

Landbank Authority
Staff Report
May 8, 2017



Resolution No.:	Resolution 9, Series 2017
Request:	Option to Purchase
Project Name:	Dayspring Partnership
Location:	3960 Wheeler Ave, 3962 Wheeler Ave, 1501 Bicknell Ave, 702 M Street, 2816 S 6th Street
Neighborhood:	Hazelwood and South Louisville
Owner:	Landbank Authority
Applicant:	Housing Partnership, Inc.
Project Area/Size:	See table
PVA Value:	See table
Option Price:	\$400.00 (10% deposit)
Council Districts:	6 –James and 15-Butler
Case Manager:	Joshua Watkins

Request

Housing Partnership Inc., in collaboration with Dayspring, is seeking an option to purchase the properties located at 2816 S 6th Street, 702 M Street, 1501 Bicknell Avenue, 3960 Wheeler Avenue and 3962 Wheeler Avenue. The subject sites have a collective square footage of 31,164.72 sq. ft. located in the Hazelwood and South Louisville neighborhoods.

2816 S 6th Street



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702 M Street



1501 Bicknell Ave



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3960 Wheeler Ave



3962 Wheeler Avenue



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Case Summary / Background / Site Context

The applicant has requested an option to purchase five (5) parcels in the Hazelwood and South Louisville neighborhoods. The following chart is a summary of all properties involved, including their values, square footages and Minimum Asking Prices per the Land Bank Authority Interim Pricing Policy. The applicant has agreed to pay \$4,000.00 for the properties, which is the total value for all minimum asking prices and has agreed to pay 10% of the total offer price as a fee for the Option Agreement.

Address	Zoning	Square Footage	PVA Value	Minimum Asking Price	Years In Landbank	Council District
2816 S 6th Street	R6	2750	\$12,000.00	\$ 500.00	16	15 - Butler
702 M Street	R6	5625	\$ 8,100.00	\$ 1,000.00	12	6 - James
1501 Bicknell Avenue	R5	9743.1	\$ 4,500.00	\$ 1,000.00	9	15 - Butler
3960 Wheeler Avenue	R5	8645.4	\$ 2,250.00	\$ 1,000.00	8 months	15 - Butler
3962 Wheeler Avenue	R5	4401.25	\$ 990.00	\$ 500.00	8 months	15 - Butler
Total Square Footage		31164.75				
Total Minimum Asking Price				\$ 4,000.00		
Option Price (10% Deposit)				\$ 400.00		

The applicant is partnering with Dayspring Community Living to build four new construction homes for developmentally disabled adults. The goal of the project is to provide safe, affordable housing opportunities for intellectual and developmental disabled adults and to allow self-determination of the residents by locating near amenities and services. HPI is a non-profit affordable housing organization that promotes access to affordable housing opportunities. Day Spring is also a non-profit organization that provides on-site services encouraging self-determination for developmentally disabled adults.

The properties are surrounded by residential housing with a few commercial establishments. HPI is conferring with Planning & Design services to confirm the appropriate zoning needs and to seek the appropriate zoning changes or permits if necessary. The request the option to purchase is to grant site control for HPI to supplement an application for funding from the Federal Home Loan Bank of Indianapolis.

Staff Conclusions / Proposed Conditions of Approval

Staff recommends the board grants a six (6) month option to purchase to Housing Partnership Inc. The following conditions are also recommended:

1. Applicant agrees to pay 10% of the total purchase price (also known as the Minimum Asking Price), reflected in the chart above, as a reservation fee for the option agreement. This fee totals \$400.00
2. Applicant agrees to maintain the properties, free from all property maintenance cases and fines for the duration of the option agreement.
3. Applicant agrees to insure the properties for the duration of the option agreement.
4. Applicant will obtain all necessary approvals and permits from Planning & Design and Construction Review prior to conveyance.

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

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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

Notification

The applicant was notified by phone on May 1, 2017 and their presence at the May 8, 2017 Landbank meeting was requested.

The Landbank Authority was notified by e-mail on May 1, 2017.

2. Land Development Report



Land Development Report

April 28, 2017 5:54 PM

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

Location

Parcel ID: 050E01140000
Parcel LRSN: 132262
Address: 2816 S 6TH ST

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: 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: 21111C0057E

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: CSO211 - 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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Land Development Report

April 28, 2017 5:52 PM

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

Location

Parcel ID: 050E00410000
Parcel LRSN: 131555
Address: 702 M ST

Zoning

Zoning: R6
Form District: TRADITIONAL NEIGHBORHOOD
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: PROGRESS LAND CO. SUBDIVISION
Plat Book - Page: 01-042
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
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0057E

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: CSO211 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 6
Fire Protection District: LOUISVILLE #3
Urban Service District: YES

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Land Development Report

April 28, 2017 5:58 PM

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

Location

Parcel ID: 066G00650000
Parcel LRSN: 172933
Address: 1501 BICKNELL 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: B-221-85

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: 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



Land Development Report

April 28, 2017 5:59 PM

[About LDC](#)

Location

Parcel ID: 066G00620297
Parcel LRSN: 172220
Address: 3960 WHEELER 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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance 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: NO
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



Land Development Report

April 28, 2017 6:00 PM

[About LDC](#)

Location

Parcel ID: 066G00610000
Parcel LRSN: 172595
Address: 3962 WHEELER 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
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance 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: NO
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

3. PVA Information

JEFFERSON COUNTY PVA

2816 S 6TH ST

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

Owner LANDBANK AUTHORITY INC
LOUISVILLE AN

Parcel ID 050E01140000

Land Value \$12,000

Improvements Value \$11,230

Assessed Value \$23,230

Approximate Acreage 0.0000

Property Class 620 Exempt Metro
Government

Deed Book/Page 8851 0259

District Number 100023

Old District 11


Fire District City of Louisville

School District Jefferson County

Neighborhood 14 / COM CHURCHILL KY
FAIRGROUNDS

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) 



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
8851 0259	\$53,190	06/15/2006	SPANN ANN & ETAL
4430 0271 (N/A Online)	\$0	01/01/1971	OWNER UNKNOWN

Assessment History

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JEFFERSON COUNTY PVA

702 M ST

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

Owner LANDBANK AUTHORITY INC
LOUISVILLE AN

Parcel ID 050E00410000

Land Value \$8,100

Improvements Value \$0

Assessed Value \$8,100

Approximate Acreage 0.0000

Property Class 620 Exempt Metro
Government

Deed Book/Page 8434 0750

District Number 100023

Old District 11

Fire District City of Louisville

School District Jefferson County

Neighborhood 14 / COM CHURCHILL KY
FAIRGROUNDS

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) ☒



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
8434 0750	\$0	06/22/2004	LOU E CONOMIC OPPORTUNITY CORP
7324 0383	\$100	09/20/1999	LOU & JEFF COUNTY LANDBANK AUTHORITY
6893 0797	\$8,100	05/22/1997	MCLENNAN LARRY & CAROL

Assessment History

Resolution 9, Series 2017
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JEFFERSON COUNTY PVA

1501 BICKNELL AVE

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

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 066G00650000

Land Value \$4,500

Improvements Value \$0

Assessed Value \$4,500

Approximate Acreage 0.2068

Property Class 620 Exempt Metro
Government

Deed Book/Page 9155 0451

District Number 100023

Old District 11

Fire District City of Louisville

School District Jefferson County

Neighborhood 50 / COM SOUTH JEFF CO
WEST OF I-65

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) ☒



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
9155 0451	\$4,500	12/14/2007	ADAMS LEE A & JOSEPHINE
5843 0846	\$0	02/20/1989	OWNER UNKNOWN

Assessment History

Date	Land	Improvements	Total	Reason
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JEFFERSON COUNTY PVA

3960 WHEELER AVE

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 066G00620297

Land Value \$2,250

Improvements Value \$0

Assessed Value \$2,250

Approximate Acreage 0.1983

Property Class 620 Exempt Metro
Government

Deed Book/Page 10710 0034

District Number 100023

Old District 11

Fire District City of Louisville

School District Jefferson County

Neighborhood 50 / COM SOUTH JEFF CO
WEST OF I-65

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) ☒



Details & Photos



Property Details

Sales History

Deed Book/Page	Price	Date	Previous Owner
10710 0034	\$3,240	09/13/2016	Multiple Owners
10293 0163	\$2,250	09/04/2014	LANDBANK AUTHORITY INC LOUISVILLE AN
7174 0898	\$3,540	01/13/1999	Multiple Owners

Assessment History

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JEFFERSON COUNTY PVA

3962 WHEELER AVE

Mailing Address 444 S 5TH ST STE 500,
LOUISVILLE, KY 40202-2243

Owner LOUISVILLE & JEFFERSON
COUNTY LANDBANK

Parcel ID 066G00610000

Land Value \$990

Improvements Value \$0

Assessed Value \$990

Approximate Acreage 0.0938

Property Class 620 Exempt Metro
Government

Deed Book/Page 10710 0034

District Number 100023

Old District 11

Fire District City of Louisville

School District Jefferson County

Neighborhood 50 / COM SOUTH JEFF CO
WEST OF I-65

Satellite City Urban Service District

Sheriff's Tax Info [View Tax Information](#)

County Clerk [Delinquent Taxes](#) ☒



Details & Photos



Property Details

Sales History

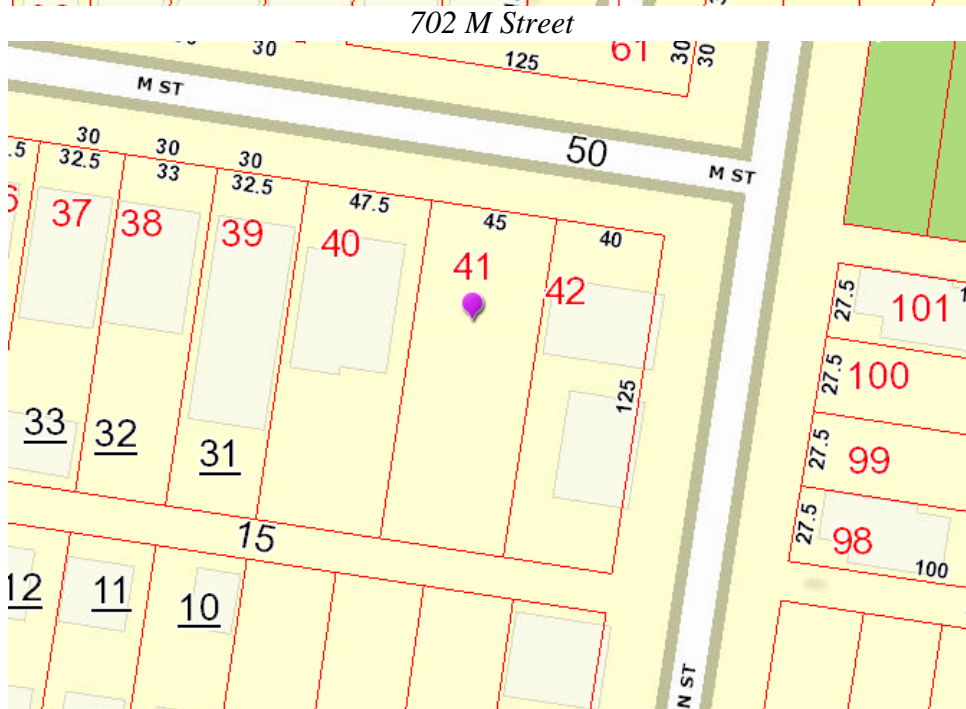
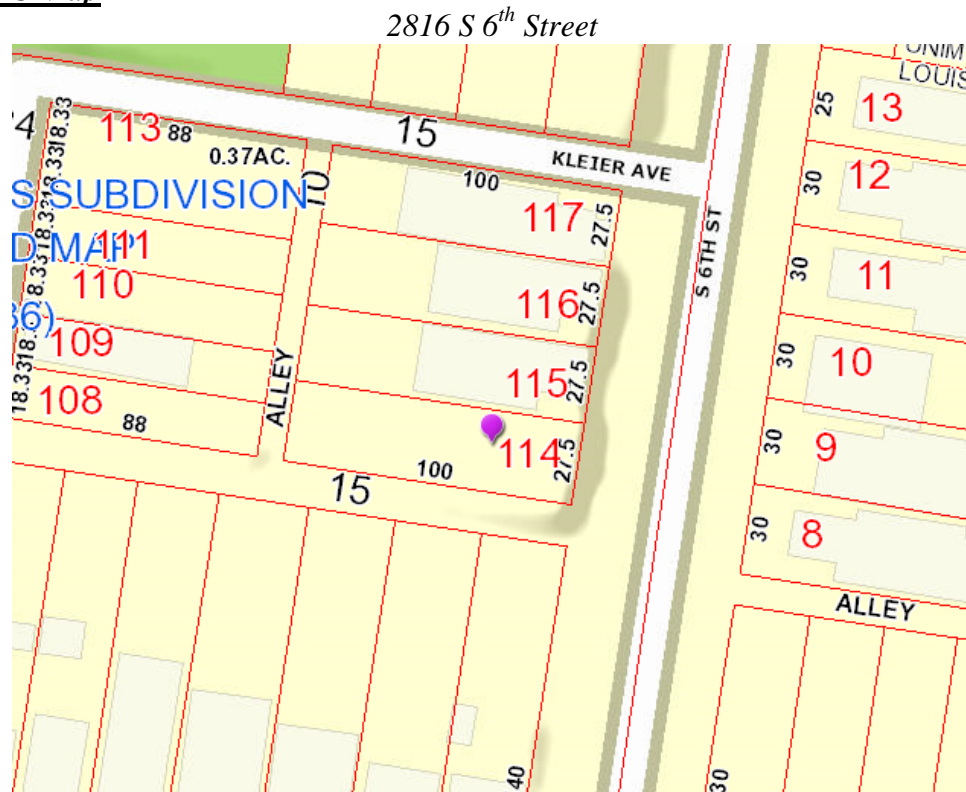
Deed Book/Page	Price	Date	Previous Owner
10710 0034	\$3,240	09/13/2016	Multiple Owners
10293 0163	\$990	09/04/2014	LANDBANK AUTHORITY INC LOUISVILLE AN
6625 0288	\$1,410	07/27/1995	GREENWOOD ANNETTE ROSE & GOODMAN RONA

Assessment History

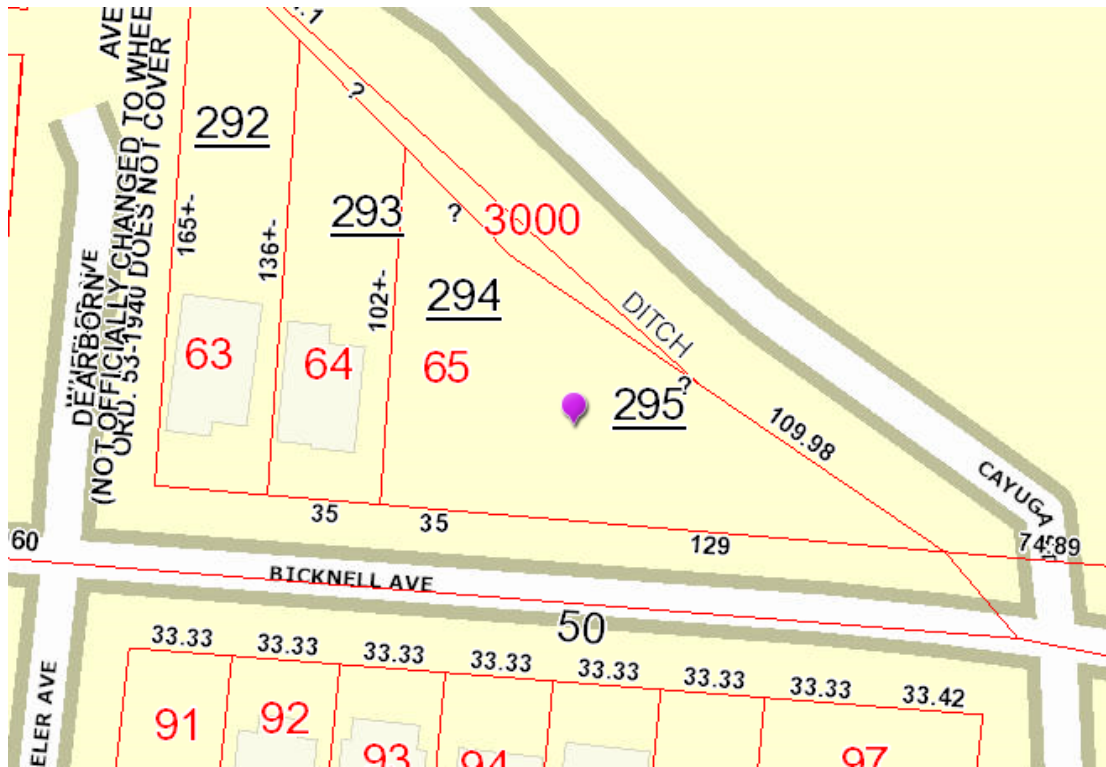
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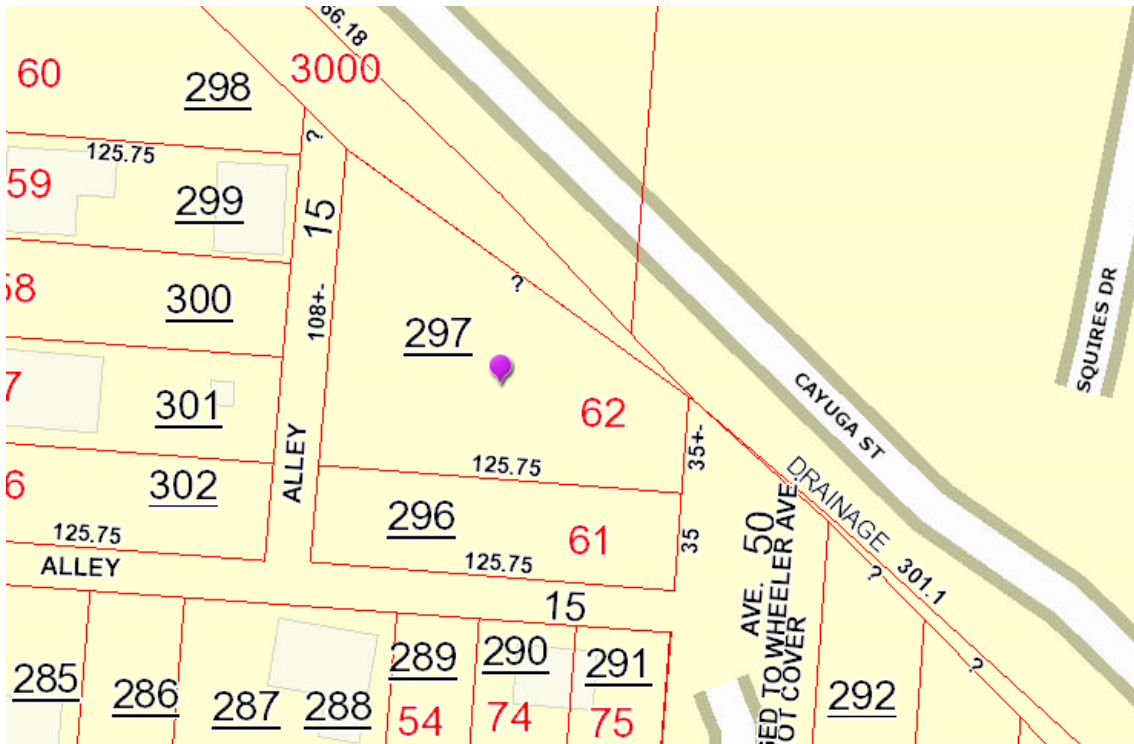
4. LOJIC Map



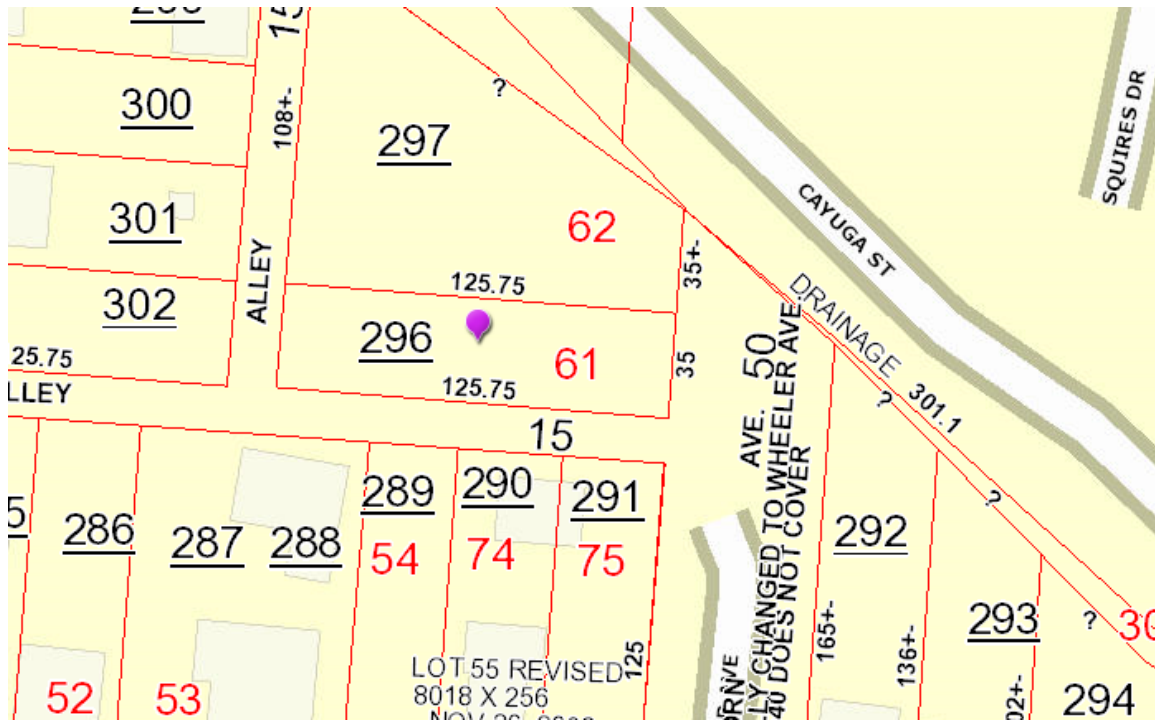
1501 Bicknell Ave



3960 Wheeler Ave



3962 Wheeler Ave



Resolution 9, Series 2017

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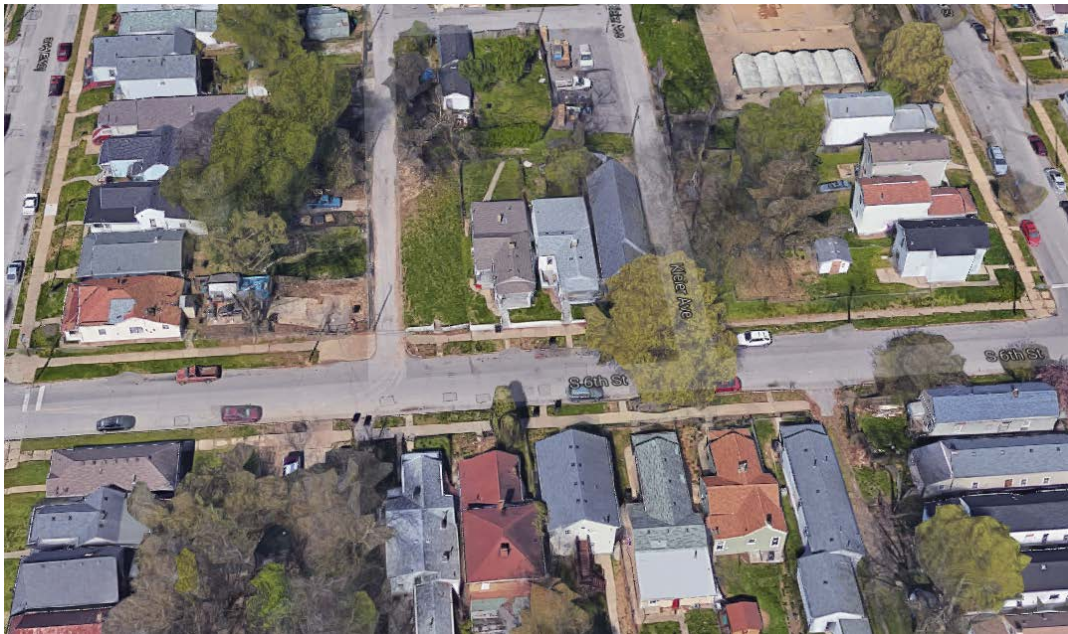
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5. Site Photos

Front view- 2816 S 6th Street



Aerial View



Resolution 9, Series 2017

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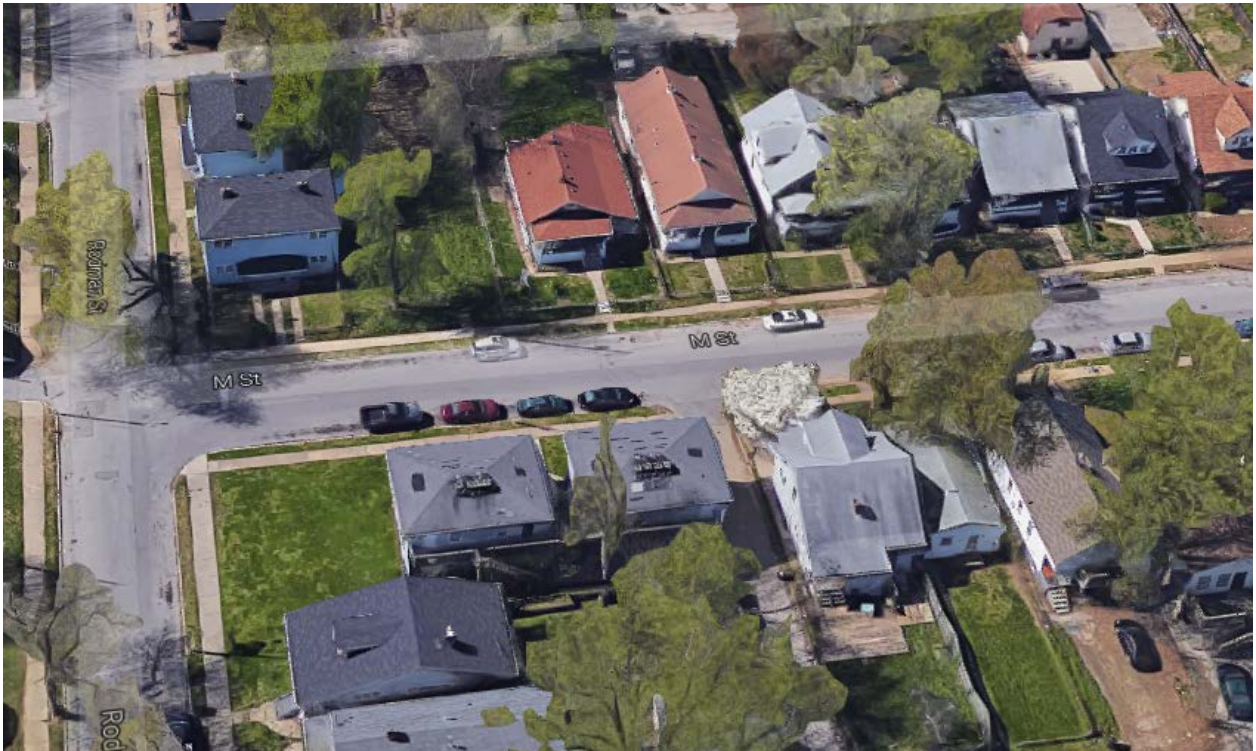
Property Address: 2816 S 6th Street, 702 M Street, 1501 Bicknell Ave, 3960 Wheeler Ave, 3962 Wheeler Ave

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Front view- 702 M Street



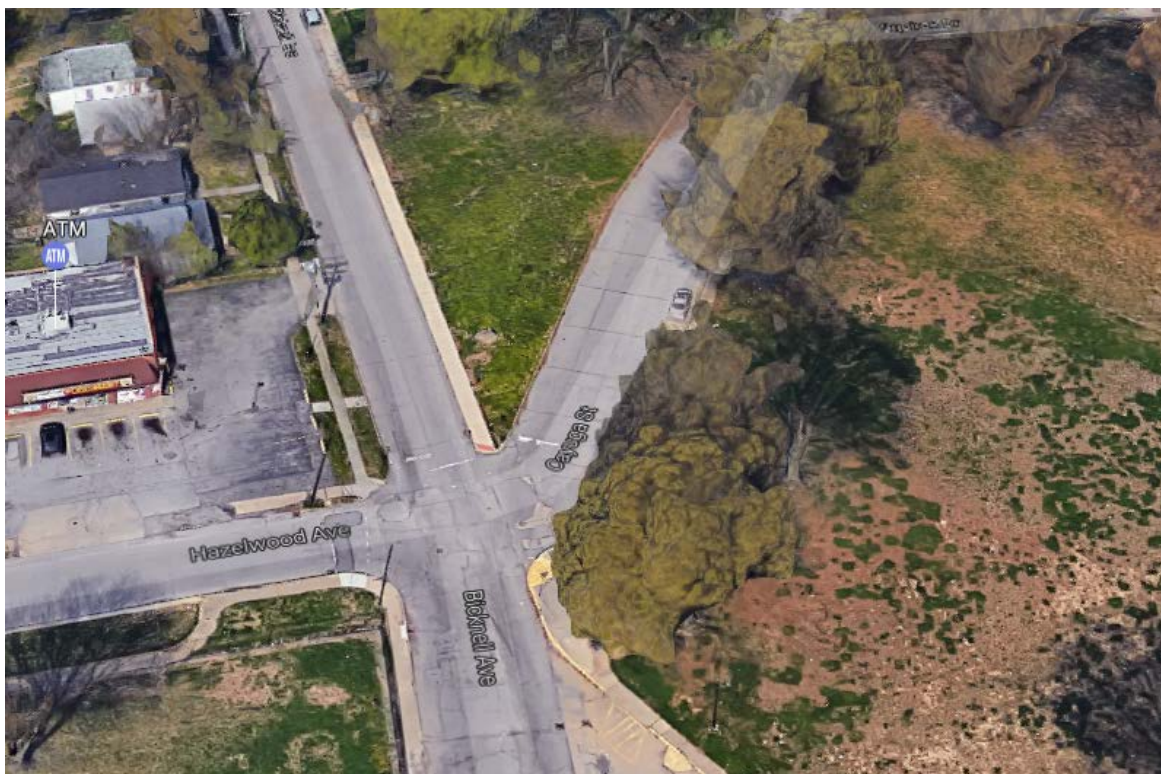
Aerial View



Front view- 1501 Bicknell Ave



Aerial View



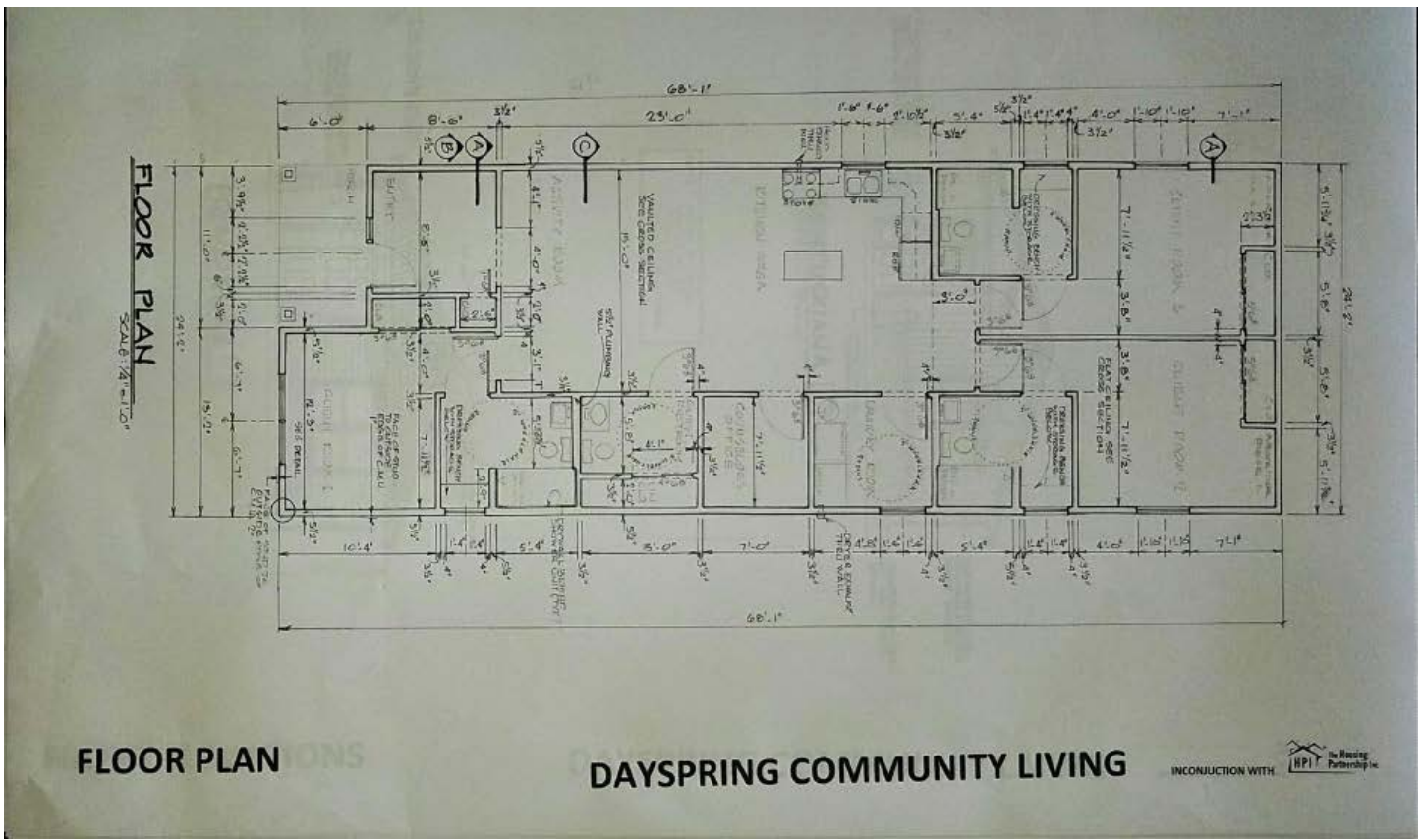
Front view- 3960 – 3962 Wheeler Ave



Aerial View



6. Layout



7. Renderings



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8. Budget

Day Spring Homes
Development Costs
Revised: 4/21/2017

Number of lots	4			
Cost per	1000			
Acquisition				
	Land	4000	4,000	1,000
	Building	0	0	0
Acquisition Sub-Total			4,000	1,000

HARD COSTS

BUILDING COST

Appliances	10,000	2,500
Building - New Construction	720,000	180,000

SITE WORK

Earth Work	25,000	6,250
Lawn/Plantings		0

CONTRACTOR FEES

Payment and Performance Bond	2,761	690
General Requirements	43,200	10,800
Builder's Overhead	14,400	3,600
Builder's Profit	43,200	10,800
Construction Manager's Fee	0	0
Insurance	2,014	503

OTHER HARD COSTS

Other: Permits & Fees	8,629	2,157
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Other:

TOTAL HARD COSTS	869,204	217,301
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CONSTRUCTION CONTINGENCY

	36,000	9,000
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HARD COST Sub Total	905,204	226,301
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Preliminary,
For Discussion Only

4/26/2017

9. Timeline

HPI/Day Spring Homes_2816 S 6th St Lot Request_04262017

▪ PROJECT DESCRIPTION

The Day Spring Homes project is a cooperation between HPI and Day Spring Community Living to build four new construction homes for developmentally disabled adults.

The goals of the Day Spring Homes project are to provide safe, decent, affordable housing opportunities for intellectual and developmental disabled adults, allow self-determination of the residents by locating the housing near amenities and services, and to continue building on other housing and community development efforts of HPI, the City of Louisville, and private investors in targeted neighborhoods.

▪ COMPANY DESCRIPTION

HPI is a non-profit affordable housing organization that creates, sustains, and promotes access to affordable housing opportunities. Day Spring is a non-profit that provides on-site services encouraging self-determination of developmentally disabled adults.

HPI is responsible for creating 6,585 affordable houses and apartment units. Dayspring currently owns 60+ units that will be similar to those developed on this lot for developmentally disabled residents they serve.

Please see attachment "HPI and Day Spring Property Lists" pdf document attached to this application for a list of all partner owned properties.

▪ IMPROVEMENT SPECIFICATIONS

Please see the attached "Day Springs Homes_Construction Costs" pdf for the hard cost of individual homes and a total hard costs for all 4 homes. HPI Construction, LLC will likely be the General Contractor for the construction of the homes.

▪ TIMELINE FOR COMPLETION

- Federal Home Loan Bank of Indianapolis (FHLBI) application due: May 2017
- FHLBI announcement: September 2017
- Closing on permanent and grant financing: November 2017
- Begin Construction on first 2 Lots: December 2017
- Begin Construction on last 2 Lots: March 2018
- All homes receive C/O by: July 2018
- Occupancy: August 2018

**The entire project must be complete no later than December 2018.*

4/27/17