

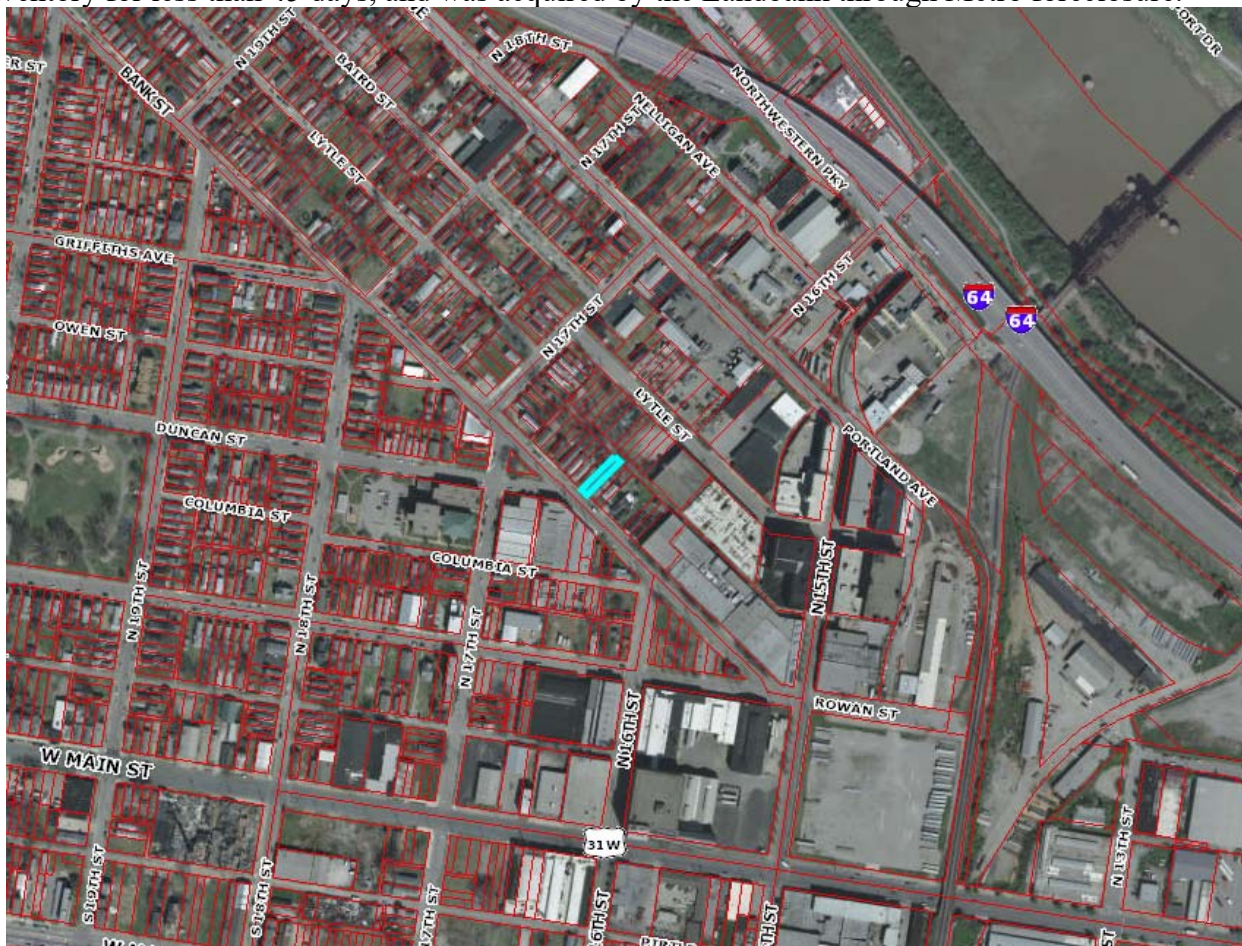
**Landbank Authority**  
**Staff Report**  
*July 10, 2017*



<b>Resolution No.:</b>	Resolution 23, Series 2017
<b>Request:</b>	New Construction
<b>Project Name:</b>	N/A
<b>Location:</b>	<b>1621 Bank Street</b>
<b>Neighborhood:</b>	Portland
<b>Owner:</b>	Landbank Authority
<b>Applicant:</b>	Habitat for Humanity
<b>Project Area/Size:</b>	3375 sf. (lot)
<b>PVA Land Value:</b>	\$2500
<b>Sale Price:</b>	\$1.00
<b>Council District:</b>	5-Cheri Hamilton
<b>Case Manager:</b>	Linette Huelsman, Real Estate Coordinator

**Request**

Habitat for Humanity of Metro Louisville (HFH) is requesting to purchase the unimproved lot at 1621 Bank Street to build a new single-family home for a qualified, low-income homebuyer. The property has been in the sales inventory for less than 45 days, and was acquired by the Landbank through Metro foreclosure.



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### **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 Bank Street east of 17<sup>th</sup> Street and west of 15<sup>th</sup> Street. It is surrounded by single-family residential with commercial properties on the corners. The lot is zoned EZ-1 in the Traditional Workplace Form District (TWFD).

The lot is located in the Portland 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 for the construction of a single-family residence.
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    | 6. Project Budget              |
| 2. PVA data sheet          | 7. Floor Plan                  |
| 3. Land Development Report | 8. Secretary of State Document |
| 4. LOJIC Map (parcel view) |                                |
| 5. Site photos             |                                |

### **Notification**

The applicant was notified by email of the meeting on June 20, 2017 and their presence at the July 10, 2017 Landbank meeting was requested. The Landbank Authority was notified by e-mail on July 3, 2017.

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## 2. PVA Sheet

### JEFFERSON COUNTY PVA

#### 1621 BANK ST

**Mailing Address** 1621 BANK ST, LOUISVILLE,  
KY 40203-1313  
**Owner** VINCENT THERETHA R  
(DECEASED)  
**Parcel ID** 015H00200000  
**Land Value** \$2,500  
**Improvements Value** \$0  
**Assessed Value** \$2,500  
**Approximate Acreage** 0,0769  
**Property Class** 500 Res Vacant Land  
**Deed Book/Page** 6734 0906  
**District Number** 100023  
**Old District** 03  
**Fire District** City of Louisville  
**School District** Jefferson County  
**Neighborhood** 100104 / CAMPBELLS  
WESTERN  
**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.

#### Property Details

**Type** :  
**Exterior Wall**  
**Heating Type**  
**Fireplace** No

#### Sales History

Deed Book/Page	Price	Date	Previous Owner
6734 0906	\$12,000	04/26/1996	VINCENT LAFE E & EMMA & VINCENT TH

#### Assessment History

Date	Land	Improvements	Total	Reason
10/27/2015	\$2,500	\$0	\$2,500	W - Wreck
01/01/2013	\$2,500	\$24,560	\$27,060	RC - Residential Computer Reassessment
01/01/2011	\$5,000	\$17,300	\$22,300	DC - Decrease by Computer Reassessment

### 3. Land Development Report



#### Land Development Report

December 29, 2016 4:40 PM

[About LDC](#)

##### Location

**Parcel ID:** 015H00200000  
**Parcel LRSN:** 36300  
**Address:** 1621 BANK ST

##### Zoning

**Zoning:** EZ1  
**Form District:** TRADITIONAL WORKPLACE  
**Plan Certain #:** NONE  
**Proposed Subdivision Name:** NONE  
**Proposed Subdivision Docket #:** NONE  
**Current Subdivision Name:** CAMPBELL'S WESTERN ADDITION  
**Plat Book - Page:** 08-018  
**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:** 21111C0025E

###### **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:** CSO190 - Project(s) Value between \$.04 - \$1.5

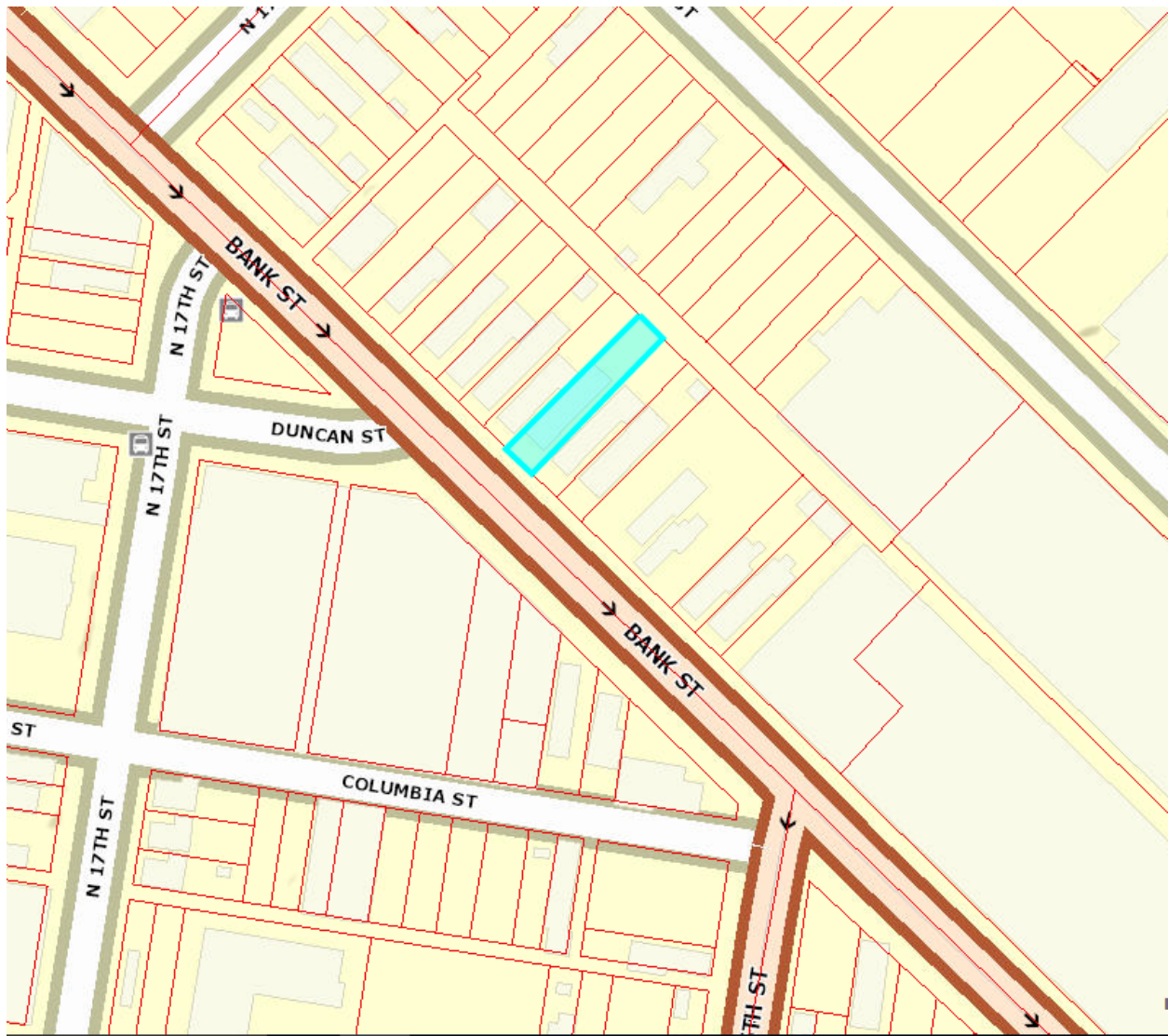
##### Services

**Municipality:** LOUISVILLE  
**Council District:** 5  
**Fire Protection District:** LOUISVILLE #1  
**Urban Service District:** YES

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#### 4. LOJIC Map



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## 5. Site Photos

*1621 Bank Street -subject photo*





*1621 Bank Street -street view west*



*1621 Bank Street-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 1621 Bank St.

### **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.

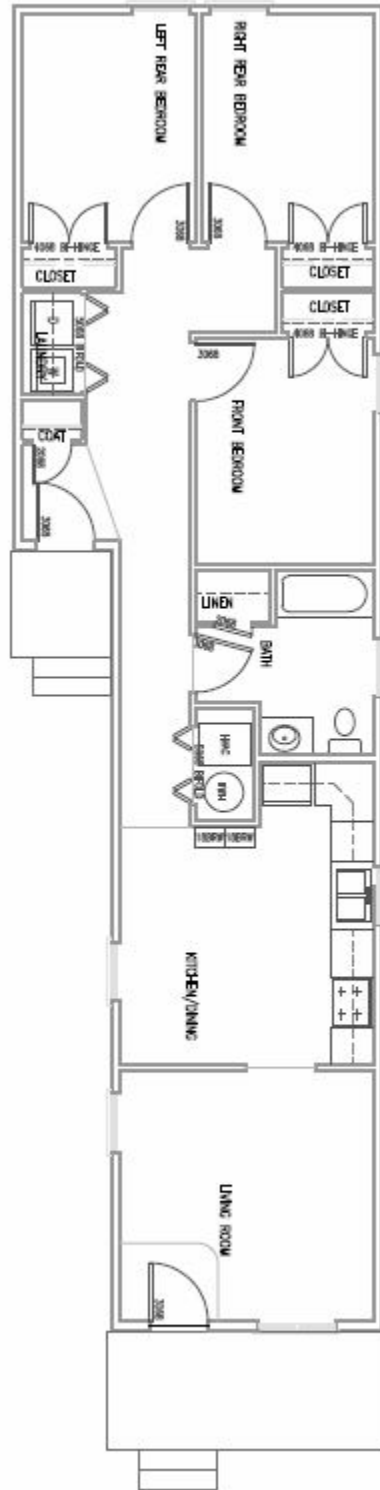
### **PROJECT BUDGET:**

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	4,500
	<u>\$ 80,001</u>



## 7. Floor Plan





# **FLOOR PLAN**

SCALE: 1/8"=1'-0"



## 8. Secretary of State Document

Welcome to Fasttrack Organization Search

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### HABITAT FOR HUMANITY OF METRO LOUISVILLE, INC.

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#### General Information

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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

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

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