



REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY

Allegheny County Vacant Property Recovery Program

Blight and Abandonment Coalition Meeting
February 27, 2012



PRESENTATION TOPICS

- Program Overview
- Participating Municipalities
- Available Products
- Application Process
- Program Enrollment
- Applicant Perspective
- Questions



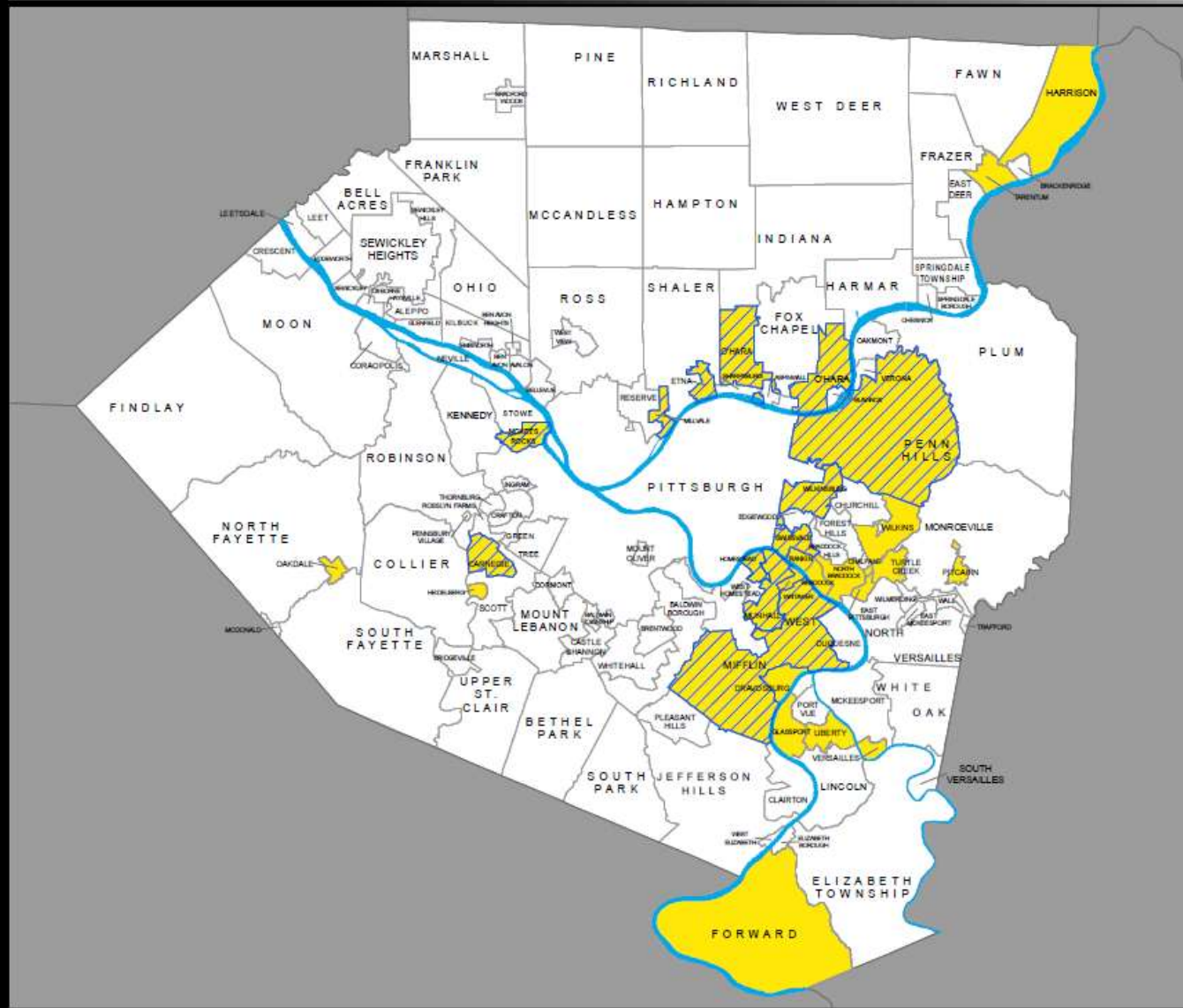
PROGRAM OVERVIEW

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.



Rich Fitzgerald
County Executive

2012 Allegheny County Vacant Property Recovery Program



- Legend**
- CONNECT Members**
- ** Denotes Participating Member
- Participating Municipalities**
- Braddock Borough
 - **Carnegie Borough
 - Dravosburg Borough
 - East Pittsburgh Borough
 - **Etna Borough
 - Forward Township
 - Glassport Borough
 - Harrison Township
 - Heidelberg Borough
 - **Homestead Borough
 - Liberty Borough
 - **McKees Rocks Borough
 - **Millvale Borough
 - **Munhall Borough
 - North Braddock Borough
 - Oakdale Borough
 - **O'Hara Township
 - **Penn Hills Township
 - Pitcairn Borough
 - Rankin Borough
 - **Swissvale Borough
 - Tarentum Borough
 - Turtle Creek Borough
 - Versailles Borough
 - **West Mifflin Borough
 - Whitaker Borough
 - Wilkins Township
 - **Wilkinsburg Borough



AVAILABLE PRODUCTS

| Product | Description |
|--------------------------------|--|
| Residential Side-Yard | Allows applicants the opportunity to acquire vacant residential lots adjacent to their primary residence to utilize as side-yards. |
| Community Parcel | 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. |
| Affordable Housing Development | Allows an experienced development organization the opportunity to acquire residential or commercial parcels that are being assembled for the purpose of developing affordable housing. |



SIDE-YARD

Applicants can acquire vacant residential lots adjacent to their primary residence to use as side-yards.



McKees Rocks



Swissvale



COMMUNITY PARCEL

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





AFFORDABLE HOUSING

Experienced development organizations can acquire residential or commercial parcels that are being assembled for the purpose of developing affordable housing.

Before



After



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



PROGRAM ENROLLMENT

- 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



ROLE OF 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



CONTACT INFORMATION

For more information about the program or to enroll your municipality, please contact:

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