

ALLEGHENY CITY CENTRAL ASSOCIATION
Vacant Lot and Structure Sale Policy

Purpose

The Vacant Lot and Structure Sale Policy is intended to provide a consistent framework for evaluating requests to purchase City-owned and/or URA-owned property in the Allegheny City Central, when the City or URA has asked for a letter of support from Allegheny City Central Association (ACCA) regarding a proposed property transaction. This can include property in the ACCA Property Reserve, or any other property held by the City or URA.

Overview

ACCA's vision is to fill "every vacant lot with thriving commerce and families of all types by 2015". As such, ACCA supports and favors quality development that is consistent with the Neighborhood Plan. This Neighborhood Plan was completed in 2009 and was a grassroots process that included over twenty community meetings. The plan is available online on ACCA's website.

ACCA's Development Committee is the starting point for property requests. This Committee will evaluate the request against the criteria listed below and then make a recommendation to the ACCA Board of Directors. The Board will make a final determination on the request, and then the inquiring party and the City or URA will be informed of ACCA's position.

Criteria and Evaluation Process

The criteria and questions below are meant to guide the evaluation process. While each case may involve unique circumstances, these are the basic premises that will guide ACCA's evaluation.

1. All prospective purchasers must, at a minimum, be in good standing, meaning they are current on their real estate taxes and do not have any open citations from BBI. ACCA may conduct due diligence with regard to all aspects of the prospective purchaser's current real estate holdings and finances and ask the prospective owner to sign a statement affirming they are in good standing.
2. Does the requesting party own the property immediately adjacent to the property being requested, and/or do they live adjacent to the property being requested?
 - a. If yes, proceed to number 3.
 - b. If no, the ACCA will then determine if there might be other better qualified and interested parties who are adjacent owners, before any sale to the first interested party proceeds.
3. Is the lot or structure part of an approved ACCA development plan/strategy? – If yes, the inquiry ends. If no, proceed to number 4.

4. What is the proposed use of the lot or structure? Assuming the lot meets size and zoning requirements, acceptable uses include:
 - a. a single family home for the buyer's primary residence
 - b. a market-rate rental property
 - c. fully developing and then marketing the property for resale
 - d. using the property as a side lot
5. If the use is acceptable,
 - a. does the buyer have evidence of financing?
 - b. is the buyer willing to agree to both conform with the Historic District guidelines, and to have their plans approved by ACCA's Development Committee?
 - c. If yes, then ACCA will likely support as long as it conforms with objectives of the Community Plan.
 - d. If the property will be used as a side yard:
 - i. are they willing to agree to conform with the Historic District guidelines or review their plans (including fencing) with ACCA's Development Committee?
 - ii. If yes, then ACCA will likely support.

Pricing

For properties that are not in the ACCA Property Reserve, the city or URA will set pricing, and/or deal with multiple interested parties. If the ACCA decides to dispose of Property Reserve property independent of any development project or strategy, then the guidelines below apply.

For properties that have only one interested or qualified party, ACCA will typically charge its costs, including staff and / or consultant time attributed to the property, plus a 5% administrative fee. Parties must pay all closing costs including transfer taxes, deed preparation, and settlement fees.

For properties that have multiple interested and qualified offers ACCA will ask the parties to make written offers which will be evaluated not only on price, but also on the proposed use and capacity of the developer.

Enforcement

The Buyer will be required to sign documents agreeing to develop and use the property as proposed and to conform to ACCA imposed term of sale or to otherwise fulfill agreements with ACCA.

Updates

This policy may be updated from time to time by the ACCA Board of Directors. Updates to the policy will be posted at www.accapgh.org.

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