

Louisville Metro Government  
Louisville, Kentucky  
Jerry E. Abramson, Mayor



Melissa Barry,  
President and Chairman  
Louisville and Jefferson County Landbank  
Authority, Inc.  
and  
Executive Director, Louisville Metro Housing  
and Community Development

## Louisville Metro for Dummies

- Population est. 700,000  
(except on Derby Day)
- 2000 Boarded Structures
- 4000 Infill Vacant Lots
- Numerous Historic Districts
- State Brownfields Legislation
- City and County Merger 2003

## The Louisville Landbank Why and How?

- Foreclosure and disposition barriers  
before 1988
- Commonwealth of Kentucky 1988  
Legislation
- Responsibility and ownership of process  
identified
- Housing Authority priority

## Brookings Institution *Beyond Merger*



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## LOUISVILLE METRO Comprehensive Housing strategy



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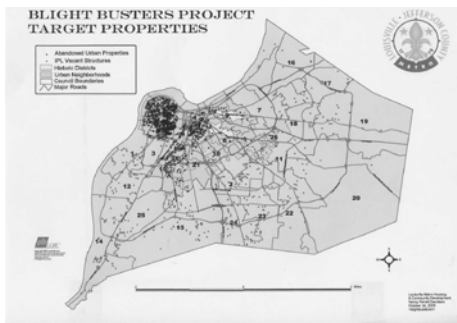
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## *Blight Busters*



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## Acquisition Methods at a Glance

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- Property Tax Foreclosure
  - Spot Condemnation
  - Donation
  - Arm's Length Transactions

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## Means to an End

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- Abandoned Urban Property Tax
  - Housing Liens
  - Environmental/Yard/Rubbish Liens
  - Vacant Property Review Commission Investigations

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## Disposition Considerations: Metro-Wide and Neighborhood by Neighborhood

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- Poverty Concentration and Re-Use
  - Historic Preservation and Economic Feasibility
  - Design Compatibility
  - Asset and Value for the Long Haul

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## Smart Infill and the Market

- Design, Design, Design
- Beyond the Walls
- Owner Credibility and Sustainability
- Domino Effect-Block by Block
- Market Study-Demand Perspective

## Changing Mindsets Hand in Hand

- The Language of Money
- Proof and Security
- The Language of Developers
- Politics and Agendas

## Efficiency, Quality and Impact

*Going from "can't give them away" in 1988 to a major Metro-Wide Comprehensive Housing Strategy in 2005*

Over 4000 parcels acquired

Over 3500 parcels thoughtfully sold for re-development as housing, commercial use, parks, community gardens and neighborhood non-profit or faith-based expansions

If you would like more information on Louisville's *Blight Buster* Initiative or *Comprehensive Housing Strategy*, please go to [www.louisvilleky.gov](http://www.louisvilleky.gov) and access the Housing and Community Development Department webpage



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