

Allegheny County Blight Removal Program Guidelines

NAME

Allegheny County Blight Removal Program (BRP)

OVERVIEW

Allegheny County Council adopted an ordinance to impose a fee of up to \$15 on all deed and mortgage filings for the purpose of creating a blight elimination fund.

The fund will be used for demolition and associated costs.

Applications will be reviewed and scored by ACED staff who will provide funding recommendations to the Municipal Development Manager of ACED.

PROGRAM ADMINISTRATOR

Allegheny County Economic Development (ACED)

PROGRAM BENEFITS

Creates an alternate source of revenue dedicated to addressing blighted conditions throughout Allegheny County. The program will not be encumbered by Federal regulations making it easier for blighted properties to be removed regardless of their location. Additionally, the funds can be used as matching funds for state & federal resources where applicable.

The program will focus on remediating blight within the residential & commercial areas of Allegheny County communities but can be considered for large scale development as well.

AUTHORIZING LEGISLATION

The Commonwealth of Pennsylvania through an Act dated November 4, 2016, P.L. 1170, No. 152, 42 P.S. Section 21052.2, provided County Council with the power, by resolution, to authorize an additional recording fee up to \$15 to be imposed by the Department of Real Estate with said fees to be deposited in a demolition fund.

ELIGIBLE APPLICANTS

Eligible applicants include:

Allegheny County municipalities

Land Banks within Allegheny County

Council of Governments within Allegheny County

Authorities within Allegheny County

Community Development Corporations within Allegheny County-All applications submitted by CDC's must have a letter of support from the municipality where the demolition will occur.

Privately owned commercial, institutional, & industrial buildings within Allegheny County.

These applications must include a municipal resolution supporting the proposed demolition.

In all cases proper legal clearance to demolish the structure must be provided. **Acceptable methods can be found in Legal Clearance Guidelines.**

ELIGIBLE USES

Demolition of any residential, commercial, institutional or industrial structure within Allegheny County that meets 3 of the 9 blighted conditions as defined by the Commonwealth of Pennsylvania. **The blighted conditions property requirements can be found in the Blighted Conditions document.**

Multi-phase blight removal/demolition feasibility plans within areas of high need. Comprehensive blight plans must identify, at a minimum, address and ownership status of each problem property, relevant locational information (e.g. is it located on a gateway street, in the central business district, in a floodplain, etc.), existing tools to address blight, and potential reuse of the demolished property.

Reuse feasibility studies on blighted properties that are included on a municipalities demolition list where a municipality shows a significant need for demolition or large scale development.

Asbestos surveys which will be performed by ACED

Professional Services as part of the project cost. Professional Services include but are not limited to Project Management and Engineering within the contract period. Project will be limited to a maximum of \$2,000 per project.

ELIGIBLE USES OF FUNDING

Eligible demolition activities include:

The proper removal of hazardous materials (demolition may require lead and asbestos abatement)

The disconnection of utilities

Obtaining proper demolition permits

Razing of structures

Proper disposal of demolition waste

Backfilling and regrading of the site

Placement of cover materials such as seeding or gravel

Site clean-up

Asbestos Testing & appropriate permits

PROGRAM REQUIREMENTS

Matching Funds – Matching funds are not required for the program. However, the level of match provided will be considered during evaluation. Priority will be given to projects where match is committed.

Funds – Applicants may request a minimum of \$15,000 to a maximum of \$250,000 per application. For multiple residential unit projects as well as commercial, institutional or industrial projects included in a redevelopment plan or those having significant economic or community development impact, amounts greater than \$250,000 will be considered on a case by case basis.

Funds will be set aside for emergency demolitions. To qualify the situation must meet the definition of an emergency as defined by ACED in the Emergency Demolition Requirements

Cost Estimate – A cost estimate prepared by a certified engineer or architect must be submitted with the application. Submissions must be signed, dated, and sealed by the certified professional. Please note that since the program requires both asbestos and lead abatement it is advisable the cost estimate include these costs.

Prevailing Wage- Any project of \$25,000 or more, regardless of funding source, will be subject to Pennsylvania Prevailing Wage Rates.

Procurement- All projects will be subject to the procurement policy of ACED. All projects must adhere to the Allegheny County's MWDBE policy.

Review-All applications will be subject to an environmental review and a historic review performed by ACED.

Waivers- To be considered all modifications or requested waivers to these guidelines must be requested in writing at time of application.

Lead Safe Demolition-All residential demolition will be required to use a wet wet wet technique as described in the Lead Safe Requirements.

APPLICATION EVALUATION DEMOLITION PROJECTS

Each application will be evaluated based on the following factors:

1. Duration of current state/history of conditions and violations as well as impact on adjacent properties.
2. Property is identified in a redevelopment plan, blight strategy, neighborhood stabilization plan or municipal comprehensive plan.
3. Reuse plan is established.

4. Impact (visual, economic, safety) of demolition to community.
5. Site control/ownership. The applicant meets the site control/legal ownership criteria.
6. Blighted Property - The proposed property(s) is required to meet the definition of “blighted property”. Blighted Property is defined as a property which meets at least three (3) of the nine (9) criteria under the Abandoned & Blighted Property Conservatorship Act.
7. Match - Although no match is required consideration will be given to leveraged funds and level of match. A cash or in kind match can be provided by the applicant. Any “non-county” source whether it be a grant or loan also will be considered as a match. All required expenses associated with obtaining legal clearance, engineering/architectural certification, and determination of blight will be considered matching funds.
8. Consistency with the Allegheny County Comprehensive Plan –Allegheny Places.
9. Structure(s) are included demolition list submitted to ACED prior to the submission of the application.
10. Location of structures. Wherever possible ACED prefers to address multi structure clustered demolition as opposed to scattered site demolition. However if an applicant can demonstrate that limited scattered site demolition will have a significant impact on the community ACED will consider the application.

CONFLICTS OF INTEREST

An elected official, officer, director or employee of an applicant who is a party to or who has a private interest in a project shall disclose the nature and extent of the interest to ACED as part of the application process. The elected official, officer, director or employee may not vote on any action of the applicant concerning the project, participate in the deliberations of the applicant concerning the project or being involved in administration of the demolition funds if awarded.