

Pittsburgh Land Bank Non-competitive Disposition Process

This document lists the qualifying end uses that make a property eligible for the Pittsburgh Land Bank's (PLB) non-competitive disposition process.

The PLB may dispose of a property to a Qualified End User through a non-competitive process under any one of the following circumstances:

Side Yards:

An applicant seeks property to be used as a Side Yard. See Side Yard definition to the right. Side Yard or Side Lot sales are ineligible for independent development based on local side yard guidelines or the PLB's own determination (including but not limited to geographic location, topography, total land area, and dimensions). Applicants must be adjacent owner-occupants and may only purchase a maximum of two side yards.

Affordable, Mixed Income or Workforce Housing:

An applicant agrees to provide for at least 25% of the units at the property being made available to those at 80% Area Median Income (AMI) or below based on local United States Department of Housing and Urban Development (HUD) income limits.

Development Assemblages:

An applicant owns a significant portion of a proposed development site at least 50% and the property that is subject to the application will be developed as part of the same development project.

Property Reserve:

The applicant is a community group approved to use the Pittsburgh Property Reserve (PPR), or a subsequent iteration thereof, and the property subject to the application has been placed in the Reserve and has obtained clear title.

Community-Based Facilities:

The development has a use that will benefit the community, such as, but not limited to, a playground, a healthcare center, or a senior center that is designed to benefit low-income and moderate-income households.

2/3 Board Approval:

The Board of Directors has approved the non-competitive sale by two-thirds majority vote of the entire Board.

Green Space:

An applicant seeks property for use as a community garden, green space, open space or recreational area, provided that such applicant is a nonprofit organization under Pennsylvania Law.

Each eligible end use must be approved by the PLB Board of Directors.

PLB is not required to dispose of a property through the non-competitive disposition process solely because the property qualifies. PLB may, at its sole discretion, determine which disposition process is most appropriate for PLB owned property.

Notes:

This is a summary of the Disposition Procedures, the comprehensive document can be found in Section 5.04 of the Policies and Procedures. Therefore, not every step is included for simplification.



Questions about the PLB's Disposition Process can be sent to staff@pghlandbank.org