

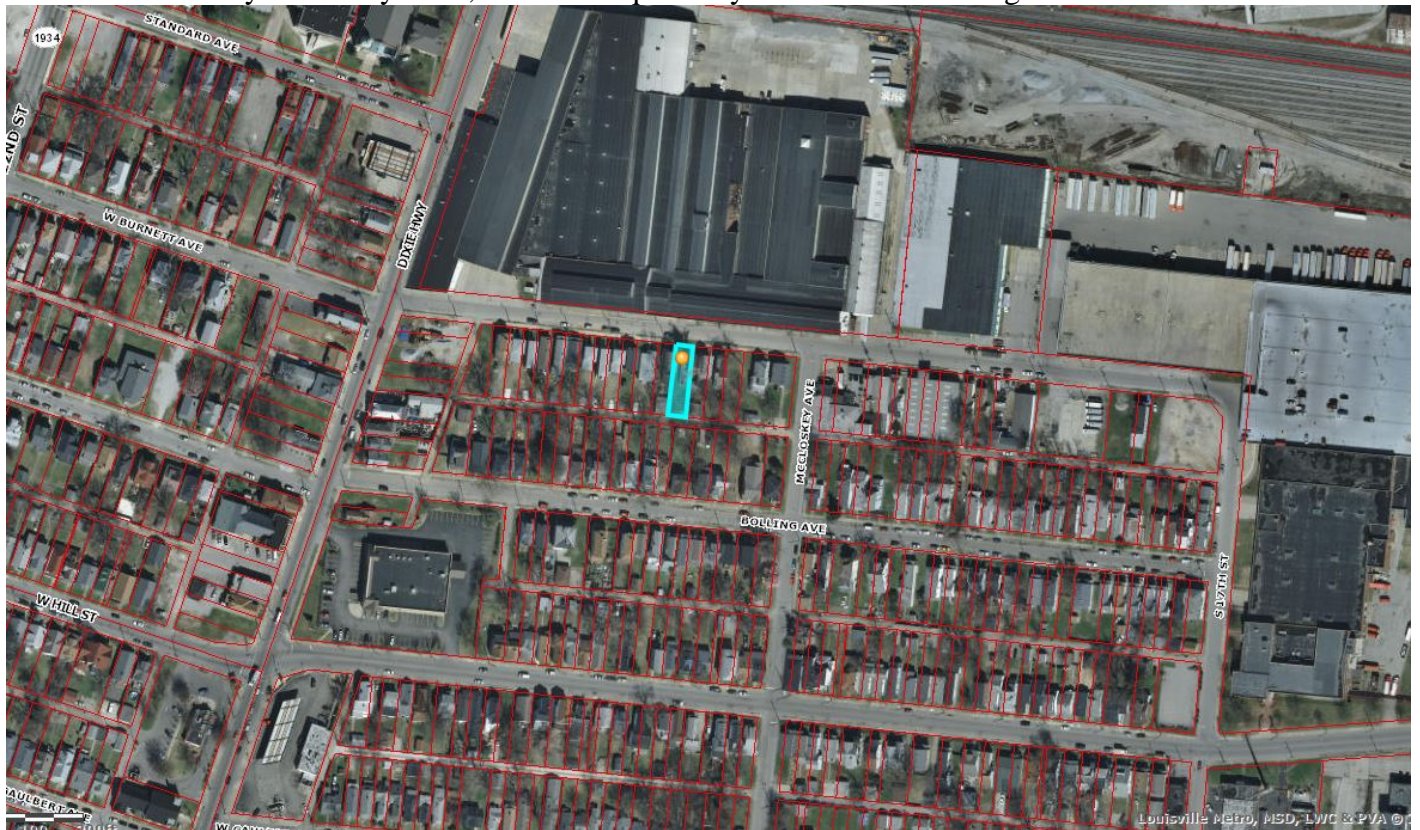
Landbank Authority
Staff Report
February 15, 2017



Resolution No.:	Resolution 3, Series 2017
Request:	New Construction
Project Name:	N/A
Location:	1770 W. Burnett Ave
Applicant:	Habitat for Humanity
Project Area/Size:	3750 sf. (lot)
PVA Value:	\$2500
Sale Price:	\$1.00
Council District:	3-Mary Woolridge
Case Manager:	Linette Huelsman, Real Estate Coordinator

Request

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 1770 W. Burnett Ave to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory since July 2015, and was acquired by the Landbank through Metro foreclosure.



Resolution 3, Series 2017
Landbank Meeting Date: February 15, 2017
Property Address: 1770 W. Burnett Ave
Page 1 of 13

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 Burnett Ave east of Dixie Hwy and west of 17th Street. It is surrounded by single-family residential on the south side of Burnett Ave with commercial on the north side. The lot is zoned R-6 in the Traditional Neighborhood Form District (TNFD).

The lot is located in the Park Hill 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 to complete the new construction.
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:

Applicant Name(s)

Applicant Signature(s)

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

1770 W BURNETT AVE

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 041F01960000

Land Value \$2,500

Improvements Value \$18,170

Assessed Value \$20,670

Approximate Acreage 0.0879

Property Class 620 Exempt Metro
Government

Deed Book/Page 10442 0503

District Number 100023

Old District 07

Fire District City of Louisville

School District Jefferson County

Neighborhood 109111 / BICKEL REALTY
COMPANY

Satellite City Urban Service District

Sheriff's Tax Info View Tax Information

County Clerk Delinquent Taxes [🔗](#)



Details & Photos



Single family



Property Details

Use Description	Single family
Year Built	1907
Basement Area	0 sq. ft.
Basement Finished?	No
Construction Frame	Wood frame no sheath
Stories	2.00
Above Grade Sq Ft.	1,376 sq. ft.

Photos



3. Land Development Report



Land Development Report

January 25, 2017 3:38 PM

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

Location

Parcel ID: 041F01960000
Parcel LRSN: 97175
Address: 1770 W BURNETT AVE

Zoning

Zoning: R8
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: BICKEL REALTY CO SUB
Plat Book - Page: 08-10A
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: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0040E

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: 3
Fire Protection District: LOUISVILLE #1
Urban Service District: YES

Resolution 3, Series 2017
Landbank Meeting Date: February 15, 2017
Property Address: 1770 W. Burnett Ave
Page 6 of 13

4. LOJIC Map



5. Site Photos

1770 W. Burnett Ave -subject photo



Resolution 3, Series 2017
Landbank Meeting Date: February 15, 2017
Property Address: 1770 W. Burnett Ave
Page 8 of 13

1770 W. Burnett Ave -street view west



1770 W. Burnett Ave-street view east



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 1770 W. 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 \$91,000 and appraise for about \$100,000.

PROJECT TIMELINE:

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

PROJECT FINANCING:

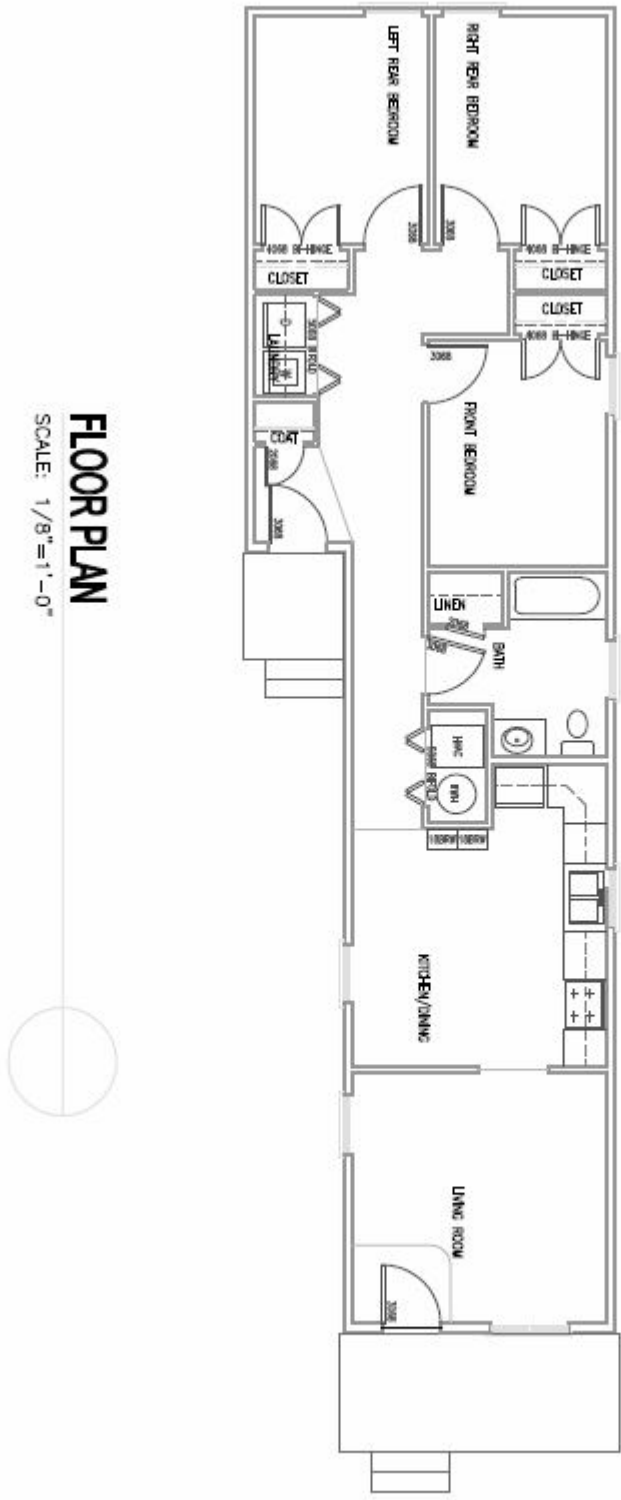
Funding will come from Habitat for Humanity of Metro Louisville homeowner mortgage payments, Kentucky Housing Corporation, Federal Home Loan Bank and additional house sponsorships.

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





8. Secretary of State Document

Welcome to Fasttrack Organization Search

Page 1 of 5

HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.

General Information

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 LOUISVILLE, KY 40203-1314
Registered Agent	ANNE C. MCARTHUR 1620 BANK STREET LOUISVILLE, KY 40203

Current Officers

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

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Resolution 3, Series 2017
Landbank Meeting Date: February 15, 2017
Property Address: 1770 W. Burnett Ave
Page 13 of 13