

JUN 14 2017



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Administered by
Allegheny County
Department of Economic Development

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

June 12, 2017

Steven Beuter
Carnegie Borough
Manager
One Veterans Way Carnegie, PA 15106

Re: Allegheny County Vacant Property Recovery Program
2017 Side Yard and Blighted Structure Program

Dear Carnegie Borough:

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 2017 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: www.alleghenycounty.us/VPRP

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 (julie.collins@alleghenycounty.us) as soon as possible, but no later than June 30, 2017.

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 August 31, 2017**. 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 2017 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 412-350-3723 or by e-mail (julie.collins@alleghenycounty.us).

Sincerely,



Julie Collins, Program Coordinator
Housing Division

Enc: 2017 Side Yard and Blighted Structure Program Fact Sheet



**ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY PROGRAM
2017 SIDE YARD & BLIGHTED STRUCTURE PROGRAM**

For a limited time only, Allegheny County will be accepting applications to acquire vacant properties in 50 municipalities at reduced cost to the applicant. The Allegheny County Vacant Property Recovery Program (AVPRP) acquires blighted, tax delinquent properties and resells 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 Avalon, Baldwin Borough, Bellevue, Blawnox, Brackenridge, Braddock Hills, Brentwood, Carnegie, Collier, Crafton, Dravosburg, East Deer, East McKeesport, Edgewood, Elizabeth Township, Forward, Frazer, Green Tree, Harrison, Heidelberg, Leet, Leetsdale, Liberty, McCandless, Millvale, Moon, Munhall, Neville, North Fayette, North Versailles, Oakdale, O'Hara, Penn Hills, Plum, Reserve, Ross, Scott, Shaler, South Park, 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 postmarked no later than **August 31, 2017**. Up to 60 applications will be accepted in the order in which they are received. No more than 5 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"> • Must share a common boundary with a parcel owned by the applicant that contains a primary structure, such as a residence or business • A vacant structure to be demolished 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:

(412)350-1090 or www.alleghenycounty.us/VPRP