

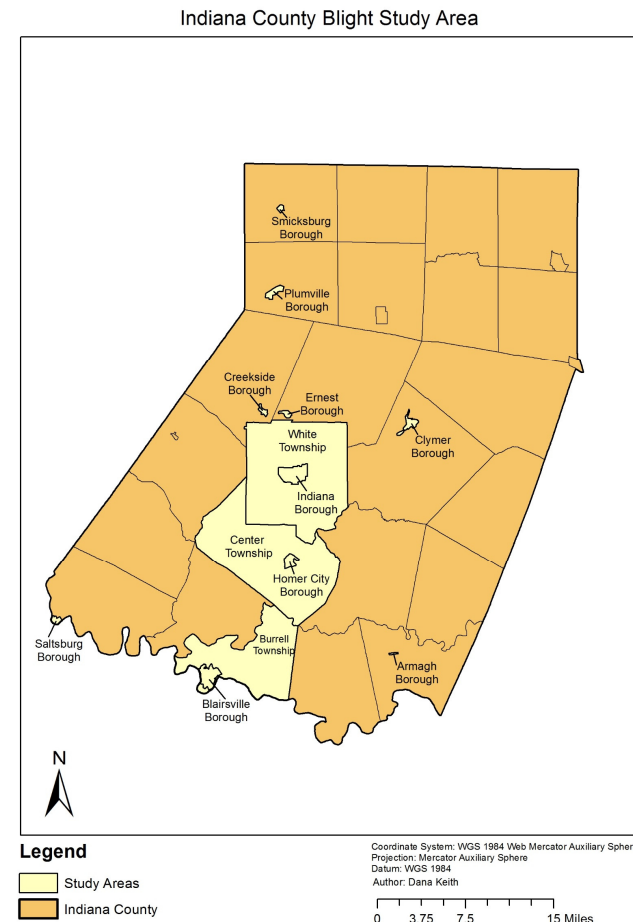


Blighted Property Inventory Project

Josh Krug, Chief Planner- Indiana County Office of Planning & Development

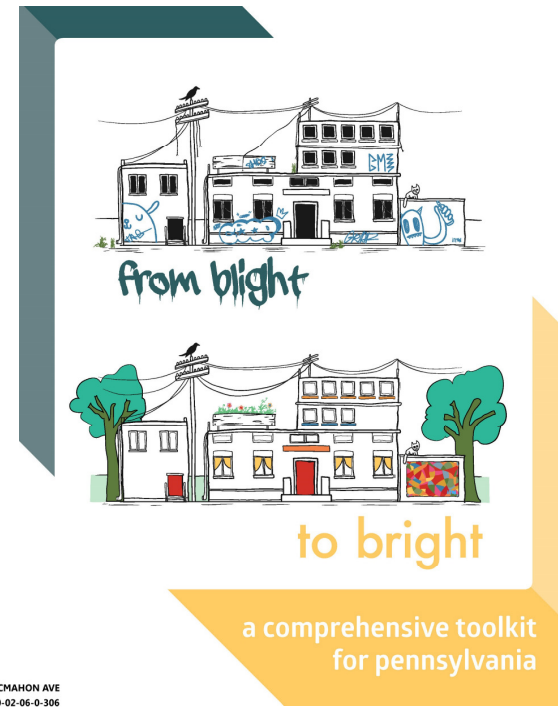
Purpose

- Indiana County Comprehensive Plan- 2012
- Indiana County Housing Plan- 2014
- **Housing Quality- Goal of ensuring a safe and healthy built environment and assisting in the preservation of sound existing housing and the improvement of neighborhoods and communities.**
- Municipal technical assistance
- Understand where blight exists, in what form, and to what degree
- Inform discussions- Redevelopment Authority, Code Enforcement, Act 90, Zoning, Land Banking, Public Safety
- Pilot Project: 13 of 38 Municipalities- Boroughs and populated Townships



Resources

- From Blight to Bright: a Comprehensive Toolkit for Pennsylvania, June 2016 update
- We Can Do This! A Five-Step Fast Track Blight Plan, Housing Alliance of PA, March 2016, McKean, Clearfield, and Northumberland
- Developing and Implementing a Comprehensive Blight Strategy Plan: Northumberland County’s Experience, March 2015
- Comprehensive Blight Strategy Plan: Blight Task Force- City of Altoona, March 2018
- Eliminating Neighborhood Blight and Abandoned Property, Jordan Wartman, 2016
- City of Monessen: Repository Inventory and Mapping Project, Westmoreland County Department of Planning and Development





Project Development and Data Collection Process

- Student Planner Led- 5 students to date
- Coordination with Municipalities- Surveys and Awareness
- Base Maps
- Data Collection Form
- ID badges
- Press release
- Radio Interview
- Data Collected and developed for 9 of the 13 pilot municipalities

Indiana County Office of Planning & Development

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 Rodney D. Rudlock
 Sherene Hess

Blighted Properties Survey

Project Summary:
 This pilot project will collect data and information pertaining to Blighted Properties in your community to create an inventory for a small-scale evaluation of possible issues related to Blighted Properties in communities throughout the Indiana County. This inventory will create a database, photo log and maps, providing the information about Blighted Properties across the County.

Name of Municipality: _____

Person Completing this Survey: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Please consider the following definition when completing this survey:

A property is considered blighted when...

- The property exhibits signs of deterioration sufficient to constitute a threat to human health and safety or,
- The property has been declared a public nuisance by the local government or,
- The property is an attractive nuisance to children including abandoned wells, shafts, basements, and unsafe fences or structures, brown fields, or
- Any structure from which the utilities, plumbing, heating, sewerage of other basic facilities have been removed or disconnected to the property is unfit for human habitation or,
- The property has otherwise been declared by the municipality as unfit for human habitation or,
- The land is abandoned for at least six months and there are unpaid municipal liens against the property or the liens placed against a property are in excess of 150% of the value of the property.

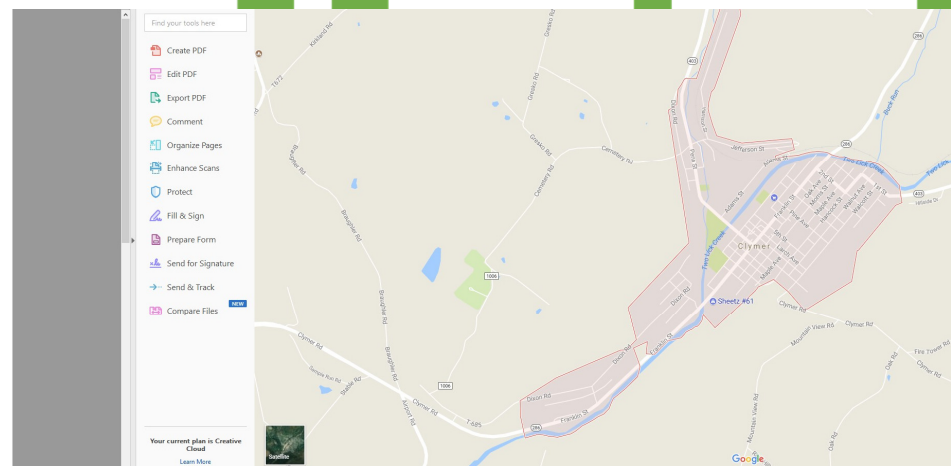
1. Do you feel that blighted properties are a problem in your municipality? Yes No
2. Do you have an inventory or list of Blighted Properties in your municipality? Yes No
3. How many blighted properties are in your municipality (Exact or Estimate)? _____
4. How do you track Blighted Properties?

5. What would help you address Blighted Properties in your municipality?

Municipality: _____ Blighted Property Inventory Side 1

Entry Number	Address	Parcel #	Vacant Lot (Y/N)	Deterioration (Y/N)	Unprotected Attractive Nuisance (Type # If Yes)
1			Y / N	Y / N	
2			Y / N	Y / N	
3			Y / N	Y / N	
4			Y / N	Y / N	
5			Y / N	Y / N	
6			Y / N	Y / N	
7			Y / N	Y / N	
8			Y / N	Y / N	
9			Y / N	Y / N	
10			Y / N	Y / N	
11			Y / N	Y / N	
12			Y / N	Y / N	
13			Y / N	Y / N	
14			Y / N	Y / N	

Attractive Nuisance Key: A = Animals, C = Construction, D = Drops, H = Holes, II = Machinery, P = Paths, W = Water, O = Other





Data Development and Analysis

- ArcMap, Shapefile (add fields), Edit, Create Features, develop database
- County parcel data inclusion
- Potential to build a digital platform for data collection

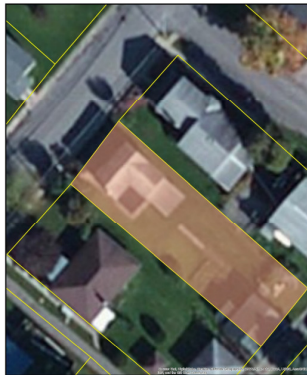
Field	Value
Parcel	15-002-352
FID	2
Shape	Polygon
Abandoned	No
Vacant_Lot	No
Deteriorat	No
U_A_N	No
Severity	LIGHT
Desc_Caus	Incomplete Construction
Date_Call	7/17/2017
Image	IMG_3631
Owner_Occu	Yes
Address	323 HANCOCK ST
Properties	F:\3\BANKING\ACTIVE PROJECT FOLDERS\Blighted_Properties_Inventory\Pictures\Clymer\IMG_3631.F
LAND_CATEG	RESIDENT
RESIDENCY	HO-HOUSE
TYPE_LAND	HO-HOUSE
LOCATION	323 HANCOCK ST
OWNER_NAME	ZAYACHAK, MICHAEL J JUN
OWNER_ADDR	323 HANCOCK ST
OWNER_AD_1	CLYMER PA 15728
OWNER_AD_2	
OWNER_AD_3	
DESCRPTIO	LOT 45X150
DESCRPT_1	1 HD 3 GA
DESCRPT_2	670
BLDG_ASSES	5370
TOTAL_ASSE	6040
DISTRICT	15 - CLYMER BOROUGH
SCHOOL	326303 - PINE MANOR SCHOOL DISTRICT
Y	162008-45903
Y	489266.210835



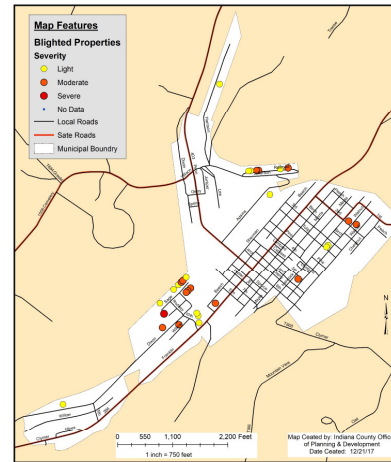


Data Presentation

- Raw Database
- All information to be provided to municipalities and other stakeholders
- Information and mapping to be made available to the public
- Mapping
 - 3 levels
 - **Countywide, Municipal, Individual Property**

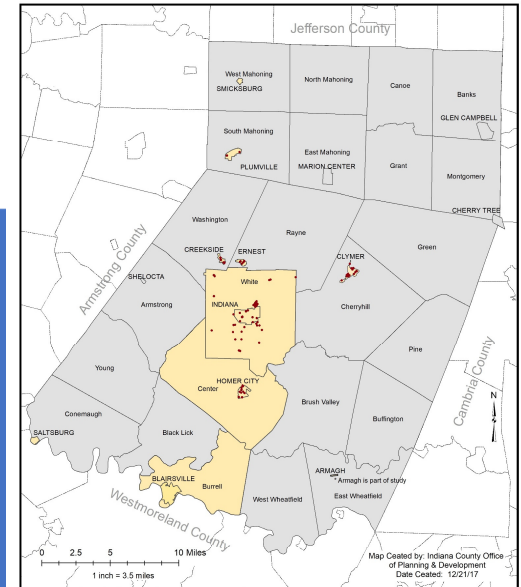


Clymer Borough- Blight Inventory



Township	Borough	Address	Latitude	Longitude	Severity
Clymer	Clymer	101 N. Main St.	39.723	-84.215	Light
		103 N. Main St.	39.723	-84.215	Moderate
		105 N. Main St.	39.723	-84.215	Severe
		107 N. Main St.	39.723	-84.215	Severe
		109 N. Main St.	39.723	-84.215	Severe
		111 N. Main St.	39.723	-84.215	Severe
		113 N. Main St.	39.723	-84.215	Severe
		115 N. Main St.	39.723	-84.215	Severe
		117 N. Main St.	39.723	-84.215	Severe
		119 N. Main St.	39.723	-84.215	Severe
Clymer	Clymer	121 N. Main St.	39.723	-84.215	Severe
		123 N. Main St.	39.723	-84.215	Severe
		125 N. Main St.	39.723	-84.215	Severe
		127 N. Main St.	39.723	-84.215	Severe
		129 N. Main St.	39.723	-84.215	Severe
		131 N. Main St.	39.723	-84.215	Severe
		133 N. Main St.	39.723	-84.215	Severe
		135 N. Main St.	39.723	-84.215	Severe
		137 N. Main St.	39.723	-84.215	Severe
		139 N. Main St.	39.723	-84.215	Severe

Indiana County- Blighted Properties 12/20/2017



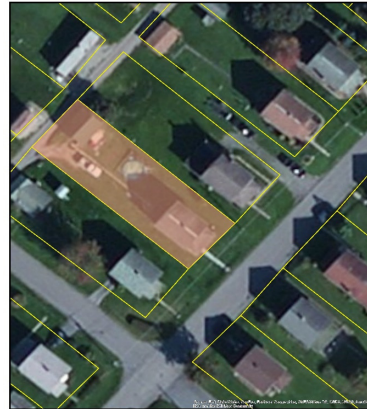
Township	Address	Latitude	Longitude	Severity	
Indiana	Indiana	101 N. Main St.	39.723	-84.215	Light
		103 N. Main St.	39.723	-84.215	Moderate
		105 N. Main St.	39.723	-84.215	Severe
		107 N. Main St.	39.723	-84.215	Severe
		109 N. Main St.	39.723	-84.215	Severe
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		125 N. Main St.	39.723	-84.215	Severe
		127 N. Main St.	39.723	-84.215	Severe
		129 N. Main St.	39.723	-84.215	Severe
		131 N. Main St.	39.723	-84.215	Severe
		133 N. Main St.	39.723	-84.215	Severe
		135 N. Main St.	39.723	-84.215	Severe
		137 N. Main St.	39.723	-84.215	Severe
		139 N. Main St.	39.723	-84.215	Severe

- Map Features**
- Blighted Properties
 - Township
 - BOROUGH
 - Participating Municipalities
 - Non-Participating



Organize Your Research

- Presentations to countywide municipal elected officials, County Commissioners, community-based organizations, non profits
- Policy implications
- Bigger Picture- Next Steps, Blight remediation plan, land banking?
- Expand the project?



Property Location:

Address: 170 Walcott St.
Clymer Pa. 15728

Zoning: Neighborhood Zone B

Lot: 50'X150'

Land Use: HO-Home, Resident

Parcel: 15-002-325



Observations:

Severity of Blight: Moderate

Abandoned: No

Owner Occupied: Yes

Notes: Accessory structure (located at the rear of property), overgrown plants, deteriorating structure, unsafe structure



Thank you for your time!

Questions?

jkrug@ceo.co.indiana.pa.us 724-465-3877 www.icopd.org

801 Water Street, Indiana, PA 15701