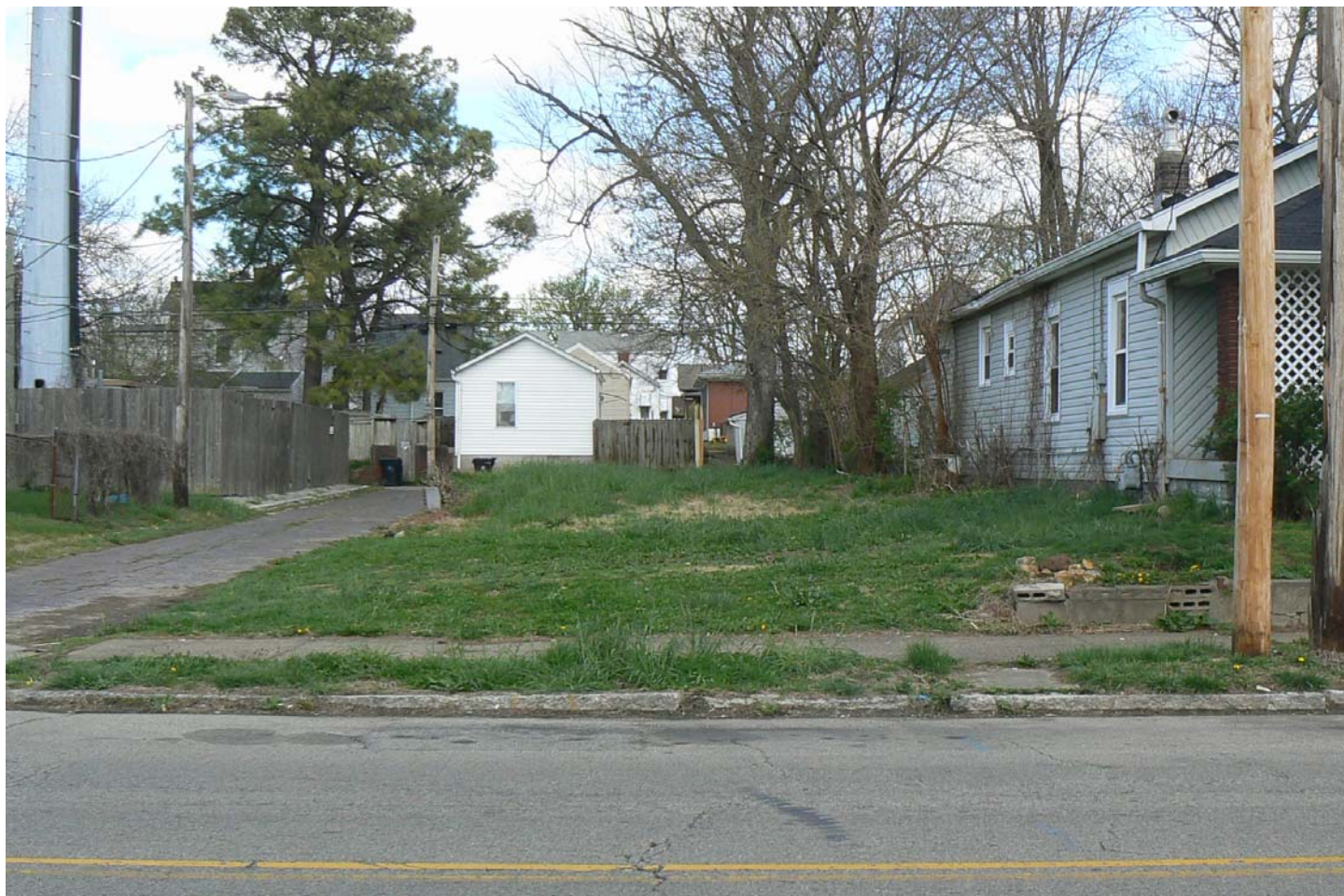
L:\VPPA\DISPOSITION\LANDBANK\2016\819 E Burnett Ave

The map displays a grid of city blocks with individual lots outlined in red. Lot numbers are printed in black or red throughout the area. Dimensions for many lots are provided in feet. A prominent cyan-colored rectangle highlights a specific lot at the corner of E Burnet Ave and Milton St, which is labeled with the number 31 and dimensions of 27.5 x 160. The surrounding streets include E Burnet Ave running diagonally from the bottom left towards the top right, Milton St running horizontally across the top, and Burnet Alley running vertically between the main streets. Various other lot numbers such as 20, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200 are visible. A scale bar in the bottom left corner indicates a distance of 60 feet.

L:\VPPA\DISPOSITION\LANDBANK\2016\819 E Burnett Ave

5. Site Photos

Front view-819 E. Burnett Ave



Rear view of lot- towards Burnett Ave



Front view of lot- across Burnett Ave



Street view-west



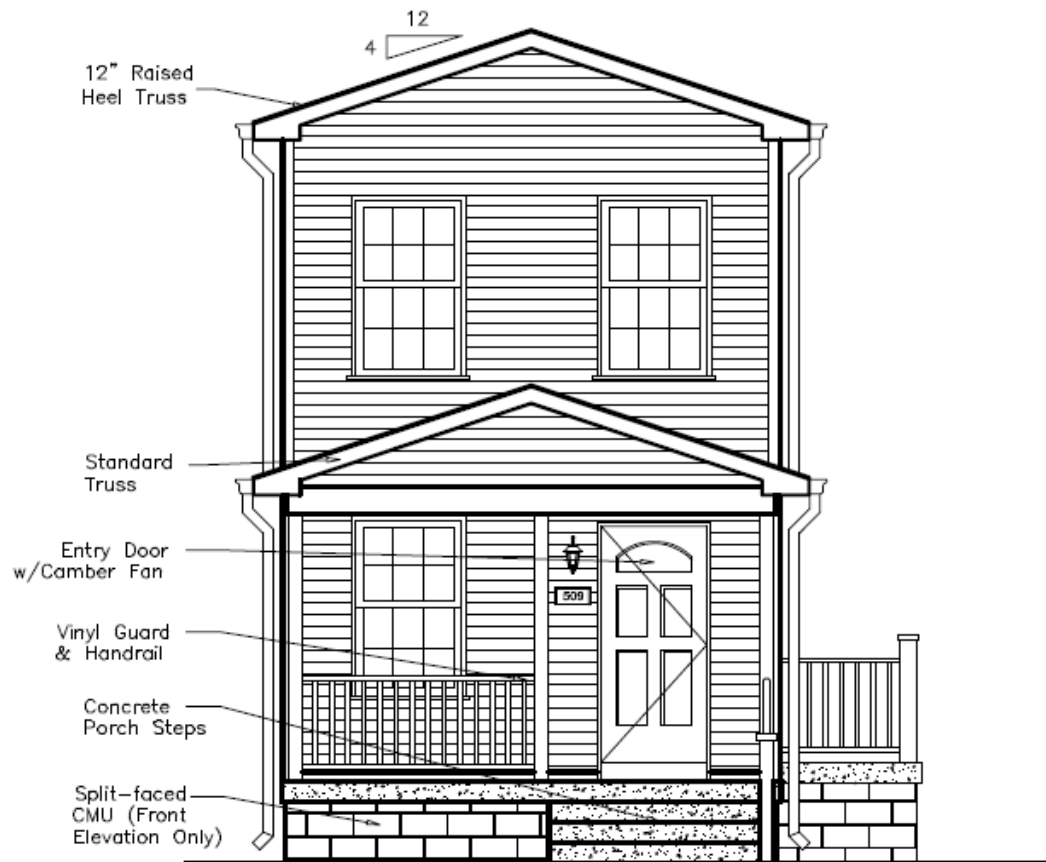
Street view-east



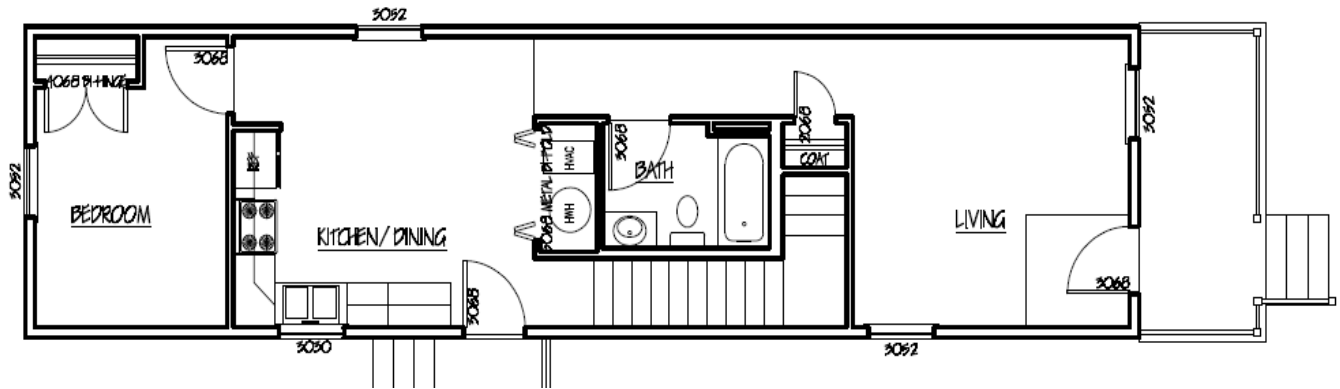
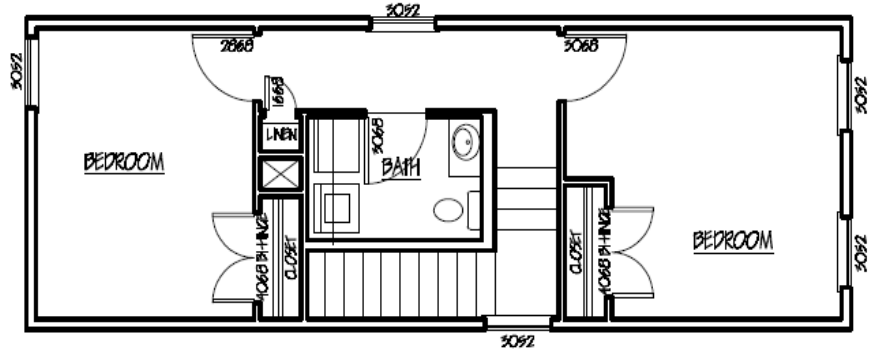
View- across the street



6. Elevation & Floor Plan



Resolution 10, Series 2016
Landbank Meeting Date: August 8, 2016
Property Address: 819 E. Burnett Ave
Page 14 of 16



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 819 E. Burnett.

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 July, 2017

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
	\$87,101.00