



**Special Meeting
October 30, 2023**



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VAP Success

Land Banks are an important tool for community revitalization

The NLBN Summit is the premier event for land bank leaders across the country. At the summit, we'll have the rare opportunity to connect with other land bank professionals from other states and bond over shared challenges and successes. We'll come away with ideas and actionable solutions for affordable housing, climate resiliency, and equitable property acquisition and disposition strategies.

Since 2010, over 300 land banks and land banking initiatives have launched across the United States to tackle the growing problem of vacant, abandoned, and deteriorated properties and help revitalize communities. The national movement to steward land equitably for the public good is growing and land banks are leading the charge.

**National
Land Bank Network
Summit** | October 16–17, 2023
Cleveland, Ohio



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Build Back Our Blocks - Ready Rate

Summary of Disposition Program:

- Program Goal: Create affordable homeownership opportunities for neighborhood residents to build wealth through new construction.
- Sales Price: **\$500.00** for properties under 5,000 square feet and **\$1,000.00** for properties 5,001-9,999 square feet
- Application Process: Applicants must attach a detailed project plan, budget, timeline, and proof of funding to complete the project to their application. Submissions will be scored against standard program criteria. Minimum scoring threshold: **57**. Maximum score: **115**.
- Program Restrictions:
 - Project's End Use
 - Timeline for project completion
 - Occupancy required to release deed restrictions
- Permitted End Uses:
 - Owner-occupy a residential or commercial structure
 - Sell a residential structure as affordable housing
 - Rent a residential structure as affordable housing
 - Sell a residential or commercial structure at market rate



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Resolution 9, Series 2023

Location: 2727 Dumesnil Street 40211

Applicant: Salty Ventures, LLC

Disposition Program: Build Back Our Blocks – Ready Rate

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2727 Dumesnil Street

Property Summary:

- Neighborhood: Parkland
- Zoned: R6
- Council District 1
- Parcel's Square Footage: 6,700 (33.5 feet x 200 feet)
- Sales Price: \$1,000.00
- Projected Timeline: 6 to 12 months
- Proposed End Use: To build a single-family residence to be sold as affordable housing to a first-time home-owner.



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Design Plans for Resolution 9, Series 2023

Model Home for Proposed Build - 1335 Olive Street



1st Completed Landbank Project - 1324 Olive Street



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Estimated Project Budget for Resolution 9, Series 2023

Materials and Labor	Estimated Costs
Foundation, Framing, Insulation, and Grading	\$16,308
Lumber, Roofing/Gutters, Concrete, Drywall, Paint, and Flooring	\$49,463
HVAC Installation	\$8,760
Plumbing Installation	\$7,300
Electric Installation	\$7,240
Trim Installation	\$4,800
Lighting Fixtures	\$974
Cabinets (Kitchen and Bath)	\$6,600
Appliances	\$3,080
Bedroom and Bathroom Fixtures	\$505
Termite Pre-Treat	\$475
Landscaping	\$550
Building Permits & Plot Plans	\$650
General Contractor Fees	\$15,000
Total Construction Costs:	\$121,705



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Staff Recommendations

Approve Resolution 9, Series 2023 with the following terms:

- Sales Price: \$1,000.00
- Applicant, Salty Ventures, LLC, must obtain all necessary permits and approvals required by Louisville Metro to construct its proposed project of a single-family residence (3 bedroom, 2 baths) within 12 months on the property located at 2727 Dumesnil Street.
- Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicant shall return Property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.

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Resolution 12, Series 2023

Location: 1210 Tennessee Avenue 40208

Applicant: J & S Homes & Properties, LLC

Disposition Program: Build Back Our Blocks – Ready Rate

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1210 Tennessee Avenue

Property Summary:

- Neighborhood: Taylor Berry
- Zoned: R5
- Council District: 6
- Parcel's Square Footage: 4,131 (27 feet x 153 feet)
- Sales Price: \$500.00
- Projected Timeline: 6 months
- Proposed End Use: To build a single-family residence to be rented as affordable housing to a qualified renter.



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Design Plans for Resolution 12, Series 2023

Site Plan and/or Sketch of Building Rendering: 1030 sq ft, 3 bedroom, 2 baths manufactured home



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Estimated Project Budget for Resolution 12, Series 2023

- Purchase of Property at 1210 Tennessee Avenue: \$500
- Land Clearing and Grading: \$2,500
- Block Foundation: \$6,500
- Concrete Porch and Awning: \$25,000
- Purchase and Installation of Manufactured Home Unit: \$88,830
- Sales tax and closing costs: \$10,000
- Permits and City Fees: \$1,000
- Electric: \$4,000 (may not be required if existing utilities are still present and operable)
- Water: \$4,000 (may not be required if existing utilities are still present and operable)
- Sewer: \$4,500 (may not be required if existing utilities are still present and operable)

Total Estimated Construction Costs: **\$146,830**



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Staff Recommendations

Approve Resolution 12, Series 2023 with the following terms:

- Sales Price: \$500.00
- Applicant, J & S Homes & Properties, LLC, shall obtain all necessary permits and approvals required by Louisville Metro to construct its proposed project of a single-family residence (3 bedroom, 2 baths) within 12 months on the property located at 1210 Tennessee Avenue.
- Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicant shall return Property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.

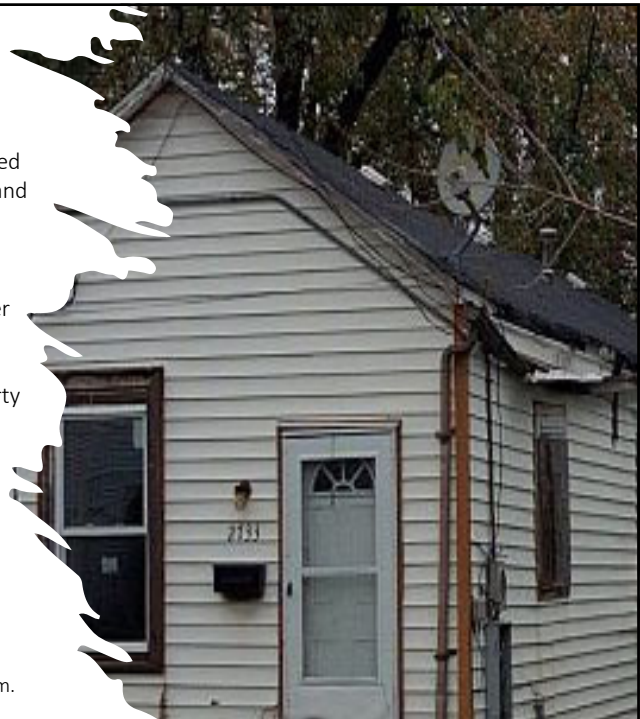
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Demo For Deed

Summary of Disposition Program:

- Program Goal: Improve neighborhoods by reducing blighted properties and creating opportunities for new residential and commercial construction.
- Sales Price: \$1.00
- Application Process: Applications are reviewed in the order received and must include cost estimate from a licensed demolition contractor to demolish the structure, proof of funding to pay contractor, and Applicant's intended property use.
- Program Restrictions:
 - A 45-day demolition timeline
 - Depending on the historic nature of the property, new construction restrictions (LMCO 150.110) may be included.

Note: If a buyer wishes to save a Landbank structure, he/she must follow the guidelines of the "Save Our Structures" disposition program.



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Resolution 16, Series 2023

Location: 2733 Bank Street 40212

Applicant: Laura L. Smith

Disposition Program: Demo For Deed

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List of Recommended Dispositions for Demo For Deed

Applicant	Rehab Budget & Proof of Funds	Address	Neighborhood	Council District	PVA Value	Total Square Footage
1. Laura L. Smith	Demolition Estimate	2733 Bank Street	Portland	5	\$27,610	924



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2733 Bank Street (Landbank's Property)	2731 Bank Street (Applicant's Property)
	

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Staff Recommendations

Approve Resolution 16, Series 2023 with the following terms:

- Sales Price: \$1.00
- Applicant, Laura L. Smith, must obtain all necessary permits required by Louisville Metro Government and complete the demolition of the single-family residence at 2733 Bank Street within 45 days of the date of the deed.
- Applicant shall manage and keep the real estate in a manner consistent with the ordinances and regulations of Louisville Metro Government.
- Applicant will return the respective property back to the Landbank if requirements are not met.

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Resolution 17, Series 2023

Location: 2719 Magazine Street 40211

Applicant: Smith and Marshall, LLC

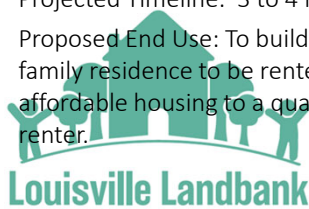
Disposition Program: Build Back Our Blocks – Ready Rate

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2719 Magazine Street

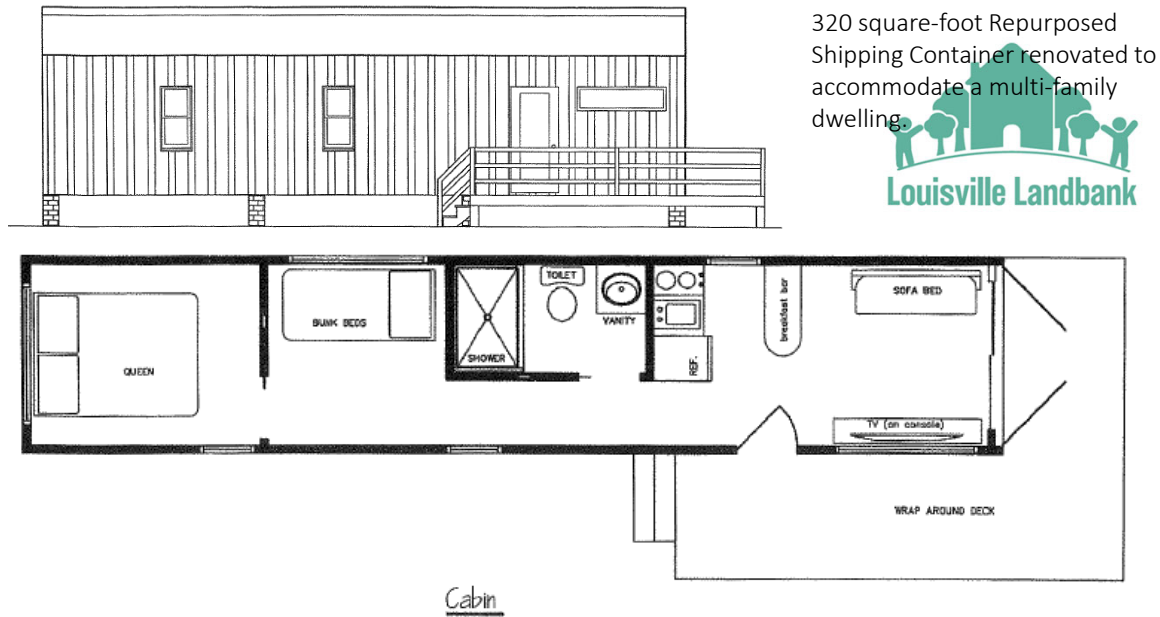
Property Summary:

- Neighborhood: Russell
- Zoned: R6
- Council District: 5
- Parcel's Square Footage: 4,000 (20 feet x 200 feet)
- Sales Price: \$500.00
- Projected Timeline: 3 to 4 months
- Proposed End Use: To build a single-family residence to be rented as affordable housing to a qualified renter.



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Design Plans for Resolution 17, Series 2023



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Estimated Project Budget for Resolution 17, Series 2023

Project budget is 6,000.00 with the completion within 3-to-4-month timeline since Smith and Marshall LLC currently has possession of the units ready to move forward upon approval.

TASK	COST	CONTRACTOR	TIMELINE
Land	500.00	Louisville Landbank	1 week
Container / Units	NA	NA	In possession
Site prep	1000.00	Jon Carloftis	1 month
Container movement	500.00	Marco trucking	1 day
Container installation	500.00	George Menedez	2 weeks
Container finishes	1500.00	Jeff Franxman, Meiners	2 weeks
Landscaping	500.00	Strick Management	2 weeks
Inspections / permits	500.00	Various	2 – 4 weeks



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Staff Recommendations

Approve Resolution 17, Series 2023 with the following terms:

- Sales Price: \$500.00
- Applicant, Smith and Marshall, LLC, shall obtain all necessary permits and approvals required by Louisville Metro to construct its proposed project of a single-family residence (2 bedroom, 1 bath) within 12 months on the property located at 2719 Magazine Street.
- Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicant shall return Property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.



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Resolution 18, Series 2023

Location: 2721 Magazine Street 40211

Applicant: My 3 Heartbeats, LLC

Disposition Program: Build Back Our Blocks – Ready Rate

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2721 Magazine Street

Property Summary:

- Neighborhood: Russell
- Zoned: R6
- Council District: 5
- Parcel's Square Footage: 4,166 (20.83 feet x 200 feet)
- Sales Price: \$500.00
- Projected Timeline: 3 months
- Proposed End Use: To build a multi-family residence to be rented as affordable housing to a qualified renter.

Louisville Landbank

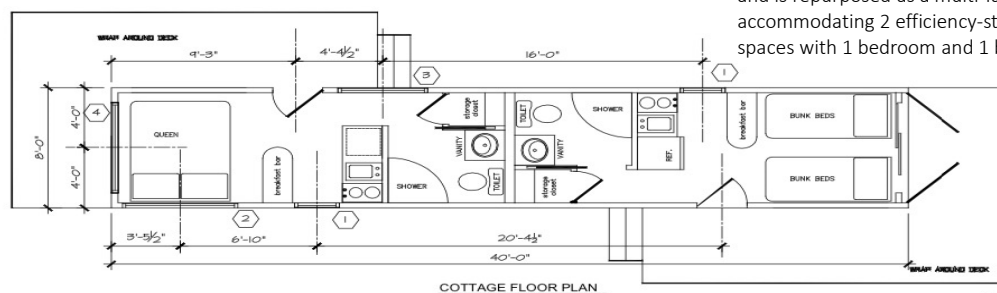
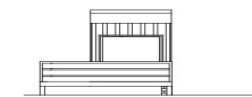


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Design Plans for Resolution 18, Series 2023



EXTERIOR ELEVATIONS



The pre-built container is 8 ft wide and 200 ft long and is repurposed as a multi-family unit accommodating 2 efficiency-style affordable living spaces with 1 bedroom and 1 bath.

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Design Plans for Resolution 18, Series 2023



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Project Budget for Resolution 18, Series 2023

Task	Cost	Contractor	Timeline
Land	\$500	Louisville Landbank	1 Week
Site Prep	\$1,000	Jon Carloftis	1 Month
Container Movement	\$500	Marco Trucking	1 Day
Container Installation	\$500	D-Crane	1-Day
Container Finishes	\$1,500	George Menendez	2 Weeks
Utility Connection	\$1,000	Jeff Franxman, Meiners	2 Weeks
Landscaping	\$500	Strick Management	2 Weeks
Inspections/Permits	\$500	Various	2-4 Weeks

Project Budget: \$6,000



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Staff Recommendations

Approve Resolution 18, Series 2023 with the following terms:

- Sales Price: \$500.00
- Applicant, My 3 Heartbeats, LLC, shall obtain all necessary permits and approvals required by Louisville Metro to construct its proposed project of a multi-family residence (1 bedroom, 1 bath units) within 12 months on the property located at 2721 Magazine Street.
- Applicant shall maintain property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicant shall return Property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.

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Lot On My Block

Summary of Disposition Program

- Sales Price: \$250.00 per parcel
- Application Process: Applications are reviewed in the order received.
- Applicants must be owner-occupants; long-term renters of at least 5 years; or have documented family ownership or rental history relating to the Landbank parcel.
- Property applied for must be on the same block as the one owned by the owner-occupant or the long-term renter's place of residence.
- Applicants with documented family ownership or rental history relating to the Landbank parcel should be children, grandchildren, or great-grandchildren of a previous owner or renter of the Landbank property.
- Applicants with documented family ownership or rental history relating to the Landbank parcel must attach their intended use, development plan, and project timeline to their application.
- Program Restrictions:
 - Applicants are restricted from selling the property for 3 years from the date of purchase. (If applicant chooses to build on the property, restrictions will be released if construction is completed within 3 years of date of purchase.)



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Resolution 19, Series 2023

Location: Multiple Addresses

Applicant: Multiple Applicants

Disposition Program: Lot On My Block

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List of Lot On My Block Candidates

Property Address	Parcel ID	PVA Value	Neighborhood	Council District	Applicant's Name
1. 1315 Olive Street	048E00940000	\$2,800.00	Parkland	01	Salty Ventures, LLC
2. 1816 W. Kentucky Street	038C00320000	\$3,000.00	California	04	Ebony Lynn Brooks



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Lot On My Block Candidate #1

Property Address	Parcel ID	PVA Value	Neighborhood	Council District	Applicant's Name
1. 1315 Olive Street	048E00940000	\$2,800.00	Parkland	01	Salty Ventures, LLC



1324 Olive Street



1335 Olive Street



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Lot On My Block Candidate #2



Property Address	Parcel ID	PVA Value	Neighborhood	Council District	Applicant's Name
2. 1816 W. Kentucky Street	038C00320000	\$3,000.00	California	04	Ebony Lynn Brooks



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Staff Recommendations

Approve Resolution 19, Series 2023 with the following terms:

- Sales Price: \$250.00 per parcel
- Applicants shall maintain the property in a manner consistent with Codes and Ordinances of the Louisville/Jefferson County Metro Government.
- Applicants shall retain ownership of the property for a period of three (3) years from the date of the deed unless he/she obtains permits required by Louisville Metro and completes construction of a single-family residence on the property hereby conveyed within three (3) years of the date of the deed.
- Applicants shall return the property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.

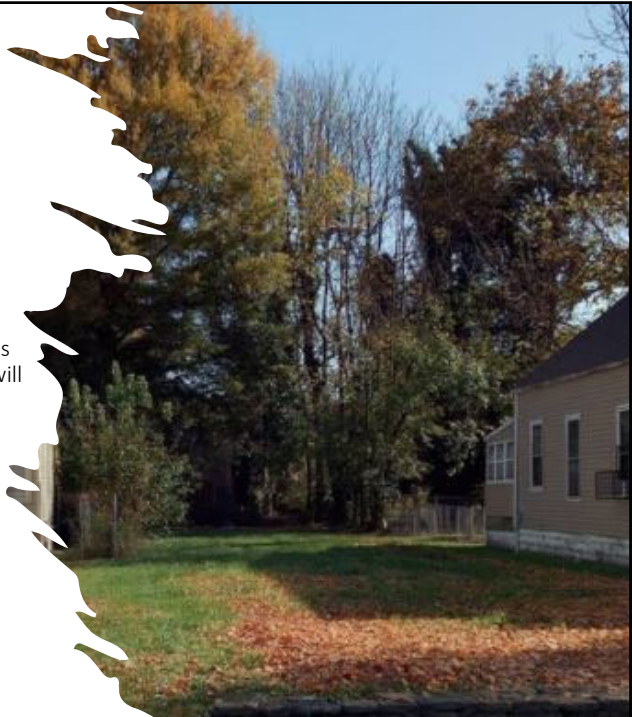
Louisville Landbank

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My New Side Yard

Summary of Disposition Program:

- Sales Price: \$1.00 per parcel
- Application Process: Applications are reviewed in the order received.
- Applicant must be Adjacent property owners, churches, businesses, and nonprofit organizations may be eligible. Intended use must be in line with program goals and submitted with the application. Owner-occupants will be prioritized.
- Property applied for must be on the same block as owner's property.
- Program Restrictions: End use of property as side yard. Should buyer wish to build new construction, Landbank approval is required.



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Resolution 20, Series 2023

Location: 2122 West Ormsby Avenue 40210

Applicant: Mildred Carter

Disposition Program: My New Side Yard

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2122 West Ormsby Avenue



Property Summary:

- Neighborhood: Park Hill
- Zoned: R5
- Council District: 6
- Parcel's Square Footage: 2,756 (26 feet x 106 feet)
- Adjacent Owner: Mildred Carter, 2126 West Ormsby Avenue



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Staff Recommendations

Approve Resolution 20, Series 2023 with the following terms:

- Sales Price: \$1.00
- The Property is to be restricted to side yard use and maintained per Louisville Metro Codes and Ordinances.
- Applicant shall return the property back to the Landbank Authority should they fail to meet the requirements of the deed restrictions placed on the property.



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Resolution 21, Series 2023

Requestor: Office of Housing & Community Development

Disposition Process: Right of Re-Entry Enforcement

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Background as to the Landbank's Right of Re-Entry

The Landbank has conveyed properties to third parties by deeds that contain requirements for demolition, rehabilitation, or construction by the Approved Applicant/Buyer within a certain timeframe as a condition subsequent to the conveyances.

In its deeds of conveyance for said properties, the Landbank retains a right of re-entry in the event of the Approved Applicant/Buyer's failure to perform the demolition, rehabilitation, or construction within the certain timeframe.

Pursuant to the advice of the Office of the Jefferson County Attorney, the Office of Housing and Community Development is requesting the Landbank's Board of Directors to grant its Real Estate Program Supervisor the authorization to determine which of said properties should be referred to the Office of the Jefferson County Attorney for enforcement of the rights of re-entry, which includes but is not limited to, pursuing litigation to exercise the right of re-entry.



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Right of Re-Entry Language in Landbank Deeds

Grantor is the "Landbank". **Grantee** is the "Approved Applicant/Buyer".

"The above conditions are to be construed at law as "conditions subsequent" running with the land *for the breach of which the Grantor hereby expressly retains a "right of entry."*

"Upon demand by Grantor for breach of any of the above conditions, the Grantee shall convey the property described above to the Grantor. The Grantee shall receive only the consideration paid as compensation; the Grantee shall not receive any increase in the fair market value of the property hereby conveyed. *If it becomes necessary for the Grantor to initiate judicial action to enforce the conditions in this deed*, the Grantee agrees to pay all court costs and reasonable attorneys' fees incurred by the Grantor."



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Staff Recommendations

Approve Resolution 21, Series 2023 with the following terms:

1. That the Members of the Louisville and Jefferson County Landbank Authority, Inc. authorize the Real Estate Program Supervisor at the Louisville/Jefferson County Metro Department of Housing and Community Development (or successor agency) to engage the Office of the Jefferson County Attorney for enforcement of the rights of re-entry, which includes but is not limited to, pursuing litigation to exercise the right of re-entry.

2. That this Resolution shall become effective upon its passage and approval.



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Next VAPStat Joint Meeting:

Monday, November 13, 2023, 3:00 pm.

Old Jail Building Auditorium

514 West Liberty Street



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Office of Housing & Community Development

 VAPStat@LouisvilleKY.gov

 502.574.4200

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