

# 2018 Neighborhood Assessment Report

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New Directions Neighborhood Roundtable report of vacant and abandoned properties in Louisville, Kentucky



In partnership with Louisville Metro Government and the following neighborhoods:

Beechmont, Hallmark, Jacobs, Iroquois, Limerick, Oakdale, Wyandotte, Russell, Old Louisville, Phoenix Hill, Shelby Park, Shively, Taylor Berry, and Wilder Park

# Letter to the Community

New Directions Housing Corporation's Neighborhood Roundtable first convened in 2002, and celebrates 16 years of success in fostering community partnership and revitalization. Neighborhood Roundtable provides a regular forum for neighborhoods to discuss important issues affecting their neighborhoods. Leaders gather every other month to share current activities, successes, and ongoing challenges within their neighborhoods.

The story of New Directions Housing Corporation is inextricably entwined in the narratives of Louisville neighborhood revitalization and the achievements of resident leaders. Over the last 16 years, much of Neighborhood Roundtables work has focused on the problem of vacant and abandoned properties (VAP's). VAP's present one of the major challenges to neighborhood revitalization.



## 17th Neighborhood Assessment Reporting Process

From 2002 to 2017, the Neighborhood Assessment Report has profiled 869 properties from over 20 Louisville neighborhoods. A strong partnership between grassroots neighborhood leaders, residents and Louisville Metro Government have kept these properties in the community spotlight as a high priority issue.

Each fall, New Directions' Neighborhood Roundtable sends out a Call for properties from neighbors around the city to give us the addresses of high priority VAP's in their neighborhoods. New Directions Housing Corporation is honored to hear from residents and compile this report as a direct response to their concerns. The report allows residents and neighborhood leaders to personally identify properties that they deem most problematic to overall neighborhood stability and safety, explore appropriate solutions for VAPs, and provide valuable information to residents about the process used by Louisville Metro Government in solving the issue of vacancy and abandonment.

## 2018 Neighborhood Assessment Report Summary

In this report, 29 properties are profiled in-depth. Of these 29 properties, 23 currently have delinquent property taxes. The total amount of unpaid property taxes on the 23 delinquent properties in this report is \$174,153, and many of these property taxes have been purchased by third party tax collectors. Beyond unpaid property taxes, there are also a total of 180 open code violations on 23 of 29 properties. While New Directions recognizes that 29 VAP's out of thousands in our city does not even scratch the surface of the issue, the purpose of this report remains: to highlight the VAP concerns of residents, while equipping and empowering the community with the necessary information to become local change agents.





Community members gather to learn about the Phoenix Hill Neighborhood at the June 2018 Neighborhood Roundtable convening.

The property research and information provided in this report was compiled with the assistance of the Louisville Metro Government's Office of Redevelopment and Vacant & Public Property Administration ("ORVAPP"). This team works to put underutilized properties back to their highest and best use by reducing the number of VAP's, resulting in the improved safety of neighborhoods and the city at large. **Please remember, Louisville Metro Government does not own any properties in this report.**

## 2019 Neighborhood Roundtable Discussions

According to Louisville Metro Government, there are over 5,000 VAP's in Metro Louisville. That number can be overwhelming. While New Directions is proud of the work of Neighborhood Roundtable through the issuance of the Neighborhood Assessment Report, New Directions realizes that we must, as a community, go further. It's not enough to issue a report once a year. The future of our neighborhoods and our community at large require more.

As a result, New Directions is excited to announce that all of its Neighborhood Roundtables for 2019 will be devoted solely to the issue of vacant and abandoned properties. New Directions hopes to facilitate active discussion from neighbors, organizations, government, philanthropy, and business to develop a comprehensive plan to address this issue. There are no easy answers. The problem of vacant and abandoned properties plagues urban areas across our country. There is no blueprint for success.

We cannot combat this issue alone. Rather, it will take the active and thoughtful input of many, working together, to begin to turn this tide. We at New Directions want to enlarge the circle of participants involved in combating VAP's. We want to work to make the circle and chain stronger to combat these issues. We hope you will join us in these thoughtful and challenging discussions.

***"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed it's the only thing that ever has."***

*- Margaret Meade*

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# Community Victory

## **"Love Your Home": Shelby Park Clean-Up**

*Neighbors and stakeholders launch rehabilitation of eight vacant properties*

In December of 2017, New Directions Housing Corporation collaborated with River City Housing, Inc. to purchase eight homes in the Shelby Park neighborhood that stood vacant for 25 years, utilizing loan and grant funds of the Louisville Affordable Housing Trust Fund as well as other sources. The vacant homes were long standing eyesores among Shelby Park community members, with one home being affectionately nicknamed "the Castle" by those residing nearby. So, it was no surprise that, when it was time to close the sale on these property purchases, many in the neighborhood were supportive and hopeful for the future of those properties.

"These properties need a lot of work. But our hope is to be able to renovate these houses and put them back on the city's tax rolls and turn them into houses of which people can be proud," Kitty McKune, New Directions Chief Revitalization Officer and General Counsel, said.

That hope was reinforced by approximately 100 Shelby Park volunteers who joined New Directions, River City Housing, Louisville Mayor Greg Fisher and District 4 Councilwoman Barbara Sexton-Smith in celebrating the purchase of the eight vacant homes, and kicking-off renovations with a Spring Clean-up of the properties. Neighbors worked extensively to pick up debris, remove rotted fencerows, prune overgrown shrubs and plant life, and ensure the vacant property sites were suitable for pending construction. After just four hours of volunteer work, a noticeable difference could be seen and felt on the block of these homes.

"I remember documenting, photographing and researching 517 E. Ormsby and 519 E. Ormsby Ave. for the property report during my first year at New Directions in 2012," Max Monahan, Assistant Director of Home Ownership Preservation, said. "It's amazing to be a part of the rehabilitation of these properties five years later."

Construction began on two of the eight homes in the Spring of 2018. To date, one home has been re-listed and sold; one home is currently for sale; construction is now underway on an additional home; the remaining homes will be completed and listed for sale throughout 2019 and 2020.

"To see a property go from dilapidated to owner occupied, and how it impacts a neighborhood, is a great thrill," Monahan said. That's the power of community in bringing victory to local neighborhoods.



**100 volunteers gathered in the Shelby Park Neighborhood to clean up vacant homes prior to rehab construction.**

# 2018 Report Highlights

## Overview of 2018 Report Highlights

This section of the report highlights challenging properties identified by neighborhood residents as a result of the 2018 Call for Properties, facilitated by New Directions Housing Corporation. Each property is identified by street address and neighborhood. Next a brief status description provides additional pertinent property information. Finally, options for citizens interested in taking action on the property are provided for further consideration. Please consult the Glossary of Terms and Frequently Asked Questions for additional reference.



**426 W. Oak St.**  
*Old Louisville Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



**513 Inverness Ave.**  
*Iroquois Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



**1332 S. Floyd St.**  
*Old Louisville Neighborhood*

**Status:** Vacant, new Owner as of November 2018

**What can a citizen do?** Call 311 to report additional property violations.



# 2018 Report Highlights



**1012 Berry Blvd.**  
*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant, Property is already in foreclosure commenced by a third party.

**What can a citizen do?** Monitor Jefferson County Commissioner's website [jeffcomm.org](http://jeffcomm.org), or call 502-547-5934; Interested purchasers should contact the Jefferson County Commissioner's office; Call 311 to report property maintenance violations.



**1045 S. 7th St.**  
*Limerick Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



**1310 S. FLoyd St.**  
*Old Louisville Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and / or minimum taxes due.

**What can a citizen do?** Call 311 to report property violations.



**1440 S. 6th St.**  
*Old Louisville Neighborhood*

**Status:** Vacant, Less than \$2,000 in Property Maintenance liens; Insufficient Property Maintenance liens and / or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.

# 2018 Report Highlights



**3315 Linwood Ave.**  
*Hallmark Neighborhood*

**Status:** Vacant, \$100 Property Maintenance liens; Insufficient PM liens and /or minimum taxes due.

**What can a citizen do?** Call 311 to report property violations.



**3613 Lentz Ave.**  
*Jacobs Neighborhood*

**Status:** Vacant, Less than \$2,000 in Property Maintenance liens; insufficient PM liens and /or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.



**4160 Hazelwood Ave.**  
*Hazelwood Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and /or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.



**120 Garrett Ave.**  
*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and /or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations



# 2018 Report Highlights



## **130 Garrett Ave.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant, Property is already in foreclosure commenced by a third party.

**What can a citizen do?** Monitor Jefferson County Commissioner's website [jeffcomm.org](http://jeffcomm.org), or call 502-547-5934; Interested purchasers should contact the Jefferson County Commissioner's office; Call 311 to report property maintenance violations.



## **536 Brentwood Ave.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and /or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.



## **917 E. Muhammad Ali.**

*Phoenix Hill Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



## **916 Winkler Ave.**

*Taylor Berry Neighborhood*

**Status:** Vacant less than 1 year

**What can a citizen do?** Call 311 to report additional property violations.

# 2018 Report Highlights



## **1009 Seelbach Ave.**

*Beechmont Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



## **937 Brentwood Ave.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



## **942 S. 6th St.**

*Limerick Neighborhood*

**Status:** Vacant, new Owner as of November 2018.

**What can a citizen do?** Call 311 to report additional property violations.



## **919 E. Muhammad Ali.**

*Phoenix Hill Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and/or minimum taxes due; delinquent taxes less than \$2,000.

**What can a citizen do?** Call 311 to report additional property violations.



# 2018 Report Highlights



## **4571 S. 3rd St.**

*South Louisville Neighborhood*

**Status:** Vacant, Less than 1 year vacant; \$1,000 in Property Maintenance liens due.

**What can a citizen do?** Call 311 to report additional property violations.



## **1024 Dresden Ave.**

*Oakdale/Wyandottee*

**Status:** Vacant, Property is already in foreclosure commenced by a third party.

**What can a citizen do?** Monitor Jefferson County Commissioner's website [jeffcomm.org](http://jeffcomm.org), or call 502-547-5934; Interested purchasers should contact the Jefferson County Commissioner's office; Call 311 to report property maintenance violations.



## **1032 S. 6th St.**

*Limerick Neighborhood*

**Status:** Vacant, Insufficient Property Maintenance liens and/or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.



## **3709 Cliff Ave.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant less than 1 year

**What can a citizen do?** Call 311 to report additional property violations.

# 2018 Report Highlights



**1104 Carlisle Ave.**  
*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant, new Owner as of June 2018.

**What can a citizen do?** Call 311 to report additional property violations.



**1322 S. Preston St.**  
*Shelby Park Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



**3147 S. 3rd St.**  
*Old Louisville Neighborhood*

**Status:** Vacant for less than 1 year; Less than \$500 in Property Maintenance liens; Insufficient Property Maintenance liens and/or minimum taxes due.

**What can a citizen do?** Call 311 to report additional property violations.



**3316 Farnsley Rd.**  
*Shively Neighborhood*

**Status:** Vacant less than 1 year

**What can a citizen do?** Call 311 to report additional property violations.



# 2018 Report Highlights



## **4029 S. 5th St.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.



## **4147 S. 5th St.**

*Oakdale/Wyandotte Neighborhood*

**Status:** Vacant for over 1 year with delinquent taxes and open code enforcement violations.

**What can a citizen do?** Interested party can submit Foreclosure Referral form to ORVAPP; Call 311 to report property maintenance violations; Attempt purchase of property from owner, if owner can be located.

# Glossary of Terms & FAQ's

## Glossary

**Foreclosure:** a lawsuit to terminate an owner's interest in a property.

**Metro Foreclosure:** a foreclosure lawsuit filed by Louisville Metro Government based upon Code Enforcement liens and/or delinquent taxes.

**Presumed Abandoned Property:** property that is vacant and unmaintained by the owner for at least one year.

**Property Maintenance Liens:** liens placed on property due to Property Maintenance Code violations.

**Third Party Foreclosure:** a foreclosure lawsuit filed by any party other than Metro Louisville Government.

**Vacant Property:** property that is determined by a Louisville Metro Government Code Enforcement Officer as vacant as of the last inspection date.

## Frequently Asked Questions

**Q: What makes a property a Louisville Metro Government (LMG) Foreclosure Candidate?**

**A:** LMG forecloses on abandoned properties in order to force a change in ownership. When a property owner abandons a piece of property or dies without heirs to take responsibility for the property, one of the only ways to change ownership of that property is through a foreclosure action. Metro's primary goal with this program is to transfer property from irresponsible/deceased owners to responsible owners. LMG's foreclosure program is focused on targeted neighborhoods with high concentrations of VAPs.

LMG's foreclosure program reviews many factors before initiating a foreclosure case. At a minimum, properties must be vacant and presumed abandoned with significant liens for code violations and/or delinquent property taxes. Additional factors include - but are not limited to - location, resources, neighborhood interest, and redevelopment potential. To request a foreclosure on a vacant property, a Foreclosure Referral request must be submitted to LMG from an interested purchaser. For more information, please visit [www.louisvilleky.gov/vacant](http://www.louisvilleky.gov/vacant) or call 502-574-4016.

**Q: How many vacant properties does the city own (structures/lots)?**

**A:** The Louisville/Jefferson County Landbank, Inc. (Landbank) is a partnership between the Louisville Metro Government, the Commonwealth of Kentucky, and the Jefferson County Public Schools. **The Landbank currently owns 630 properties. Less than 10% are structures.**



# About New Directions Housing Corporation



New Directions Housing Corporation develops and maintains affordable housing and vital communities in partnership with neighborhoods and other stakeholders in Jefferson County, Kentucky and Floyd and Clark counties in Southern Indiana. Its nonprofit community development strategies provide much needed housing development and today over 1,000 families live in the nonprofit's rental housing.

We believe that the foundation of community is supporting each other and working together towards success. Our Resident Services pro-

gram allows more than 2,000 residents in our housing community work one-on-one with staff in areas that support education, financial empowerment, healthcare and sustainability.

In addition, New Directions delivers the region's most comprehensive efforts in Home Ownership Preservation, including the volunteer-driven Repair Affair which annually links over 1,500 volunteers to elderly and/or disabled home owners needing home repair assistance.

Community Building & Engagement initiatives bring our services further into the community at large with The Neighborhood Roundtable comprised neighborhood leaders and residents of metro Louisville.



## New Directions Housing Corporation



New Directions Housing Corporation  
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***Presented by***



Neighborhood  
Roundtable

***Thank-you to our neighbors, partners, and community stakeholders.***

The Neighborhood Roundtable facilitates community-driven input in Louisville neighborhoods through New Directions Housing Corporation Community Building & Engagement team in support of neighborhood revitalization efforts.