

Parcel Inventory Grading System

Good



- New construction/renovation
- No visible signs of deterioration
- Needs minor painting/basic improvements
- Well maintained and cared for
- Some cleaning necessary
- Empty lot—no major visible debris

Fair



- Some cracking of brick or wood
- Major painting required
- Deteriorated cornice
- Crumbling concrete
- Cracked windows or stairs
- Empty lot—some visible debris (tires, trash, abandoned objects)

Poor



- Major cracking of brick, wood rotting
- Missing brick and siding
- Broken, missing, or boarded-up windows
- House is a shell or has open holes/Immediate safety hazard
- House filled with trash/debris and or severely overgrown
- Empty lot— major visible debris (tires, trash, abandoned objects)

Blight Inventory Map



352 Properties



Good Condition
196 Properties



Fair Condition
64 Properties



Poor Condition
92 Properties

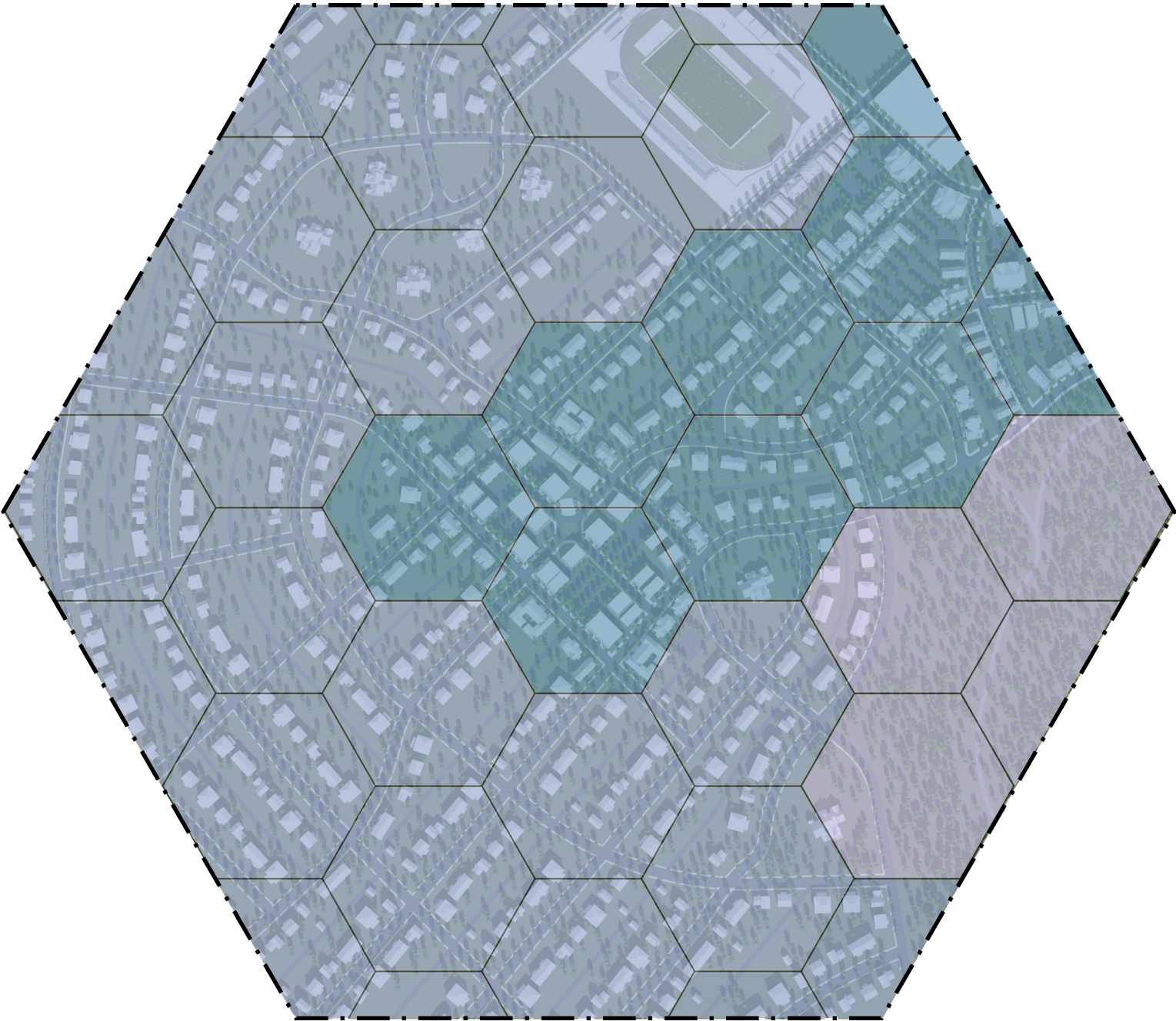
Historic Inventory Map



28 Historic Properties

 Historic Property/Area

Tax Generation Map



High Tax Value

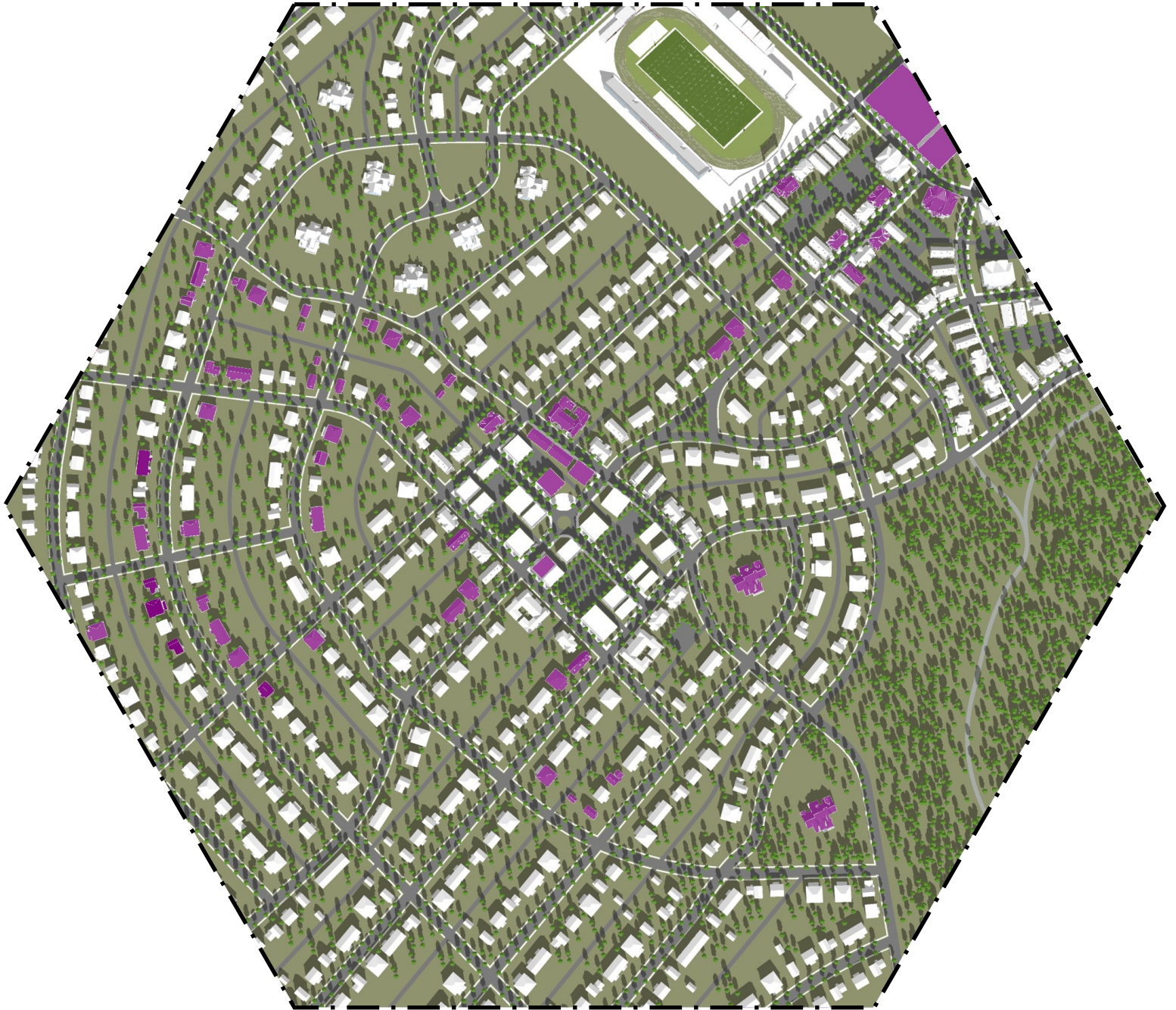


Medium Tax Value



Low Tax Value

Tax Delinquency Map



Tax Delinquent

Strategy Design Map



Use this map to delineate your strategies.

Our Toolbox

A selection of tools from the Blight to Bright Toolkit, PA Housing Alliance

Tool ID	Tool Name	Pros	Cons	Costs	Results Timeframe
A	Targeted Code Enforcement	Best for arresting the spread of blight	Can be very time intensive, enforcement never ends	Area dependent Entire neighborhood: \$150K/year	Immediate Mid-Term Long-Term
B	Quality of Life Ticketing	Best for fair condition properties	Not useful on long-standing blight issues	Entire neighborhood: \$50K/year	Immediate Mid-Term Long-Term
C	Presale Inspections	Makes potential owners aware of violations prior to purchase	Requires lots of time tracking and enforcing	Area dependent Entire neighborhood: \$150K/year	Immediate Mid-Term Long-Term
D	Rehab Grant and Loan Program	Incentive to improve property	Costly per unit	Property dependent Minimum \$50K/property	Immediate Mid-Term Long-Term
E	Demolition	Clears blight in its entirety, by property	Diminishes tax base, missing "teeth"	Property dependent Minimum \$20K/property	Immediate Mid-Term Long-Term
F	Acquisition by Land Bank for Future Use	Separates bad actors from blight	Limited opportunity to acquire and for reuse	Property dependent Minimum \$10K/property	Immediate Mid-Term Long-Term

Notes

Use this section for notes.

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CONTACT US

Visit the Planning Division website at:

www.co.westmoreland.pa.us/681/Planning-Division

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TECHNICAL RESOURCES AND MUNICIPAL SERVICES PROGRAM



WESTMORELAND COUNTY
PLANNING + DEVELOPMENT