



ALLEGHENY COUNTY  
VACANT PROPERTY RECOVERY PROGRAM  
APPLICATION INSTRUCTIONS

1. This application should be used to apply for properties located in participating municipalities in which at least 51 percent of households are low to moderate income. As of the date of this application, this includes the following municipalities, but is subject to change: Braddock, Coraopolis, East Pittsburgh, Etna, Glassport, Homestead, McKees Rocks, Mount Oliver, North Braddock, Pitcairn, Rankin, Sharpsburg, Stowe, Tarentum, Verona, Wilksburg, and Wilmerding.
2. The following items must be submitted with an application for it to be considered complete:
  - √ **Application Form:** Must be signed and dated by all applicants. Must be fully completed, including the proposed re-use plan and estimated costs to acquire and develop the property.
  - √ **Proof of Financing:** Can include a bank statement, letter from a bank, letter of credit/line of credit, etc. Must be sufficient to cover the estimated costs to acquire and develop the property.
  - √ **Photographs:** A minimum of two color photographs of the exterior of the existing site.
  - √ **Conflict of Interest Form:** Must be completed, signed, and dated by all applicants. The Municipal Official does not need to sign this form before the application is submitted.
  - √ **All Information Required per the Parcels with Existing/Future Structures Policy** (if applicable)
  - √ **Proof of Programming for General Public** (if the applicant is a Faith Based Organization): Must submit proof that programming is available to the general public that does not proselytize.
3. No payments are required at the time of application. Please do not submit the Good Faith Deposit or any other payment with your application.
4. Additional information will be requested if the applicant is a corporation, trust, partnership, limited liability corporation, or nonprofit.
5. Applications should be mailed to the following address. Applications will not be accepted via e-mail or fax.

Allegheny County Vacant Property Recovery Program  
One Chatham Center, Suite 900  
112 Washington Place  
Pittsburgh, PA 15219

6. Applicants should contact **(412)350-1090** with any questions about the Program.



ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT

# ALLEGHENY COUNTY VACANT PROPERTY RECOVERY PROGRAM

## PROGRAM GUIDELINES

*All applicants should carefully review the Program Guidelines outlined below. Please contact (412)350-1090 with questions about the Program or application.*

### APPLICANT ELIGIBILITY REQUIREMENTS

To be eligible for the Program, applicants:

- Must be current on taxes, water, sewage, and refuse bills on all properties owned in Allegheny County.
- Must not have any outstanding code violations or municipal liens on properties owned in Allegheny County.

### PROPERTY ELIGIBILITY REQUIREMENTS

Applications are subject to all requirements under the Program policies. Property eligibility will be determined on a case by case basis based upon consideration of a variety of factors related to blight. To be eligible for the Program, a property must at a minimum meet all preliminary eligibility requirements, including:

- Be a vacant lot or vacant structure.
- Have at least three years of tax delinquency.
- Be located in a participating municipality.

The following additional requirements generally apply:

- Properties must be less than one acre in size.
- Applicants may apply for no more than two vacant lots or vacant structures to be demolished in any three-year period.
- Applicants may apply for only one vacant structure to be rehabilitated and must successfully complete the rehabilitation before applying for additional vacant structures to be rehabilitated.
- Applicants must own a parcel that contains a principal structure, such as a residence, business, etc., and shares a common boundary with the property they are applying to acquire. Exceptions to this may include applications to rehabilitate a vacant structure, such as a residence or business, and applications from a non-profit, community-based, or government organization that will have a public or community benefit.

## **TIMELINE FOR PAYMENT AND ACQUISITION**

Applications will be pre-screened for completeness and applicant and property eligibility. Failure to fill out all sections of the application or provide all requested documentation will delay this process. Substantially incomplete applications will be returned to the applicant and not considered for the Program. Applicants may be contacted if items are missing or additional information is required and given a deadline for submission of all materials, after which their application will be terminated.

Once an application is determined complete, it will undergo a review process that typically takes a minimum of four months. Thereafter, the applicant will be sent a Conditional Agreement of Sale that outlines the terms and conditions of the sale of the property, including the associated costs. The applicant must return the signed Conditional Agreement of Sale and payment for the appraised value, good faith deposit, and parcel fee (as applicable) in order for the acquisition process to begin.

If RAAC receives another application for the same property at any point prior to the execution of the Conditional Agreement of Sale, RAAC will review the subsequent application in accordance with the Program's policies and determine whether RAAC will proceed with one of the applications or decline to proceed with any application. In the event RAAC receives two or more applications from abutting property owners proposing to use the property for a side yard, parking, or similar use and RAAC has not yet executed a Conditional Agreement of Sale with an applicant for the property, RAAC will close all applications for the property and provide the applicants the opportunity to prepare a mutually agreeable, feasible plan and submit a new application to RAAC. Once a Conditional Agreement of Sale has been executed for a property, RAAC will not consider other applications for the same property.

After the applicant returns the signed Conditional Agreement of Sale and payment for the appraised value, good faith deposit, and parcel fee (as applicable), it typically takes a minimum of five months until closing. This time may vary based upon a number of factors. Applicants are responsible for all closing costs, such as transfer taxes, real estate taxes for the current year, recording fees, and closing fees. These costs are due at the time of closing. Applicants may elect to purchase title insurance at an additional cost.

## **COMPLETION OF PLANS**

After RAAC conveys a property to an applicant, the applicant will have a pre-determined amount of time to complete the plans for the property that the applicant specified in Section III of the application and/or any other supplemental materials. Applicants are responsible for contacting RAAC upon completion of their plans. Thereafter, RAAC will inspect the property and if the plans were completed, RAAC will record a Certificate of Completion.

RAAC reserves the right to take back a property in the event that an applicant fails to complete the plans within the agreed upon period of time. RAAC would not reimburse the applicant for any costs incurred acquiring the property or making improvements to it.

## PRODUCTS AND PRICING STRUCTURE

This pricing structure applies to properties located in municipalities in which at least 51 percent of households are low to moderate income, according to the most recent data available from the U.S. Department of Housing and Urban Development. This pricing structure is subject to the availability of funding and the discounts below are limited to one property per applicant in any three-year period.

PRODUCT	REQUIREMENTS (In addition to all other eligibility requirements)	COST TO APPLICANT <sup>1</sup>
<i><b>Side Yard to Owner-Occupied Primary Residence</b></i>	<ul style="list-style-type: none"> <li>• Must share a common boundary with the parcel on which the applicant’s primary residence is located</li> <li>• Must be a vacant lot or a vacant structure that will be demolished by the applicant</li> <li>• Must have at least 3 years of unpaid taxes and meet any other applicable criteria related to blight</li> </ul>	<ul style="list-style-type: none"> <li>• 50% of the appraised value</li> <li>• Parcel fee of \$3,000 will be <u>waived</u> <sup>2</sup></li> <li>• Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 <sup>3</sup></li> <li>• Closing costs, which average \$500</li> </ul>
<i><b>Demolition of Blighted Structure</b></i>	<ul style="list-style-type: none"> <li>• Must share a common boundary with a parcel owned by the applicant that contains a primary structure, such as a residence or business</li> <li>• Must be a vacant structure that will be demolished by the applicant</li> <li>• Must have at least 3 years of unpaid taxes and meet any other applicable criteria related to blight</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of the appraised value</li> <li>• Parcel fee of \$3,000 will be <u>waived</u> <sup>2</sup></li> <li>• Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 <sup>3</sup></li> <li>• Closing costs, which average \$500</li> </ul>
<i><b>Rehabilitation of Blighted Structure</b></i>	<ul style="list-style-type: none"> <li>• Must be a vacant structure that will be rehabilitated by the applicant</li> <li>• Must have at least 3 years of unpaid taxes and meet any other applicable criteria related to blight</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of the appraised value</li> <li>• Parcel fee will be discounted to \$1,400 <sup>2</sup></li> <li>• Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 <sup>3</sup></li> <li>• Closing costs, which average \$500</li> </ul>
<i><b>Other Types of Applications</b></i> <sup>4</sup>	<ul style="list-style-type: none"> <li>• Vacant lot or vacant structure</li> <li>• Must have at least 3 years of unpaid taxes and meet any other applicable criteria related to blight</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of the appraised value</li> <li>• Parcel fee of \$3,000 <sup>2</sup></li> <li>• Good faith deposit of \$162 or 10% of the appraised value for properties valued over \$2,000 <sup>3</sup></li> <li>• Closing costs, which average \$500</li> </ul>

<sup>1</sup> The applicant may elect to purchase title insurance at an additional cost.

<sup>2</sup> In some cases, the cost of parcel acquisition could exceed the standard costs of \$3,000 per parcel. Should such circumstances arise, applicants will be notified of the anticipated additional expenses they would be responsible for and will decide whether they wish to proceed.

<sup>3</sup> The good faith deposit is refundable less a recording fee if the applicant carries out their project plan within the timeframe outlined in their Conditional Agreement of Sale. The recording fee is \$162 as of the date of this application, but is subject to change.

<sup>4</sup> Pricing for a non-profit, community-based organization, or municipality will be determined on a case by case basis based upon the proposed re-use of the property.

## PARCELS WITH EXISTING/FUTURE STRUCTURES POLICY

Applicants for a property that has or will have a structure on it will personally assume all responsibilities associated with the demolition, rehabilitation, or construction of the structure, including but not limited to all financial and legal responsibilities. Applicants are responsible for ensuring that their plan adheres to all local zoning and building code requirements.

Applicants must demonstrate that they will be able to successfully implement their proposed plan for the structure through the submission of a detailed scope of work, project budget, proof of financial capacity, and information regarding their relevant experience and/or capacity to manage the project.

The applicant’s plans for the property must address both the exterior and interior of the property. RAAC is unable to authorize applicants to enter any property, and so the applicant would be purchasing the property as is and without seeing the interior. Interior rehabilitation plans should address all major building systems and the general categories of repair that a vacant structure would likely require.

At a minimum, the following materials are required, depending upon the applicant’s plan:

PLAN	REQUIRED MATERIALS
<b><i>Demolition</i></b>	<ul style="list-style-type: none"> <li>• Demolition quote from a registered contractor that addresses at a minimum the building, foundation, debris removal, grading and/or seeding, and any necessary permits.</li> <li>• Proof of financing available to pay for the demolition such as a bank statement, a letter of credit/line of credit, etc.</li> <li>• A letter from the municipality stating that the structure constitutes a health and/or safety hazard.</li> </ul>
<b><i>Rehabilitation/ New Construction</i></b>	<ul style="list-style-type: none"> <li>• A detailed rehabilitation or construction plan for the work necessary to bring the property up to code and obtain an occupancy permit, including:               <ul style="list-style-type: none"> <li>○ the specific exterior <u>and</u> interior work that will be performed;</li> <li>○ who will be performing it (the applicant or a contractor); and</li> <li>○ itemized cost estimates, including labor and materials.</li> </ul> </li> <li>• Schematic plans, if the applicant is proposing new construction.</li> <li>• Bids or quotes as applicable.</li> <li>• Proof of financing available to pay for the rehabilitation or construction, such as a bank statement, a letter of credit/line of credit, etc.</li> <li>• Information that demonstrates that the applicant has the capacity to undertake the project, including but not limited to:               <ul style="list-style-type: none"> <li>○ a list of previous projects completed (to be made available for inspection upon request) and a description of the applicant’s role in those projects;</li> <li>○ information about the applicant’s knowledge of local building codes, zoning requirements, housing quality standards, etc.;</li> <li>○ references; and</li> <li>○ other relevant information as requested by RAAC.</li> </ul> </li> <li>• If the applicant proposes to undertake any portion of the work him/herself, the applicant must provide evidence of the experience and capacity to do so.</li> </ul>



<b>Please identify the address and Block and Lot number of all property that you own in Allegheny County, including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.</b>	
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<sup>1</sup> If the applicant is an entity, a request for additional information will follow.

### SECTION 3: REUSE/DEVELOPMENT PLAN

<b>Type of Application</b>	<input type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input type="checkbox"/> Rehabilitation of Blighted Structure <input type="checkbox"/> Other
<b>Please describe the current condition of the property.</b>	
<b>How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific. <sup>1</sup></b>	
<b>If you own abutting property, how does your proposed re-use relate to that property?</b>	
<b>Describe any changes or improvements you will make to the condition of the property. Please be specific. <sup>1</sup></b>  <i>If the property has or will have a structure on it, you must also submit all information outlined in the attached Parcels with Existing/Future Structures Policy.</i>	
<b>What are the estimated costs of these improvements? <sup>2</sup></b>	\$

<sup>1</sup> Applicants are responsible for ensuring that their plan adheres to all local zoning, property maintenance, and building code requirements and should contact the municipality in advance to determine the applicable requirements. Applicants may be required to provide information about these requirements as part of the application process.

<sup>2</sup> Depending upon the applicant’s proposed plan, applicants may be required to submit supplemental information, such as bids or quotes, schematic plans, and information about relevant experience.

## SECTION 4: ESTIMATED PURCHASE PRICE <sup>1,2</sup>

(The purpose of this section is to ensure that applicants fully understand the pricing structure of the Program. Amounts listed in the section will be estimates only, and will not determine the actual costs of property acquisition. Please refer to the attached “Products and Pricing Structure”.)

<b>Applicant’s Share of Appraised Value</b> <ul style="list-style-type: none"> <li>Side Yard Abutting Applicant’s Primary Residence: 50% of appraised value</li> <li>Demolition of Blighted Structure: 100% of appraised value</li> <li>Rehabilitation of Blighted Structure: 100% of appraised value</li> <li>All Other Applications: 100% of appraised value</li> </ul> Estimate the applicant’s share of the appraised value based upon information such as recent comparable sales, the current assessed value of the property, etc.	\$
<b>Good Faith Deposit</b> \$162.00 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$
<b>Parcel Fee</b> <ul style="list-style-type: none"> <li>Side Yard Abutting Applicant’s Primary Residence: WAIVED</li> <li>Demolition of Blighted Structure: WAIVED</li> <li>Rehabilitation of Blighted Structure: \$1,400.00</li> <li>All Other Applications: \$3,000.00</li> </ul>	\$
<b>Closing Costs</b> Average of \$500.00	\$ <b>500.00</b>
<b>Estimated Total Purchase Price</b>	\$

<sup>1</sup> The Pricing Structure is subject to the availability of funding.

<sup>2</sup> Applicants may elect to purchase title insurance at an additional cost.

## SECTION 5: FINANCING

<b>How will you fund the purchase of the property <u>and</u> implementation of your reuse plan (e.g. personal funds, line of credit, etc.)? Please attach documentation of sufficient funds.</b>	
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I hereby attest that the above written information is true and correct to the best of my knowledge. I have received, reviewed, and understand the Allegheny County Vacant Property Recovery Program’s “Applicant Eligibility Requirements,” “Property Eligibility Requirements,” “Timeline for Payment and Acquisition,” “Products and Pricing Structure,” and “Parcels with Existing/Future Structures Policy,” and agree to abide by these policies. I understand that failure to submit all required information may result in the termination of my application. I understand that the Redevelopment Authority of Allegheny County (RAAC) may share my application materials and information pertaining to my application as part of the review and approval process.

I understand that my application will be considered for participation in the Allegheny County Vacant Property Recovery Program, but there is no guarantee of acceptance into the Program. The approval of an application and the acquisition and transfer of a property is at all times at the sole discretion of RAAC and the Program. Neither RAAC nor the Program guarantees the acquisition and/or transfer of any property.

Date	Signature	Print Name
Date	Signature	Print Name



**CONFLICT OF INTEREST FORM**

All applicants requesting participation in an Allegheny County Economic Development (ACED) or Redevelopment Authority of Allegheny County (RAAC) program are requested to disclose whether they or any of their relatives are one or more of the following:

1. An employee of Allegheny County;
2. An elected or appointed official at the local, county, state or federal level; and/or
3. A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

If one or all of these categories applies, a formal Conflict of Interest waiver must be obtained from the appropriate party. If the source of funding for your participation in an ACED/RAAC program is the U. S. Department of Housing and Urban Development (HUD), then a formal Conflict of Interest waiver must be submitted to HUD for approval.

**APPLICANT INSTRUCTIONS: Please read all of the sections below and complete all sections as applicable to each applicant. More than one section may apply. Please sign the bottom of the form.**

<i>Check the appropriate box for each category</i>			<b>Category</b>
<b>I am*</b>	<b>I am related to*</b>	<b>I am not nor am I related to</b>	
			An Allegheny County Employee
			An Elected or Appointed Official
			A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

\* If you checked anything in the “*I am*” and/or the “*I am related to*” Category above, please provide the following information regarding this relation (attach additional pages as necessary):

<b>Name</b>	<b>Title</b>	<b>Organization/Department</b>	<b>Relationship to Applicant</b>

**I/we acknowledge and agree that any misrepresentation contained in this Conflict of Interest Disclosure may result in the cancellation of my application for acquisition assistance or, if the misrepresentation is discovered after the acquisition assistance has been granted, I/we may be required to repay the entire amount of acquisition assistance upon demand.**

<b>Applicant Name (Printed)</b>	<b>Applicant Signature</b>	<b>Date</b>
<b>Co-Applicant Name (Printed)</b>	<b>Co-Applicant Signature</b>	<b>Date</b>
<b>Address (Property applied for)</b>	<b>Block/Lot</b>	<b>Municipality</b>

**In addition, the applicant(s) have completed all required Municipal Conflict of Interest processes and it has been determined that no Conflict of Interest exists. Copies of such documentation will be made available to ACED/RAAC upon request.**

<b>Municipal Official Name (Printed)</b>	<b>Municipal Official Signature</b>	<b>Date</b>
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