

EXECUTIVE SUMMARY

BOROUGH OF BRADDOCK BLIGHT STRATEGY

1. The process to develop the Blight Strategy included participation of a Task Force appointed by the Manager.
2. The **Five-Step, Fast Track** approach for developing a blight plan is an educational and planning process that provides participants with background on current tools to address blight, engaging them in a process to decide what tools are the best fit for their community, given the nature and extent of blight in the community and the capacity of the community to address blighted properties.
 - *Step 1: Gain Consensus for Developing a Blight Plan*
 - *Step 2: Assess Nature and Extent of Blight*
 - *Step 3: Convene a Blight Task Force*
 - *Step 4: Engage Municipal Officials*
 - *Step 5: Identify Priority Action Steps and Implement Them*
3. Out of this process the following **three-prong overarching approach** emerged:
 1. **Prevention:**

Preventing additional properties from become blighted is a cost-effective. It is important to “stop the bleeding” so future efforts can be focused on cleaning up and repurposing blighted properties. Specific strategies related to **prevention** include:

 - Implementing a rental housing licensing and inspection program
 - Ticketing for code violations to properties that are out of code compliance can be brought into compliance quickly
 - Developing a training program for responsible owners to bid in properties at Sheriff’s sales to keep out-of-town speculators from buying tax delinquent and foreclosure properties.
 2. **Remediation:**

Ratcheting-up efforts to deal with properties that are already blighted; specific strategies in the plan that relate to **remediation** include:

 - Completing an inventory of blighted properties that may qualify for the County’s Vacant Property Recovery Program
 - Expanding financial resources to accomplish the demolition and repair of blighted properties by pursuing state grants
 - *Beginning a Hall of Shame to publicize and shame chronic owners who fail to bring their property up to codes.*
 3. **Redevelopment:**

Seeking to repurpose blighted structures or vacant lots for productive uses consistent with community needs; specific strategies in the plan related to **redevelopment** include:

 - *implementing policies to incentivize private investment including programs that allow for the phase-in of real estate taxes on improvements*

An Action Plan will be finalized in the next few months to focus on how, when and where these strategies should be implemented. Implementation of the plan will be the responsibility of an Action Team that will monitor progress in meeting plan objectives.