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Administered by
Allegheny County
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

April 6, 2015

Scott Township
Attention: Denise Fitzgerald, Manager
301 Lindsay Rd., 2nd Fl.
Carnegie, PA 15106

Re: Allegheny County Vacant Property Recovery Program
2015 Side Yard and Blighted Structure Program

Dear Scott Township:

For a limited time only, the Allegheny County Vacant Property Recovery Program will be accepting applications to acquire vacant properties for side yards to an owner-occupied primary residence or blighted structure remediation at a reduced cost to the applicant. Under the 2015 Side Yard and Blighted Structure Program, we will waive our standard parcel fee of \$3,000 for applicants for a side yard to their primary residence and applicants proposing to demolish a blighted structure. We will reduce the fee to \$1,400 for applicants proposing to rehabilitate a blighted structure. All applicants will also be responsible for the appraised value of the property, a good faith deposit, and closing costs. The application, which contains additional details about the Program guidelines, can be accessed at our website:

<http://www.alleghenycounty.us/economic/residents/vacproprecov.aspx>.

In order for a municipality to participate in this limited-time program, it must submit evidence of a program marketing strategy and program advertisement to ensure that all residents have an equal opportunity to apply. Acceptable public notifications include, but are not limited to, posting the enclosed fact sheet or information about the program on the municipality's website, in at least three public places in the municipality, or in a community newsletter. Documentation of the municipality's program marketing strategy should be sent to my attention via e-mail (maureen.quinn@alleghenycounty.us) as soon as possible, but no later than April 17, 2015.

We will begin accepting applications for properties located in your municipality once you have submitted an acceptable plan for program advertisement. All applications must be postmarked **by June 30, 2015**. Only one application will be accepted per applicant. We will accept up to 60 applications across all participating municipalities in the order they are received, but will accept no more than 5 applications from any single municipality. We may increase these limits at our

discretion.

All applications that are pre-screened eligible and complete will be forwarded to the municipality for consideration of the applicant's proposed re-use plan. Please note that in cases where an applicant is proposing to demolish a structure, the applicant must obtain a letter of support from the municipality verifying that the structure presents a safety hazard.

Upon completion of the 2015 Side Yard and Blighted Structure Program, applicants may continue to apply for properties through our standard program, which operates on an ongoing basis. Under our standard program, applicants pay all of the costs associated with acquiring a property located in a municipality in which less than 51 percent of households are low to moderate income. If the percentage of low to moderate income households in your municipality increases to 51 percent or more in the future, your municipality may become eligible for ongoing acquisition cost assistance.

Should you have any questions or concerns, please contact me at 412-350-1079 or by e-mail (maureen.quinn@alleghenycounty.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'M Quinn', with a long horizontal flourish extending to the right.

Maureen Quinn, Program Coordinator
Housing Division

Enc: 2015 Side Yard and Blighted Structure Program Fact Sheet



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

**ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY PROGRAM
2015 SIDE YARD &
BLIGHTED STRUCTURE PROGRAM**

For a limited time only, Allegheny County will be accepting applications to acquire vacant properties in 37 municipalities at reduced cost to the applicant. The purpose of the Allegheny County Vacant Property Recovery Program (AVPRP) is to acquire blighted, tax delinquent properties and resell them to applicants for a reuse outlined in their application and approved by the municipality.

PROGRAM GUIDELINES:

- This limited-time program will be available in Baldwin Borough, Braddock Hills, Carnegie, Collier, Dravosburg, East McKeesport, Edgewood, Elizabeth Township, Forward, Green Tree, Harrison, Heidelberg, Liberty, McCandless, Millvale, Moon, Munhall, Neville, North Fayette, North Versailles, Oakdale, O'Hara, Penn Hills, Plum, Ross, Scott, South Versailles, Swissvale, Turtle Creek, Versailles, West Deer, West Homestead, West Mifflin, West View, Whitaker, White Oak, and Wilkins. Other municipalities that join AVPRP may be eligible to participate depending upon the timing.
- Applications must be submitted no later than **June 30, 2015**. Up to sixty applications will be accepted in the order in which they are received. No more than five applications will be accepted per municipality.
- Each participating municipality must submit evidence of a program marketing strategy to ensure that all residents have an equal opportunity to apply.

| PRODUCT | PROPERTY REQUIREMENTS* | COST TO APPLICANT |
|--|---|--|
| <i>Side Yard to Owner-Occupied Primary Residence</i> | <ul style="list-style-type: none"> • Must share a common boundary with the parcel on which the applicant's primary residence is located • Must be a vacant lot or a vacant structure that will be demolished by the applicant • Must be less than ½ acre • Must have at least 3 years of unpaid taxes | <ul style="list-style-type: none"> • 100% of the appraised value • Parcel fee of \$3,000 will be <u>waived</u> • Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 • Closing costs, which average \$500 |
| <i>Demolition of Blighted Structure</i> | <ul style="list-style-type: none"> • A vacant structure to be rehabilitated by the applicant • Must be less than ½ acre • Must have at least 3 years of unpaid taxes | |
| <i>Rehabilitation of Blighted Structure</i> | <ul style="list-style-type: none"> • A vacant structure to be rehabilitated by the applicant • Must be less than ½ acre • Must have at least 3 years of unpaid taxes | <ul style="list-style-type: none"> • 100% of the appraised value • Parcel fee will be discounted to \$1,400 • Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 • Closing costs, which average \$500 |

* Additional requirements may apply, as outlined in the program application. Other types of applications may be considered through our Standard Program, under which applicants are responsible for all costs of acquisition.

APPLICANT QUALIFICATIONS:

- Must be current on taxes, water, sewage, and refuse bills on all properties owned in Allegheny County.
- Must have no outstanding code violations or municipal liens on properties owned in Allegheny County.

APPLICATION INFORMATION:

Please contact (412)350-1090 or visit <http://www.alleghenycounty.us/economic/residents/vacproprecov.aspx>.