

23-DDP-0034

4516 Cane Run Rd

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11/16/23

I am here today to stand for equity and diversity of housing - these are vital components of Comprehensive Plan 2040.

Saturating and targeting an area with apartments only is detrimental to the community's future and well-being.

BYLAWS
LOUISVILLE METRO PLANNING COMMISSION
ARTICLE II

Purpose

The purpose of the Planning Commission shall be to direct the economic growth and physical development of Jefferson County and the communities therein, and to guide such development in such a manner as to assure the prosperity, health, safety, morals and general welfare of the county and its communities.

You've probably heard from many voices on this development plan switch - and I hope that you recognize the voices with a financial stake in this project vs the voices of those who live in the community and only want what is best for the Cane Run area they call home.

Chase Principle E - EQUITABLE

- Louisville Metro is a community that values diversity and recognizes that resources, opportunities, and outcomes must be shared by all.
- Louisville seeks to engage all citizens in the decision making process and addresses the history of inequities and their ongoing impacts, particularly among communities of color.

We matter. Our community matters.

In June 2016, the Cane Run Road Neighborhood Revitalization Plan was adopted.

Cane Run Road Neighborhood Revitalization Plan



May 2016

**ADOPTED JUNE 23, 2016
ORDINANCE 97, 2016**

Sadly, despite the creation and intention of this 76 page revitalization plan, which included a vision statement for the Cane Run area - very little of it has come to fruition with the exception of the apartments of Riverport Landings and a limited amount of Habitat Houses in Richmond Terrace.

The proposed 16,020 SF Boys and Girls Club also never happened despite 'opportunities for youth activities' being identified as a neighborhood need. Yet, those apartments still got built.

A deficiency in sidewalk networks and a lack of bicycle facilities were also identified. No progress has been made with those either. The list goes on...

**Cane Run
Revitalization Plan =**
broken promises



Since the new habitat houses in Richmond Terrace were built, little effort has been made to revitalize the surrounding area. These homes are surrounded by dilapidated apartments and boarded up buildings with garbage scattered everywhere.



Caption

This is just around the corner from where LDG wants to put more apartments



Would you want to call this home? Would you feel safe here? Your kids or grandkids? Would you have a sense of pride driving past this to get to your house?



In 2106 the Revitalization Plan stated:

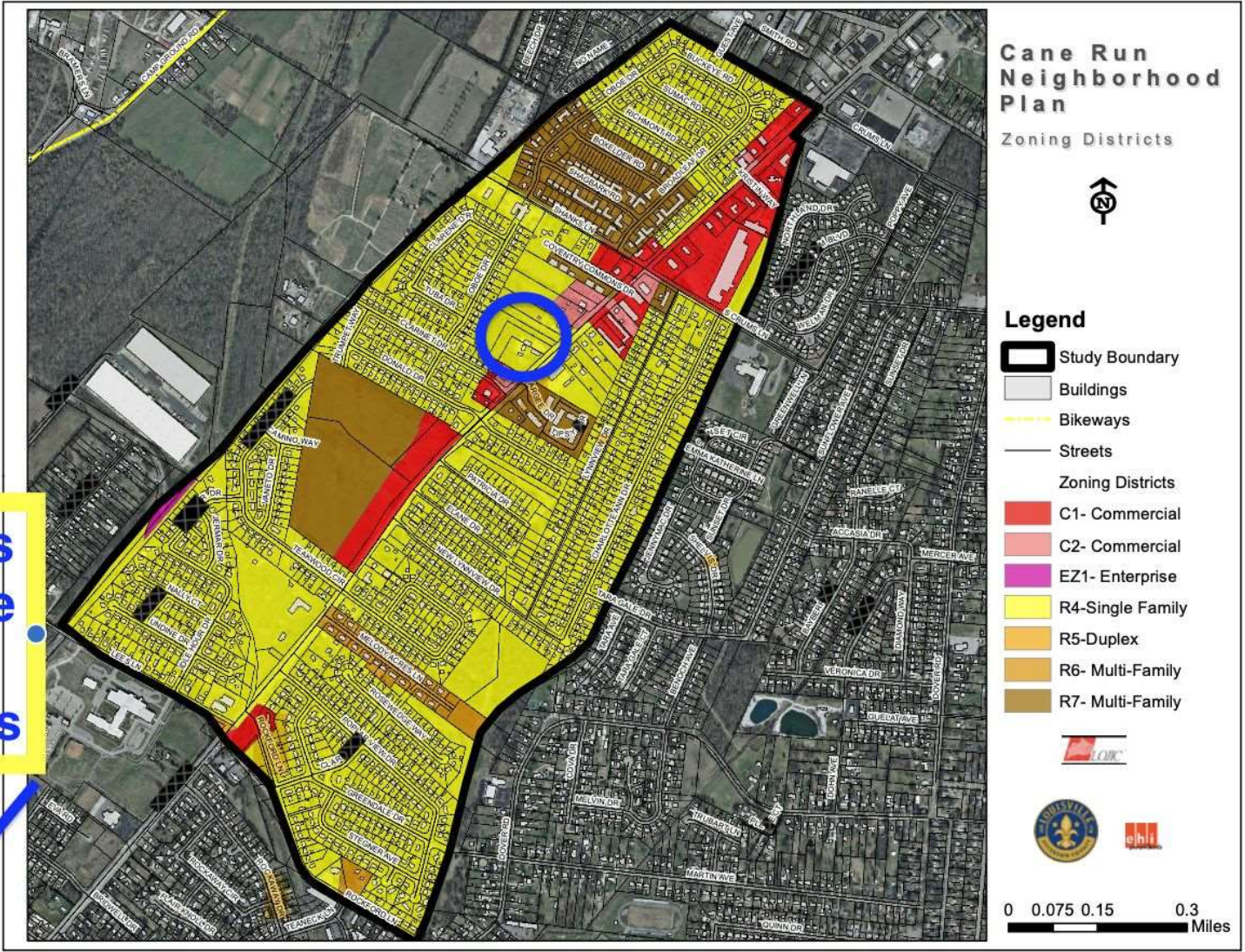
“Many of the existing apartment buildings are deteriorated,
vacant and underutilized.”

As you can see, not much has changed in the
7 years since the plan was created.

Adding more apartments makes no sense and is not fitting to
the needs of our community.

P reserve	<ul style="list-style-type: none"> Family Values Spiritual values and churches Schools Anchor food store Existing stable housing and quality of life (2) Open spaces Access to services 	<ul style="list-style-type: none"> Access between neighborhoods St. Denis property Cane Run Road traffic patterns Community engagement organization (Churches) Older, larger trees History of Lake Dreamland Farnsely Kaufman House 	<ul style="list-style-type: none"> Riverwalk Locally owned businesses Cane Run Park at Farnsley Middle School Businesses-shopping center River Garden Park
A dd	<ul style="list-style-type: none"> Medical- immediate care facilities Bus-route to Riverport- Access to jobs Youth and elderly activities Youth development, education and training Increase police presence- protection and security (4) Opportunities for owner-occupied property improvements Better connectivity-all modes Better property maintenance (2) Education (finance, drug addiction, fitness, wellness) Space for AA/NA meetings Organized sports for kids More sidewalks Affordable recreation centers 	<ul style="list-style-type: none"> Connects to Louisville Loop with sidewalks on Kramer's Lane (MilCreek) (2) Opportunities to purchase vacant land/buildings Expand flexible zoning to encourage revitalization and development Louisville Metro Landbank Authorization to participate in the expansion of affordable property purchase. Redevelopment Landscape/Streetscape More business/retail (2) Improved maintenance of public improvements Community Pride 	<ul style="list-style-type: none"> Educational and Recreational opportunities Sense of Community (2) Street lights (2) More family/ quality restaurants (2) Community Center (3) Park Playgrounds Better Roads LMPD Sub Stations (2) Code Enforcement (2) Maintenance of Mill Creek Drainage Ditch Public housing Community Library (2)
R emove	<ul style="list-style-type: none"> Crime/criminal activity Drugs Gang activity Blighted structures 	<ul style="list-style-type: none"> Vacant buildings Dumping/trash Fix Farnsley House or remove it Army Corps of Engineer flood restrictions. People are willing to preserve their property in the flooding area 	<ul style="list-style-type: none"> Unmaintained community facilities Unmaintained/rundown buildings/dilapidated (4) Old zoning restrictions specifically on heavy traffic districts
K eep Out	<ul style="list-style-type: none"> Drugs (2) Crime Gangs Blight Excessive rental housing 	<ul style="list-style-type: none"> Vacant buildings Dumping/trash Fix Farnsley House or remove it Drug houses Overspending of infrastructure instead of addressing the problems Large scale industrial development 	<ul style="list-style-type: none"> Incompatible land use and traffic patterns Vacant and abandoned properties Liquor stores Taverns/nightclubs Predatory businesses (check cashing, pawn shops) Loud cars/cut through traffic/speeding in neighborhoods

Lees
Lane
96
acres



Prior to Riverport Landings being built single-family homes made up 59% of housing units and apartments comprised 23%. Riverport alone added 412 apartment units which increased the percentage of apartments to single family homes and also tipped the tenure rate to more renter occupied than owner occupied housing. The vacancy rate at the time of plan adoption 12.5%.

Vacancy Rate

The residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. When there is an excess supply, the rate will be high. A vacancy rate of 3 to 5 percent is generally indicative of a healthy market. When vacancy rates fall below 3 percent, there is upward pressure on home prices and rents. There are currently 1,468 occupied units out of 1,775 total units in the planning area for a total of 83 percent and 12.5 percent vacancy rate.

Housing Type and Tenure

The majority of units (59 percent) in the study area are comprised of single-family, detached housing, duplexes at 2 percent, three- and four-plexes at 4 percent and apartment style buildings at 23 percent. Housing tenure in the study area is relatively the same, with half of the units as owner-occupied and half as rental.

Figure 4: Housing Tenure

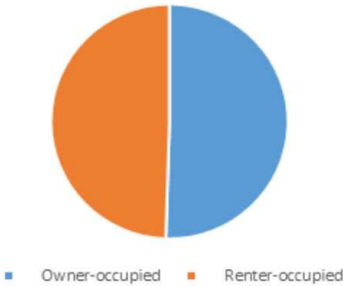
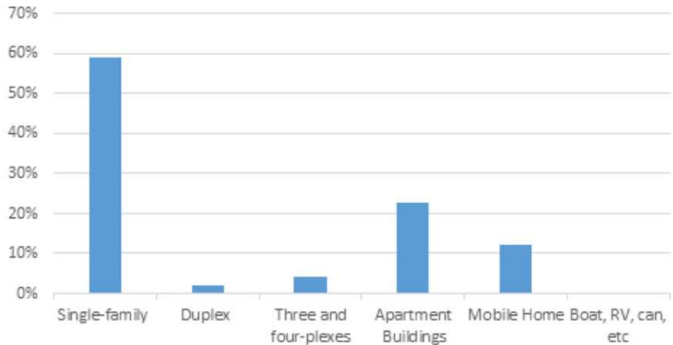


Figure 5: Housing Type



When I looked at the required notifications that went out for this development, I used their mailing list and property tax records to verify that out of 320 notifications...

Only 27 owner-occupied residents received notice
253 apartment tenants received notice

The remaining were for “current resident” as required, rental property owners, a few non-addresses, local businesses, 5 to themselves, 1 to Councilwoman Hawkins, 1 to planning staff.

This is what happens when an area is saturated with apartments and is overtaken by rental properties. There are no owner-occupied property owners left to stand against the destruction of their community.

“the proposal is consistent with the Neighborhood Form district as it will repurpose vacant lots to serve as a townhome community, offering another form of housing not currently present in the immediate area. *The proposal is compatible with the scale and site design of the surrounding single family residential properties. It* also provides another form of multifamily housing to complement nearby apartment communities, *such as Coventry Commons Apartments and Whispering Woods (each zoned R-7).”*

It's starting to alarmingly look as if the city is attempting to establish modern day housing projects in the Cane Run area.

36 acres with 412 apartment units at Riverport Landings, 96 acres planned for development on Lee's Lane with 312 units already approved, 98 units at Whispering Woods on Cane Run. Now, they want to put 128 more apartments on another 11 acres on Cane Run. This is all within about a mile of one another.

AND THIS IS ALL JUST ONE DEVELOPER - LDG.

There are numerous other multi-family housing units in the area on top of these.

Mr. Ashburner tries to use words like 'Garden style' to make it more palatable, but it is simply more apartments. We can see that.

Cane Run is a relatively low-income, predominantly black community being taken advantage of and destroyed with indifference. They are targeting an area where they didn't think anyone would notice, care, or fight back.

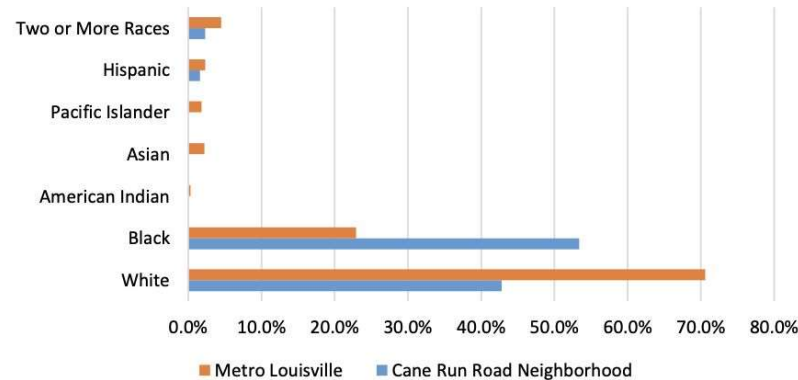
Demographic Profile

The Plan provides recommendations for social, economic and environmental improvements with thoughtful consideration of the neighborhood's dynamic demographics. Understanding the current dynamics of the Cane Run Road neighborhood is essential to identifying community needs and guiding future development. This neighborhood plan will effect 3,386 residents within the area. Residents are diverse in terms of age, race, educational attainment and occupation.

Racial Composition

53.4% of residents in the Cane Run Road planning area are African American; more than twice the percentage when compared to the Louisville Metro area. Additionally, other notable racial demographics are 42.8% of residents are White and 1.6% are Hispanic. Compared to Louisville Metro and the United States, the White population is significantly lower than average.

Figure 1: Race



Vulnerable Populations

Nearly 15 percent of the current population is 65 or older (almost 10 percent live alone), and in the next decade another 12 percent of the population will turn 65. Twenty-eight percent of the population has a disability, with seniors accounting for half of that portion

This is the home of Mr. Bobby Poore. His home of 27 years on Donald Drive backs up to LDG owned Riverport Landings. He recently moved out and put his house up for sale because of the conditions at Riverport, the exhaustive efforts he has had to continuously put forth for years now trying to protect his property, deal with trespassing youth, and worry for his safety. It was taking such a toll on his health that he simply could not stay any longer. He tried repeatedly to get help from Eric Abbott and Ramona Vasta with LDG, as well as Winterwood management to no avail. They stole his right to quiet enjoyment of his own home. He represents one of many who have been displaced by this development.



Many have shared concerns that the unrestrained push for apartments in our area is part of a larger plan to advance gentrification in our city and to depopulate residents from their preferred Urban neighborhoods such as Clifton, Smoketown, Shelby Park, Russell, Chicksaw and others - by enticing and luring them out and away with shiny new affordable housing elsewhere.

Metro Council just passed an anti-displacement ordinance aimed at protecting residents from this harmful and discriminatory practice.

We ask the Planning Commission to stand for us, stand with us - and say enough is enough.

We do not need or want more apartments in the Cane Run area.

And we are opposed to any more housing developments that are poorly managed and poorly maintained where the tenants are neglected, treated with indifference, can't reach management, and fear retaliation for voicing their concerns. And where adjacent property owners are robbed of their legal right to quiet enjoyment of their own homes.

On pg 16 of Mayor Greenberg's Louisville Home Plan it states "The home's neighborhood has a major impact on its value." I could not agree more with that statement. Our city loves to get these units built and smile for ribbon cutting photo ops, but who's there to help tenants and adjacent homeowners after the fact? Who suffers the adverse impact? Where are the NIMBY accusers when tenants and adjacent property owners need real help? Mr. Poore isn't here to tell you, but his empty home speaks for him. He was displaced from his residence of 27 years.

How long before Riverport Landings becomes another Dosker Manor?
How long before they push out all the homeowners with dense, poorly managed apartments - and there is no one left to speak up?

Did you know the Riverport swimming pool was padlocked this summer? They'll tell you it was temporary, just needed a part, but please go talk to the tenants.



We cannot continue to allow the affordable housing need to be used as a ruse to support advancing inequity, concentrating poverty, facilitating racial or geographic disparity, devaluing community input, suppressing diversity of housing choice, and promoting socio-economic disadvantage.

I hope your vote today will honor
and support our efforts to stand for
equity and diversity of housing - and
the future of our community.