



Healthy Communities

Repositioned Towns

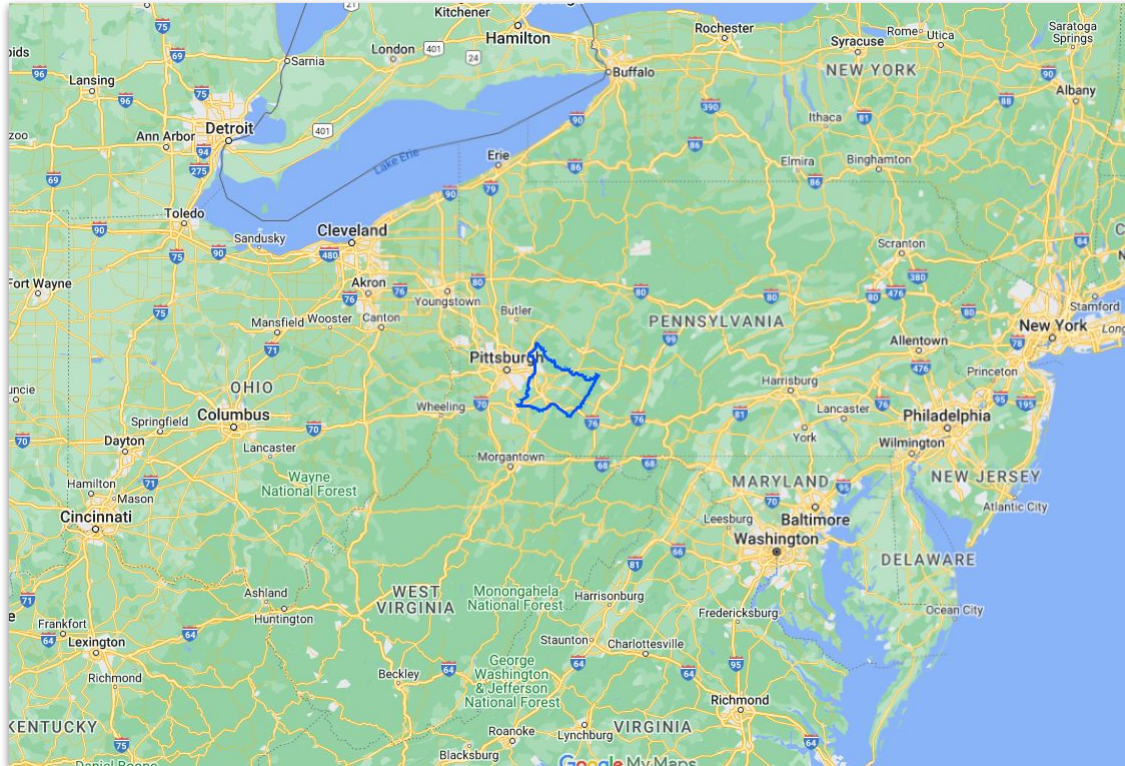
Transformative Opportunities

Goals for Today

1. Introduce the organization and its people
2. Explain our work
3. Discuss strategic goals, projects, and programs
4. Answer questions



Context of Westmoreland County

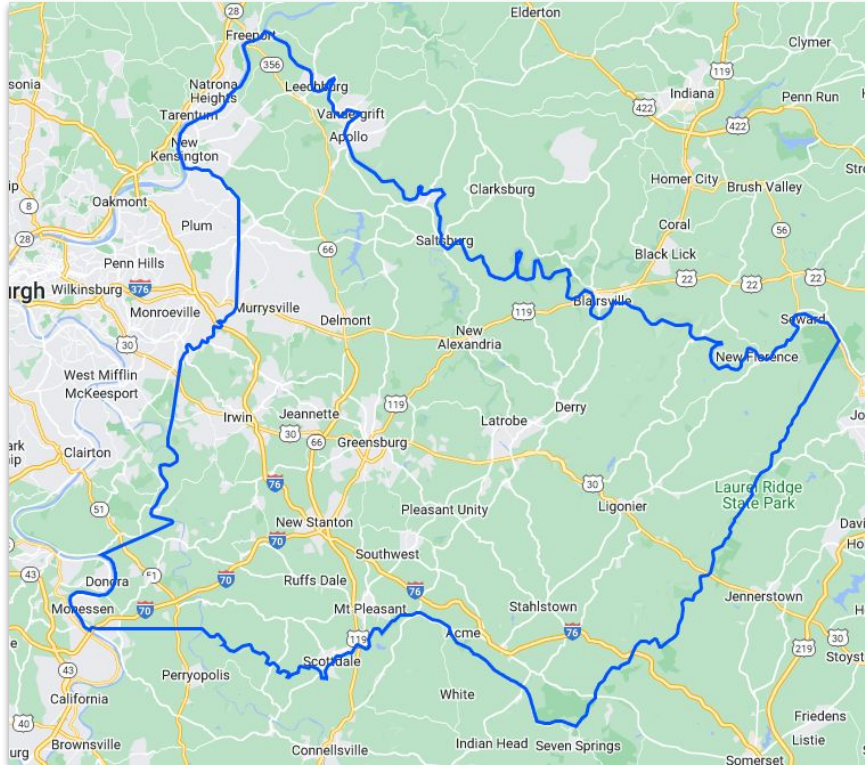


350,000 residents
Down from high of
390,000 in 1980

65 municipalities
7 cities
31 boroughs
27 townships



Context of Westmoreland County



Home of Steelers training camp, Mr. Rogers, Arnold Palmer, Rolling Rock beer, Fort Ligonier, Bushy Run Battlefield...

Legacy of glass, steel, aluminum, railroad industry – deindustrialization

Aging and declining population



Two Agencies, One Mission

To build healthy and whole communities and reposition our towns by eliminating blight and its influences in the communities of Westmoreland County.



Defining Blight

Blight is the result of complex factors, but the end result is the same.



Peeling paint



Detached porches



Failing roofs



Vacant and abandoned



Missing windows and doors



Attractive nuisance

Falling gutters

Tax delinquent

Disconnected utilities



Our Staff

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The Westmoreland Development Council

Westmoreland County
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Development

Jason Rigone, Director

Josh Spano, Deputy Director, Planning
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Community Development Division

Westmoreland County
Redevelopment Authority &
Land Bank

Brian Lawrence, Executive
Director

Westmoreland County
Industrial Development
Corporation

Jason Rigone, Executive Director

Economic Growth
Connection of
Westmoreland

Jim Smith, President & CEO



Aligned to Reimagining Our Westmoreland Strategies

1.4 — Advance Entrepreneurialism

1.6 — Provide Development-Ready Sites

2.4 — Grow Local

2.5 — Develop Recreational Destinations

3.1 — Invest in Downtowns

3.2 — Provide Housing Options

3.3 — Cultivate Restaurants

3.4 — Direct Density

4.4 — Improve Water Resources

5.1 — Eliminate Blight

5.2 — Invest in Beautification

5.4 — Age-Friendly Services



Our Programs



Blight Demolition



Rehabilitation



Land Banking



Accessible Housing and Homeownership



Education & Training Partnerships



Historic Preservation



Brownfield Clean-up



2022-2027 Strategic Objectives



Equip Local
Partners



Support Regional
Solutions



Revitalize Whole
Neighborhoods



Gather, Share, &
Use Intel



Create Equitable
Development Opportunities



Tell Our Story



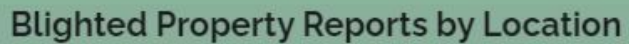
Gather, Share, & Use Intel



To tackle a problem, one must first understand its nature and extent

By the numbers...

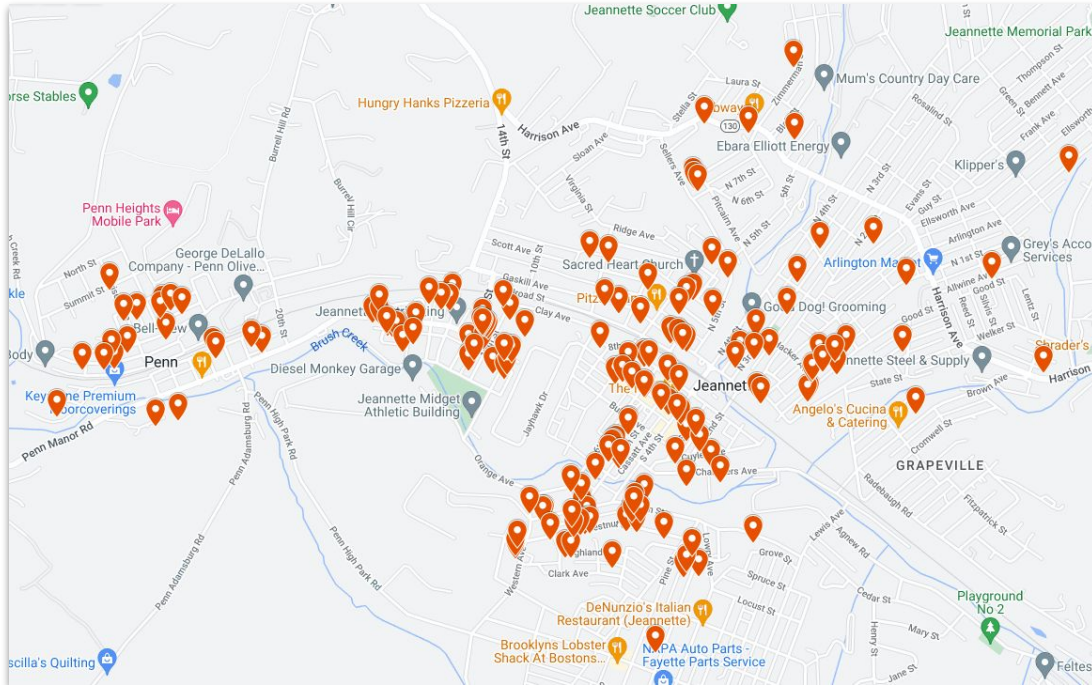
- 1,506 blight reports submitted
- Average blight criteria met: 10
- Scattered in urban, suburban, rural areas
- 328 properties addressed since 2021
- 38% are tax delinquent (unsold, judicial, repository)
- Pockets of severe vacancy, abandonment, deterioration





Pockets of Severe VAD

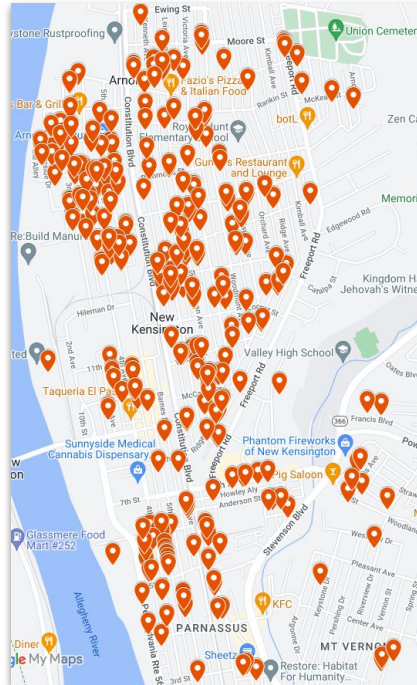
Jeannette and Penn Borough– 158 VAD properties, 48 tax delinquent





Pockets of Severe VAD

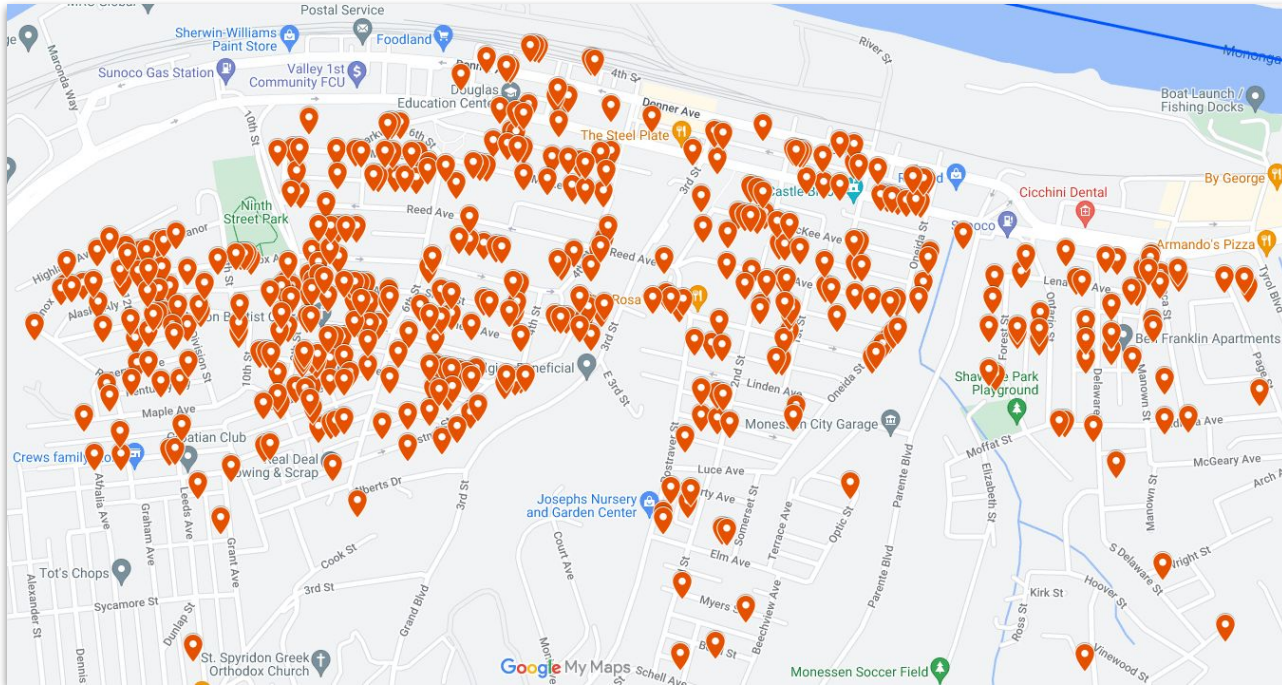
New Kensington and Arnold – 328 VAD properties, 66 tax delinquent





Pockets of Severe VAD

Monessen, PA – 461 VAD properties, 318 tax delinquent





Gather, Share, & Use Intel



Putting data into action

American Rescue Plan Act Demolition Program

- \$10.4M to demolish as many as 650 buildings

Whole Home Repairs Program

- \$1.3M for owner-occupied housing repairs
- Roofs, gutters, downspouts, windows, exterior doors

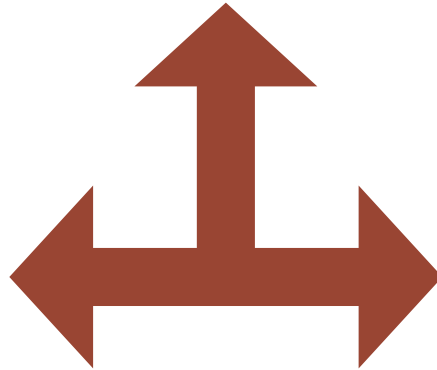


Gather, Share, & Use Intel



Using data to inform decision making

RA/LB Program Manager App





Gather, Share, & Use Intel

RA/LB Program Manager App

Using data to communicate and collaborate within and without

ARPA Workflow

ARPA Potential

ARNOLD 26

02-02-05

1820 3rd ...

02-02-05

1917 Lei...

ARPA Initiating

ARNOLD 9

02-02-05

1908 Co...

02-02-05

1916 Ken...

ARPA Bidding

GREENSBURG 1

10-04-01

79118 Ve...

MONESSEN 5

20-02-05

ARPA Contracting

ARNOLD 4

02-02-05

1909 Vic...

02-02-05

1409 4th ...

ARPA Under Cont...

ARNOLD 3

02-02-05

1520 4th ...

02-02-05

1513 4th ...

ARPA Complete

ARNOLD 2

02-02-04

1909-1/2...

02-02-05

1500 5th ...

ARPA Delayed

ARNOLD 2

02-02-05

332 Murr...

02-02-05

1907 Fre...

Parcel Data

Land Bank Workflow

Proposals

Under Review

02-02-05

1908 Co...

02-02-07

1409 4th ...

LB Potential Acqu...

ARNOLD 5

02-02-07

1415 3rd ...

02-02-06

1634 Wo...

LB Preparing for ...

ARNOLD 2

02-02-05

1908 Co...

02-02-05

1939 Wo...

LB Available for S...

ARNOLD 7

02-02-11

1341 5th ...

02-02-05

1916 Ken...

LB Under Agree...

DERRY BOROUGH 2

06-01-11

302 High...

06-01-11

45-40-11

LB Monitoring

blank 4

06-01-11

45-40-11

LB Under Renovat...

ARNOLD 1

02-02-04

332 Murr...

MONESSEN 1

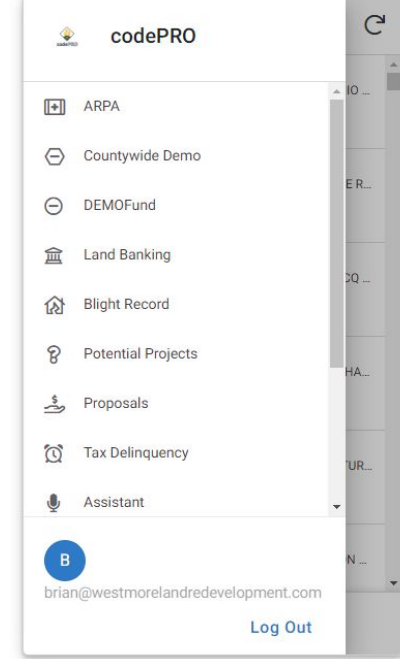
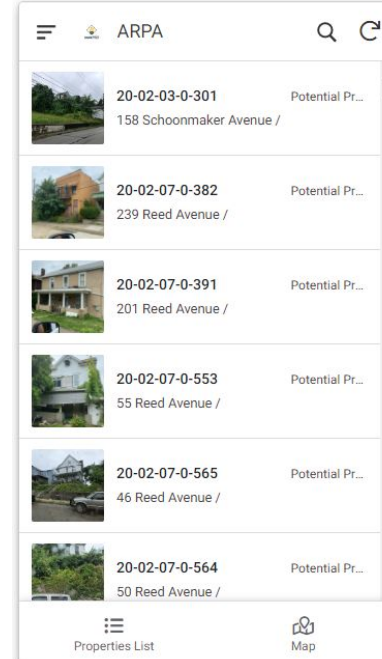
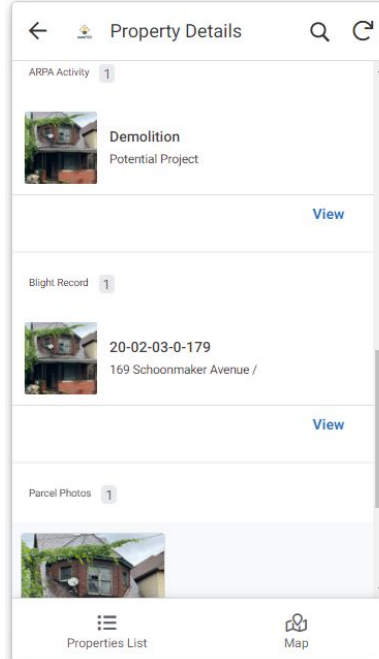
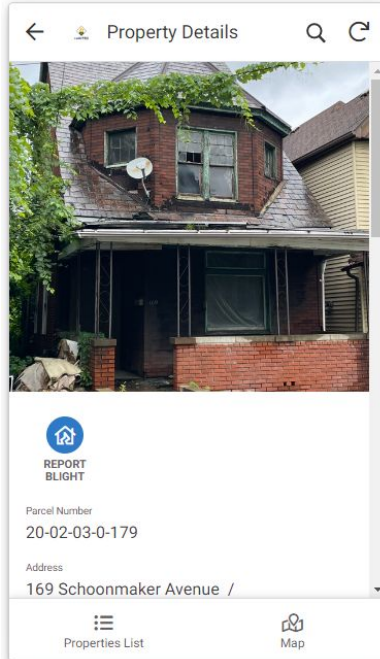
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Parcel Data



Gather, Share, & Use Intel

Using data to inform decision making

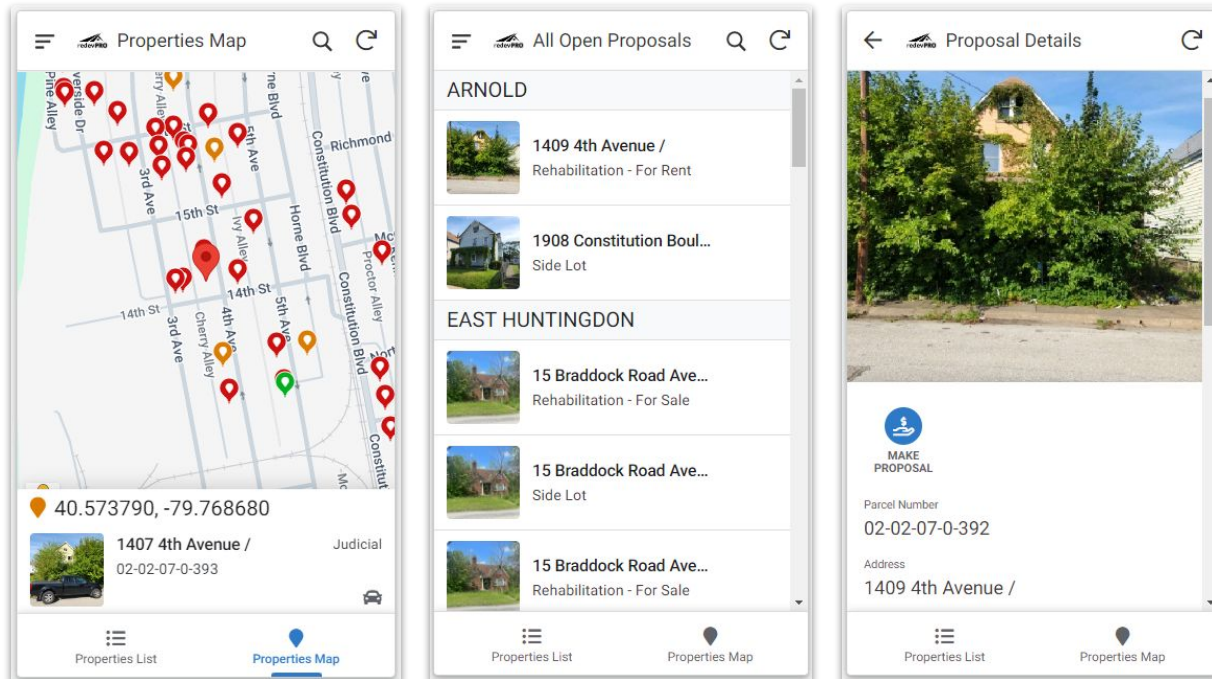




Gather, Share, & Use Intel



Using data to drive investment





Thanks!

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www.WestmorelandLandBank.com

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