

Request

L:\VPPA\DISPOSITION\LANDBANK\2017

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. 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.

The lot is located on Parthenia Ave north of I-264 and south of Strader Ave. It is surrounded by single-family residential. The lot is zoned R-5 in the Traditional Neighborhood Form District (TNFD).

The lot is located in the Jacobs 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 \$3,326.86 which is the cost incurred by Metro to obtain the lot at the Commissioner's Sale. 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 for the renovation.
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

3809 PARTHENIA AVE

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2332
Owner LOUISVILLE AND
JEFFERSON COUNTY LAND
Parcel ID 066B00580063
Land Value \$10,000
Improvements Value \$0
Assessed Value \$10,000
Approximate Acreage 0.1456
Property Class 500 Res Vacant Land
Deed Book/Page 10747 0429
District Number 100023
Old District 11
Fire District City of Louisville
School District Jefferson County
Neighborhood 115116 / ANTLE
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
10747 0429	\$6,500	11/01/2016	TEMPLE DOROTHEA JUNE (DECEASED)
4609 0184 (N/A Online)	\$0	01/01/1973	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: 12/21/2016.

3. Land Development Report



Land Development Report

December 27, 2016 11:49 AM

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

Location

Parcel ID: 066B00580063
Parcel LRSN: 167165
Address: 3809 PARTHENIA AVE

Zoning

Zoning: R5
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: ANTLE SUBDIVISION
Plat Book - Page: 10-067
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: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0056E

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

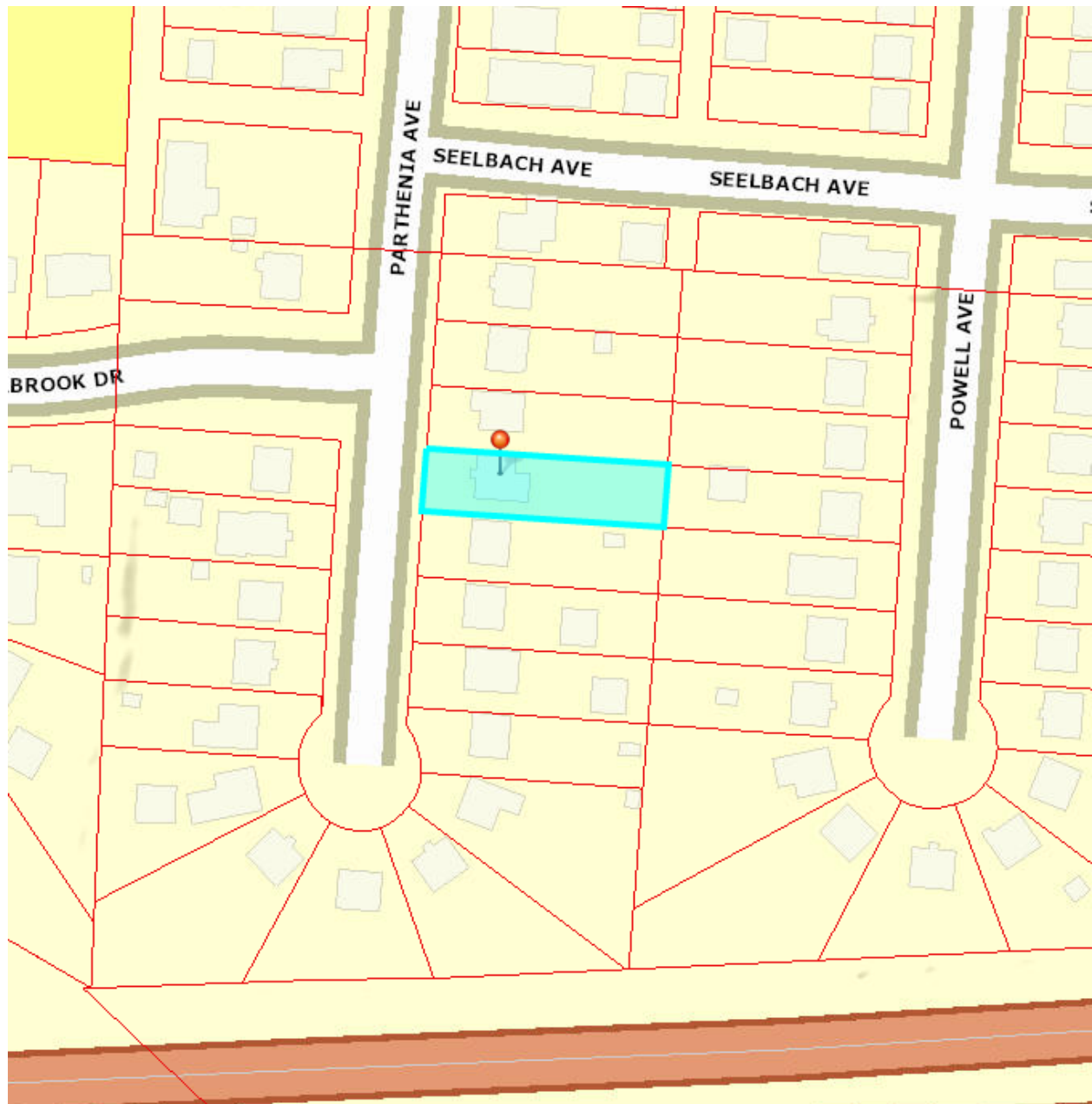
MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO015 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 15
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

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Landbank Meeting Date: February 15, 2017
Property Address: 3809 Parthenia Ave
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4. LOJIC Map



5. Site Photos

3809 Parthenia Ave-subject photo



3809 Parthenia Ave-street view north



3809 Parthenia Ave-street view south



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 3809 Parthenia 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 \$91,000 and appraise for about \$100,000.

PROJECT TIMELINE:

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

PROJECT FINANCING:

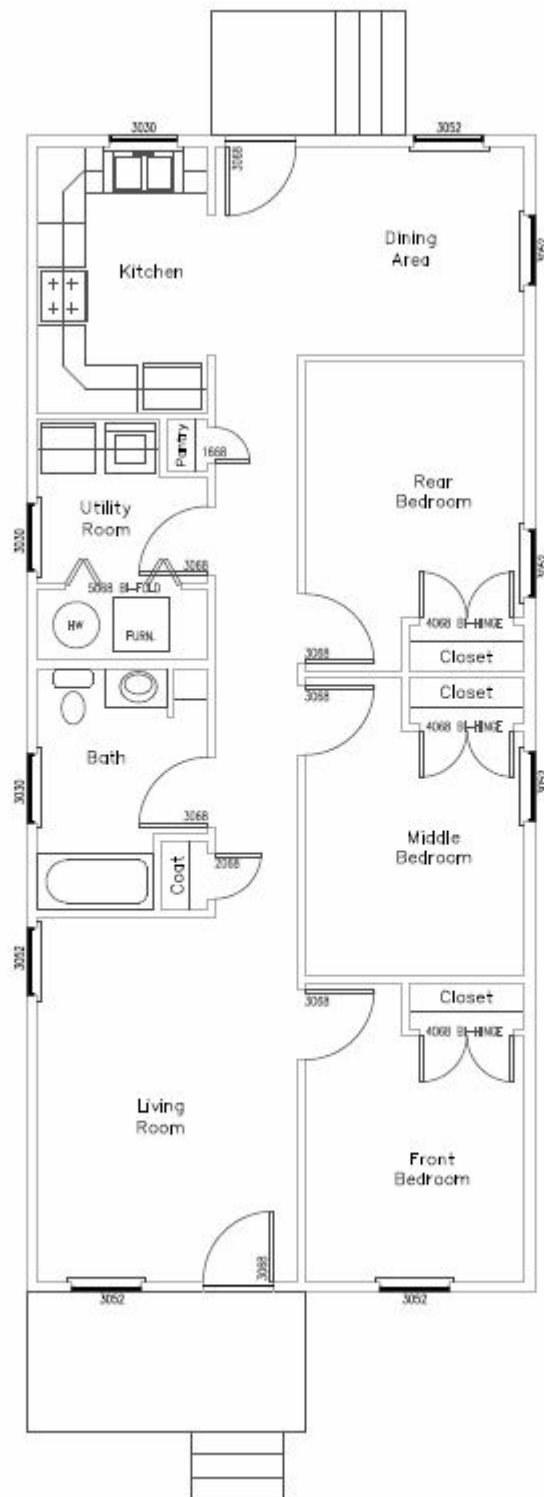
Funding will come from Habitat for Humanity of Metro Louisville homeowner mortgage payments, Kentucky Housing Corporation, Federal Home Loan Bank and additional house sponsorships.

PROJECT BUDGET:

Project Budget	
Site Acquisition	\$ 3326.86
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>
	\$ 83,327.86

7. Floor Plan





8. Secretary of State Document

Welcome to Fasttrack Organization Search

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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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