Allegheny County
Vacant Property Recovery Program

Blight and Abandonment Coalition Meeting
February 27, 2012
Program Overview
Participating Municipalities
Available Products
Application Process
Program Enrollment
Applicant Perspective
Questions
The purpose of the Allegheny County Vacant Property Recovery Program (VPRP) is to take blighted and/or tax delinquent properties and resell them to an applicant to reuse as determined by his or her application and as approved by the municipality.
## AVAILABLE PRODUCTS

<table>
<thead>
<tr>
<th>Product</th>
<th>Description</th>
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<tbody>
<tr>
<td>Residential Side-Yard</td>
<td>Allows applicants the opportunity to acquire vacant residential lots adjacent to their primary residence to utilize as side-yards.</td>
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<tr>
<td>Community Parcel</td>
<td>Allows applicants the opportunity to acquire vacant, tax delinquent lots or structures. The reuse of these parcels varies based on each applicant’s development plan.</td>
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<tr>
<td>Affordable Housing Development</td>
<td>Allows an experienced development organization the opportunity to acquire residential or commercial parcels that are being assembled for the purpose of developing affordable housing.</td>
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Applicants can acquire vacant residential lots adjacent to their primary residence to use as side-yards.

McKees Rocks

Swissvale
Individuals, private businesses, nonprofits, and government organizations can acquire vacant lots and structures for development.

Examples of past developments:
• urban farms
• playgrounds
• rental housing
• parking lots in main business districts
VERONA AVE. BUS STOP, BRADDOCK – BEFORE
VERONA AVE. BUS STOP, BRADDOCK – AFTER
WASHINGTON ST. PARKLET, HEIDELBERG – BEFORE
WASHINGTON ST. PARKLET, HEIDELBERG – AFTER
Experienced development organizations can acquire residential or commercial parcels that are being assembled for the purpose of developing affordable housing.

PHLF Development in Wilkinsburg
MVI HOMESTEAD REVITALIZATION – BEFORE
MVI HOMESTEAD REVITALIZATION – AFTER
MVI BRADDOCK’S FIELD DEVELOPMENT – BEFORE
MVI BRADDOCK’S FIELD DEVELOPMENT – AFTER
PRICE STRUCTURE

- **Appraised Value of Property**
  - Determined by an appraisal once application is accepted
- **Acquisition Costs**
  - Typically $4,000 per property
  - RAAC’s out-of-pocket costs to obtain property and convey to applicant
- **Good Faith Deposit**
  - Greater of $100 or 10% of appraised value
- **Closing Costs**
  - Typically $200-$300 per property
ELIGIBILITY

• Property Eligibility
  – Located in participating municipality
  – Vacant land or vacant structure
  – At least 3 years tax delinquent

• Applicant Eligibility
  – Current on taxes, water, sewage, and refuse bills on all properties owned in Allegheny County
  – No outstanding code violations or municipal liens on properties owned in Allegheny County
APPLICATION REQUIREMENTS

- Fully completed application with signature
- Detailed reuse plan and demonstrated capacity to carry it out
- Proof of financial capacity to acquire and develop the property
- Two photographs of the property
- Proof of 501(c)(3) status (if applicable)
- Completed Conflict of Interest form
APPLICATION REVIEW PROCESS

1. RAAC prescreens applications for property and applicant eligibility and forwards to municipality

2. Municipality determines whether specified reuse is consistent with its Comprehensive Plan and, if so, passes a resolution

3. RAAC presents applications to the Vacant Property Review Committee

4. RAAC presents applications to the RAAC Board
• Pass resolution designating the Allegheny Vacant Property Review Committee to act and serve as the blighted property review committee for the Municipality
• Sign a Cooperation Agreement with RAAC
• No cost to municipality
• Designate a point of contact to work with RAAC staff
• Forward any applications received directly from an applicant to RAAC staff for prescreening
• Review prescreened applications and execute a per parcel resolution if the reuse of the property is in accordance with the Comprehensive Plan
ROLE OF RAAC

• Provide information to prospective applicants
• Pre-screen applications for eligibility
• Hold VPRC meeting to review applications and present applications to the RAAC Board
• Send conditional agreements and collect funds
• Coordinate the legal process with RAAC solicitors
• Coordinate the transfer and closing of properties with RAAC solicitors
• Respond to applicant inquiries throughout the process
PROGRAM BENEFITS

- Eliminate blight and improve the safety and appearance of properties
- Provide opportunities for affordable housing development
- Encourage community reinvestment
- Return properties to tax rolls, generating income for municipalities
- Eliminate maintenance costs to municipality
APPLICANT PERSPECTIVE

Kopp Glass Gateway, Swissvale
For more information about the program or to enroll your municipality, please contact:

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