



ALLEGHENY COUNTY  
ECONOMIC DEVELOPMENT

# ALLEGHENY VACANT PROPERTY RECOVERY PROGRAM

## SIDE YARD & COMMUNITY BEAUTIFICATION PROGRAM

### PROGRAM DESCRIPTION:

For a limited time only, Allegheny County will be accepting applications for side yards to primary residences and community beautification projects to be acquired at a minimal cost to the applicant. The purpose of the Allegheny Vacant Property Recovery Program (AVPRP) is to take blighted and/or tax delinquent properties and resell them to an applicant to reuse as determined by their application and as approved by the municipality.

### MUNICIPALITY REQUIREMENTS:

- In each participating municipality, interested parties will have the opportunity to apply for vacant, tax-delinquent side yards to primary residences or community beautification projects at the **appraised value plus closing costs**. **The standard parcel fee of approximately \$4,000 per property will be waived for qualified applications.**
- One completed application per municipality will be accepted for participation at this time. Applications must be submitted no later than **July 1, 2011** or we will open the available spaces to applications in the order that they are received regardless of municipality.
- Prior to applications being accepted, each municipality must submit evidence of program advertisement and a program marketing strategy to ensure that all residents had an equal opportunity to apply.

### PRICING STRUCTURE:

- **Parcel Fee:** Applicants will be required to pay 100% of the appraised value. Standard \$4,000 parcel fee will be waived.
- **Good Faith Deposit:** Applicants will pay a minimum of \$100 or 10% of the appraised value.
- **Closing Costs:** Applicants will be responsible for closing costs. Average cost is \$300 per property.

### PROPERTY REQUIREMENTS:

The side yard and community beautifications requirements are described below:

PRODUCT	DESCRIPTION	BENEFIT
<i>Side Yard</i>	Must be adjacent to the applicant's <b>primary</b> residence. Must be a vacant lot with no structures. Must have at least <b>3 years</b> of unpaid taxes.	1. Properties are maintained, blight is eliminated and the maintenance cost to the municipality is eliminated. 2. Properties are put back on the tax-rolls, which generates positive income for the municipality. 3. Increases community investment, which helps to further stabilize the community.
<i>Community Beautification</i>	Applicant must utilize the lot for a beautification project for the community. Must be a vacant lot with no structures. Must have at least 3 years of unpaid taxes.	

### PRELIMINARY 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 on properties owned in Allegheny County.
- Must submit a complete application, including all required supporting documentation.
- Must complete the Conflict of Interest process.

### APPLICATION INFORMATION:

- Applications can be obtained from the Municipality or by contacting Allegheny County at (412) 350 1046.
- Questions regarding the program can be directed to Allegheny County at (412) 350 1046.
- All completed application can be submitted to:
 

Vacant Property Program  
Attention: Melissa Urishko  
425 Sixth Avenue, Suite 800  
Pittsburgh, PA 15219