Vacant & Abandoned Properties Update
February 12, 2018

Community Affairs and Housing Committee

Presented by
Laura Grabowski, Director,
Vacant & Public Property Administration,
Develop Louisville
Robert Kirchdorfer, Director,
Department of Codes and Regulations
How do we count VAPs?
Parcels marked “vacant” by Codes and Regs with open code violations of at least one year.

Using that definition, how many VAPs exist currently?
4,100 total parcels, of which 2,700 are structures.

How many are owned by the City?
The City owns about 600 vacant parcels, approximately 16% of the total.

Where are they located?
The highest number of VAPs are located in Council Districts 1, 3, 4, 5, 6, and 15.
Vacant and Abandoned Properties:
City-controlled vs. Privately-owned

Vacant Buildings:
- City-controlled: 2,730
- Privately-owned: 1302
- Total: 4,032

Vacant Lots:
- City-controlled: 550
- Privately-owned: 1,852
- Total: 2,402

Total:
- Vacant Buildings: 2,797
- Vacant Lots: 1,852
- Total: 4,659
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Cross-Functional Approach

BPAT
- OMB
- VPPA
- Codes and Regs
- Historic Preservation
- JCAO
- LMPD, as needed
- Fire, as needed

Blighted Property Action Team
### Vacant and Abandoned Properties: Privately-Owned VAP Strategies

<table>
<thead>
<tr>
<th>Strategy</th>
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<tbody>
<tr>
<td>Cut and Clean</td>
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<td>Board or Clearboard</td>
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<tr>
<td>Civil Collection Suit</td>
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<tr>
<td>Criminal Prosecution</td>
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<tr>
<td>Lien Waiver to help private market transfer</td>
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<td>Public Nuisance Violation</td>
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<td>Increased LMPD presence</td>
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<td>Property Donation to Landbank</td>
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<td>Legal Action – Foreclosure, Spot Condemnation, other legal action to clear title</td>
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<td>Demolition</td>
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Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Boarding and Cleaning

Total Boarding and Cleaning Cases Resolved

- 2013: 8188
- 2014: 8240
- 2015: 9827
- 2016: 11847
- 2017: 12439
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Boarding
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Cleaning
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Clearboarding

FY18 Budget includes funds for a clearboarding pilot, both in a targeted neighborhood and in structures across Louisville Metro

Target Area:
Portion of Russell around Byck Elementary (24th and Cedar)

Timeline:
January through March
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Foreclosures

Total: 625
- Initiated: 96
  - Annual Avg. = 88
- Completed: 529
  - FY18 to date

Total: 412
- Initiated: 87
  - Annual Avg. = 54
- Completed: 325
  - 2012-2017
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions

Previous: First Come, First Serve
- Demolitions were conducted based on referral date
- No weight was given to structure or neighborhood condition

Now: Priority Scoring System
- Referrals are scored based on a variety of criteria
- Worst cases are addressed first
Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions

<table>
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<tr>
<th>FY18 Demolitions</th>
<th>Structures</th>
<th>Timeline</th>
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<tbody>
<tr>
<td>Completed Demolitions</td>
<td>57</td>
<td>n/a</td>
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<tr>
<td>Pending Demolitions</td>
<td>8</td>
<td>30 days</td>
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<tr>
<td>Demolitions in Process</td>
<td>69</td>
<td>6-12 months</td>
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Vacant and Abandoned Properties: Privately-Owned VAP Strategies: Demolitions

FY18 Partnership with Lock up Lead and Youthbuild

- Youthbuild students are applying Lock up Lead product to houses prior to city-funded demolitions
- Product lessens lead dust in neighborhoods caused by demolitions of older houses
- Students are also doing outreach to neighbors to educate on dangers of lead
City-controlled Vacant Properties
Louisville/Jefferson County Landbank Authority

**Acquisition** through voluntary donations and foreclosures

**Disposition** to residents, non-profits, developers, etc.

300+ properties converted to productive use since 1996
City-controlled Vacant Properties
Louisville/Jefferson County Landbank Authority
Disposition Programs

• **Vacant Lot** Sales Programs
  – Adjacent Side Yard
  – Cut It Keep It on *Your* Block
  – New Construction -Budget Rate
  – New Construction - Flex Rate

• **Vacant Structure** Sales Programs
  – Request for Proposals/Open Houses
  – Last Look (Save the Structure, Demo for Deed)
City-controlled Vacant Properties
Louisville/Jefferson County Landbank Authority
How to Find Information and Apply

- **Make sure** your own properties are in compliance with Codes and Regs and that your taxes are up to date.

- **Visit** our Website to find city-controlled properties and to apply: www.louisvilleky.gov/vacant

- **Call** us at 574-4200 with questions

- **Subscribe** to our email listserv to receive emails about upcoming sales and events: www.Louisvilleky.gov/vacant
  click on “subscribe”
Questions?

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Online - Louisvilleky.gov/vacant