

June 23, 2025

## Land Bank Feasibility Report

### **ADDENDUM #1**

### **[Scope of Work]**

#### **RFP: Land Bank And Land Recycling Program Feasibility Assessment**

---

This addendum outlines changes that have been made to the scope of work to include conducting an economic impact analysis of existing land recycling programs and activities that have been undertaken in Allegheny County in the last 5 years. The economic impact analysis of vacant land reclamation and recycling is a critical component of Allegheny County's land bank feasibility effort.

The analysis will facilitate informed decision-making and strategic planning for the sustainable development of land resources in the county.

#### Scope of Work:

- Economic Impact Analysis
  - Data Collection:
    - Identify and compile data on current land use and ownership of vacant parcels and structures in Allegheny County.
    - Identify and compile data on current land use and ownership of vacant parcels and structures that have been recycled through land recycling programs within Allegheny County, including but not limited to: Allegheny County Vacant Property Recovery Program and regional land banks active and operating in Allegheny County.
    - Gather demographic, economic, and social data relevant to the areas surrounding these impacted vacant lands.
    - Review existing studies, report, economic impact reports related to land banking and development impacts in similar jurisdictions.
  - Economic Impact Analysis:
    - Assess direct, indirect, and induced economic impacts of repurposing vacant land and structures, including but not limited to:
      - Increased property values for property owners and tax revenues for taxing bodies in the immediate area. Ideally this would include an exploration of market value changes within different distances of land recycling sites (eg – value changes within 50 feet, 100 feet, 250 feet, etc.)
      - Changes in local business opportunities and economic diversification.

- Job creation , and income tax generation, through discreet redevelopment opportunities
  - Develop economic models to estimate the financial implications of land reclamation initiatives over both the short-term and long-term and specifically implications that could be outcomes of work of the County-led programs or land banking at a regional level.
- Community Benefits Evaluation:
  - Analyze potential social and community benefits from repurposing vacant land and structures, and any financial implications related, including:
    - Improvements in public health and safety and corresponding decreases in public expenditures.
    - Increased access to recreational spaces and community resources.
    - Contributions to affordable housing stock or community facilities.
    - Engage with community stakeholders and residents to solicit input and gauge public sentiment regarding potential land uses.
- Recommendations:
  - Provide an estimate of the public and private financial returns from the reclamation of vacant land and structures.
  - Provide actionable recommendations for sustaining public investment based on the findings from the economic impact analysis and community evaluation.
  - Outline strategies for optimizing land banking and land recycling efforts to achieve maximum economic and social benefits.
  - Suggest metrics for ongoing evaluation of the economic performance of land reclamation efforts.
- Report Preparation:
  - Develop a comprehensive report detailing the findings from the economic impact analysis, including visual aids such as charts, graphs, and maps for clarity.