

ALLE-KISKI

BLIGHT PLAN

A United Fight Against Blight

PARTICIPATING COMMUNITIES:

- ALLEGHENY TOWNSHIP
- CITY OF ARNOLD
- EAST VANDERGRIFF BOROUGH
- CITY OF LOWER BURRELL
- CITY OF NEW KENSINGTON
- VANDERGRIFF BOROUGH
- WEST LEECHBURG BOROUGH

PROJECT PARTNERS:

WESTMORELAND COUNTY
PLANNING

THE LOCAL GOVERNMENT
ACADEMY

WESTMORELAND COUNTY
REDEVELOPMENT
AUTHORITY & LAND BANK

**A COLLABORATIVE, DATA-DRIVEN
APPROACH TO TACKLE BLIGHT**

Explore the Regional StoryMap & Plan Here:



See more project details on reverse-side

ALLE-KISKI **BLIGHT** INVENTORY AND PLAN PROJECT

Impacts of Blight

Blighted property poses a risk to the health, safety, and welfare of a community and can have both direct and indirect costs such as:

- Costs local governments between \$5,000 - \$35,000 per property each year in maintenance, code enforcement, fire responses, and lost property tax revenue
- Decreases nearby property values by up to 20%
- Can be contagious & spreads
- Linked to negative resident/community health outcomes
- Can attract crime & violence
- Can create negative community perception; discourage investment

What is a Blight Inventory?

In order to address blight, communities must first understand it. A blight inventory is an accounting of existing property conditions within a community. This is typically accomplished by data collection, surveying properties from the within the public right-of-way, utilizing a grading scale alongside a GIS-based data collection application.

Blight inventories help communities create a complete picture of the nature and extent of blight - its location, density, and characteristics. Coupled with other data sources such as code violations, tax delinquency, market conditions, and even crime, this information can help communities develop better strategies to prevent, remediate, and eliminate blight and its negative impacts.

About the Project

In 2023, Westmoreland County Planning in partnership with the Westmoreland County Redevelopment Authority & Land Bank and the Local Government Academy teamed up with seven Alle-Kiski communities to conduct a comprehensive property conditions assessment and blight mitigation plan project. Together, through the development of the Alle-Kiski Blight Plan: *A United Fight Against Blight*, the Alle-Kiski communities, county, and regional partners are committed to working together to tackle the pressing issues of blight.

PROPERTY CONDITIONS ASSESSMENT GUIDE



Good

- New construction/renovation or well maintained & cared for
- No significant signs of deterioration/damage
- Needs minor painting/basic improvements or cleaning
- Empty lot/no structure: no major visible debris

Fair

- Visible deterioration - cracking brick, rotting wood, rusting metal, crumbling concrete
- Significant painting needed
- Degraded features - windows, stairs, porches, awnings, cornice, etc.
- Empty lot/no structure: visible debris

Poor

- Substantial deterioration - cracking brick, rotting wood, rusting metal, missing siding/brick, crumbling foundation
- Broken, missing, or boarded-up windows/doors
- Immediate safety hazard - open holes/house is a shell
- Structure is filled with trash/debris, severely overgrown, or inaccessible due to overgrowth/debris
- Empty lot/no structure: major debris/dumping area