

RESOLUTION NO. \_\_\_\_\_

**AUTHORIZATION TO SUBMIT VACANT PARCEL AT 4011 W. KENTUCKY STREET  
TO THE HOUSING & URBAN DEVELOPMENT SPECIAL APPLICATIONS CENTER  
(HUD SAC) FOR DISPOSITION APPROVAL**

Item No. **5G**

WHEREAS, the Louisville Metro Housing Authority (LMHA) is seeking authorization to submit a 0.91-acre vacant parcel, located at 4011 W. Kentucky Street to the Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval; and

WHEREAS, the above listed vacant parcel is adjacent to the Stephen Foster Apartment complex, in which LMHA entered into a Mixed Finance Amendment to Consolidated Annual Contributions Contract for 18 replacement units for the Clarksdale HOPE VI Revitalization initiative in 2006. LMHA does not own the Stephen Foster property, or the adjacent vacant parcel located at 4011 W. Kentucky Street. However, both parcels are included on the Declaration of Restrictive Covenants, (D.O.R.C.); and

WHEREAS, the current owner, L.I.M.B. Louisville, LLC intends to dispose of the vacant parcel located at 4011 W. Kentucky Street to the Louisville Urban League (LUL) for use to create an Urban Farm Community Garden Space; and

WHEREAS, LMHA must submit a Disposition Application to HUD for approval and request the vacant parcel be released from LMHA's D.O.R.C. to facilitate the sale of vacant parcel. The 18 public housing units will not be affected and remain in the D.O.R.C.; and

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO HOUSING AUTHORITY BOARD OF COMMISSIONERS, that the Executive Director and Contracting Officer, Elizabeth Strojan, is hereby authorized to execute documents necessary to submit to HUD SAC for disposition approval of 4011 W. Kentucky Street.

## RESOLUTION BACKGROUND STATEMENT

### **AUTHORIZATION TO SUBMIT VACANT PARCEL AT 4011 W. KENTUCKY STREET TO THE HOUSING & URBAN DEVELOPMENT SPECIAL APPLICATIONS CENTER (HUD SAC) FOR DISPOSITION APPROVAL**

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#### **I. STATEMENT OF FACTS:**

The Louisville Metro Housing Authority (LMHA) is seeking authorization to submit a 0.91-acre vacant parcel, located at 4011 W. Kentucky Street to the Housing & Urban Development Special Applications Center (HUD SAC) for disposition approval.

On August 10, 2023, Louisville Metro Housing Authority (LMHA) was notified by counsel of L.I.M.B. Louisville, LLC of their intent to dispose of 4011 W. Kentucky Street to the Louisville Urban League (LUL). A title search was conducted and determined that the vacant parcel had an encumbrance placed by HUD in relation to the Stephen Foster Apartment Complex.

LMHA entered into a Mixed Finance Amendment to Consolidated Annual Contributions Contract for 18 replacement units for the Clarksdale HOPE VI Revitalization initiative in 2006. LMHA does not own the property, or the adjacent vacant parcel located at 4011 W. Kentucky Street. However, both parcels are included on the D.O.R.C. Therefore, for the current owner of the parcel, L.I.M.B. Louisville, LLC to dispose of the vacant parcel to the Louisville Urban League (LUL), LMHA must submit a Disposition Application to HUD for approval and request the vacant parcel be released from LMHA's D.O.R.C. The 18 public housing units will remain in the D.O.R.C.

This vacant parcel is not needed for the maintenance or day to day operation of LMHA's public housing units, and LMHA does not have any current or future plans for its use. LMHA does not maintain the parcel and has not expended any 1937 Act funds on this vacant parcel and would not be entitled to a portion of the sales proceeds.

The Louisville Urban League (LUL) plans to utilize the vacant parcel to create an urban farm community garden space. The Louisville Urban League (LUL) is one of two affiliates selected by the National Urban League to receive a federal grant through the U.S. Department of Food and Agriculture (USDA) to help develop a National Black Farmer Apprenticeship Program. The USDA has committed to tackling food and nutrition insecurity by focusing on strengthening and building new partnerships with community-based organizations. Health is one of the core pillars of the National Urban League (NUL), and this two-city pilot program will

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#### I. STATEMENT OF FACTS (cont'd):

support the NUL's Health and Quality of Life team, specifically on efforts to initiate an urban agriculture fellowship.

This initiative will provide residents of the adjacent Stephen Foster Apartments and the surrounding community with garden plots to grow their own produce, as well as a teaching space to educate other community members and provide additional experiential learning opportunities.

#### II. ALTERNATIVES:

- A. Authorize disposition submittal to HUD's Special Applications Center and upon approval, request release of D.O.R.C. on vacant parcel.
- B. Do not authorize disposition submittal to HUD SAC.

#### III. RECOMMENDATION:

Staff recommends Alternative "A."

#### IV. JUSTIFICATION:

- This vacant parcel is not owned or maintained by LMHA and is not needed for the maintenance or day to day operation of LMHA's public housing units.
- LMHA does not have any plans, current or future, for its use.
- The property will benefit residents and surrounding community members in its new use as an Urban Farm Community Garden Space.
- LUL is a nonprofit, nonpartisan, community service organization dedicated to eliminating racism and its adverse impacts on our community.

Submitted by: Tonya M. Wise, Capital Improvements Planner  
Kathleen O'Neil, Director Strategic Initiatives Dept.  
April 16, 2024