



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

**ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY
PROGRAM**

APPLICATION

Please submit the complete application and all required supporting documentation to the address below. Applications will not be accepted via fax or e-mail. Failure to submit all required information may result in termination of the application.

**Allegheny County Vacant Property Recovery Program - Applications
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219**

SECTION 1: PROPERTY INFORMATION

Address	243 W. 8TH AVE TARENTUM
Block and Lot # (Parcel ID)	1223-N-00269-0000-00
Condition	<input type="checkbox"/> Vacant Lot <input checked="" type="checkbox"/> Vacant Structure
Approximate Size (in square feet)	LOT 20x50 [?] HOUSE 17x42
Assessed value	\$39,000
Has the property been tax delinquent for at least 3 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
Are you related to the record owner of the property?	<input type="checkbox"/> Yes (Please Specify _____) <input checked="" type="checkbox"/> No

SECTION 2: APPLICANT INFORMATION

Legal Name of Applicant(s) (The name of each individual or the organization applying for the property, as it should appear on all legal documents)	TERRY R COUSINS DENISE R COUSINS
Address of Applicant (Street Address, City, State and Zip)	716 WESTERN STREET, TARENTUM
Name of Contact Person	DENISE R COUSINS
Telephone Number of Contact Person	Home: 724-226-2967 Other: 724-882-9405
Email Address (optional)	
Do you currently own property that shares a common boundary with the subject property?	Yes: <input checked="" type="checkbox"/> Homeowner Occupant <input type="checkbox"/> Business <input type="checkbox"/> Residential Rental Property <input type="checkbox"/> Other (Please specify _____) No: <input type="checkbox"/>

<p>Please identify the address and Block and Lot number of all property that you own in Allegheny County, including property owned individually, jointly, or owned by any entity (LLC, corporation, partnership, etc.) in which you have an interest.</p>	<p>716 WESTERN STREET TARENTUM, PA 15084 Block + Lot # 1223-N-00265-0000-00</p>
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SECTION 3: REUSE/DEVELOPMENT PLAN

<p>Type of Application</p>	<p><input checked="" type="checkbox"/> Side Yard to Primary Residence <input type="checkbox"/> Demolition of Blighted Structure <input type="checkbox"/> Rehabilitation of Blighted Structure <input type="checkbox"/> Other</p>
<p>Please describe the current condition of the property.</p>	<p>Tarentum Boro has condemned this property - SEE ATTACHED Letter. Boro is tearing the house down.</p>
<p>How will you use the property (ex. side yard, residential rental property, etc.)? Please be specific.¹</p>	<p>side yard to property - This would add on to our small yard.</p>
<p>If you own abutting property, how does your proposed re-use relate to that property?</p>	<p>Both this property and the other we are applying for abutt our property since they are in a L shape.</p>
<p>Describe any changes or improvements you will make to the condition of the property. Please be specific.¹</p> <p><i>If the property has or will have a structure on it, you must also submit all information outlined in the attached Parcels with Existing/Future Structures Policy.</i></p>	<p>THE house is on the LIST for Tarentum Boro to be torn down. It is condemned in horrible condition. I would like to add on to my tiny yard and fence it in. (Letter from Boro enclosed)</p>
<p>What are the estimated costs of these improvements?²</p>	<p>\$</p>

¹ Applicants are responsible for ensuring that their plan adheres to all local zoning, property maintenance, and building code requirements and should contact the municipality in advance to determine the applicable requirements. Applicants may be required to provide information about these requirements as part of the application process.

² Depending upon the applicant's proposed plan, applicants may be required to submit supplemental information, such as bids or quotes, schematic plans, and information about relevant experience.

SECTION 4: ESTIMATED PURCHASE PRICE^{1,2}

(The purpose of this section is to ensure that applicants fully understand the pricing structure of the Program. Amounts listed in the section will be estimates only, and will not determine the actual costs of property acquisition. Please refer to the attached "Products and Pricing Structure".)

Applicant's Share of Appraised Value <ul style="list-style-type: none"> • Side Yard Abutting Applicant's Primary Residence: 50% of appraised value • Demolition of Blighted Structure: 100% of appraised value • Rehabilitation of Blighted Structure: 100% of appraised value • All Other Applications: 100% of appraised value Estimate the applicant's share of the appraised value based upon information such as recent comparable sales, the current assessed value of the property, etc.	\$ 5,600
Good Faith Deposit \$162.00 or 10 percent of the estimated appraised value of the property for properties valued over \$2,000.00	\$ 162
Parcel Fee <ul style="list-style-type: none"> • Side Yard Abutting Applicant's Primary Residence: WAIVED • Demolition of Blighted Structure: WAIVED • Rehabilitation of Blighted Structure: \$1,400.00 • All Other Applications: \$3,000.00 	\$ 0
Closing Costs Average of \$500.00	\$ 500.00
Estimated Total Purchase Price	\$ 6,262

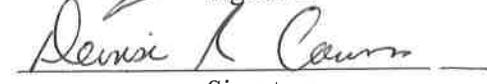
¹ The Pricing Structure is subject to the availability of funding.
² Applicants may elect to purchase title insurance at an additional cost.

SECTION 5: FINANCING

How will you fund the purchase of the property and implementation of your reuse plan (e.g. personal funds, line of credit, etc.)? Please attach documentation of sufficient funds.	
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I hereby attest that the above written information is true and correct to the best of my knowledge. I have received, reviewed, and understand the Allegheny County Vacant Property Recovery Program's "Applicant Eligibility Requirements," "Property Eligibility Requirements," "Timeline for Payment and Acquisition," "Products and Pricing Structure," and "Parcels with Existing/Future Structures Policy," and agree to abide by these policies. I understand that failure to submit all required information may result in the termination of my application. I understand that the Redevelopment Authority of Allegheny County (RAAC) may share my application materials and information pertaining to my application as part of the review and approval process.

I understand that my application will be considered for participation in the Allegheny County Vacant Property Recovery Program, but there is no guarantee of acceptance into the Program. The approval of an application and the acquisition and transfer of a property is at all times at the sole discretion of RAAC and the Program. Neither RAAC nor the Program guarantees the acquisition and/or transfer of any property.

7-1-19		TERRY R Cousins, WS
Date	Signature	Print Name
7-1-19		DENISE R Cousins, S
Date	Signature	Print Name

SEPT 14th, 2020

To whom it may concern:

We will be using the properties as a side yard and no additional improvements will be made.

RE: Block and Lot No. 1223-N-269 (243 W 8th Ave)
Block and Lot No. 1223-N-267 (245 W 8th Ave)

Thank-you

Jennie Causo
Peng-R Causo





One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Administered by
Allegheny County
Economic Development

TEL (412) 350-1000 • FAX (412) 642-2217

August 26, 2019

Terry R Cousins and Denise R Cousins
716 Western Street
Tarentum, PA 15084

RE: Allegheny County Vacant Property Recovery Program Application
Block and Lot No. 1223-N-269 (243 W 8th Ave)

Dear Terry R Cousins and Denise R Cousins:

This letter is in response to your application to acquire the above referenced property through the Allegheny County Vacant Property Recovery Program. Thank you for your interest in our Program.

According to Tarentum Borough, the above-referenced property is to be demolished some time in the next three months. Until the property is demolished, we will place your application on hold.

Please note that there is a separate parcel identified at 1223-N-267-A. (See attached map) This is separate from what you've applied for and wouldn't be merged.

In order to further consider your application, we request that the following items be submitted or clarified **within 60 days of the date of this letter**, or your application will be closed:

- 1) Please be advised that should we proceed with your application, you would only receive a discount for one property. The following is an estimate of the approximate costs to you to acquire this property through the Program. Please note that this is an estimate and is subject to increase or decrease based upon the actual appraisal of the property.

Block and Lot No. 1223-N-269 (243 W 8TH AVE)	
Estimated Appraised Value*	\$ 750.00
Parcel Fee	\$3,000.00
Good Faith Deposit**	\$ 166.75
Estimated Closing Costs	\$500.00
Total	\$4,416.75

*Please note that this is an approximate value range and could increase or decrease pending the actual appraisal of this parcel.

**The Good Faith Deposit is \$166.75 or 10% of the appraised value for properties valued over \$2,000.

If you still wish to acquire this property, please indicate your willingness to pay the estimated price outlined above by signing the statement included at the bottom of this letter. No payments are due at this time. **Please do not submit the Good Faith Deposit or any other payment at this time.**

- 2) Please refer to the enclosed Parcels with Existing Structures Policy and submit all required information. This includes a full rehabilitation plan for the work necessary to bring the property up to code and obtain an occupancy permit. Please be sure to include all anticipated interior and exterior improvements. The plan must detail the specific work that will be completed, who will be completing it (yourself or a contractor), and the estimated cost. Information about your experience completing similar projects is also required.
- 3) Please submit proof of financing sufficient to cover the costs to acquire the property and implement your re-use plan. Acceptable proof of financing includes an account statement, letter from the bank, letter of credit/line of credit, etc.

Please return all requested materials to my attention at the following address:

Louis Weyand
Allegheny County Economic Development
One Chatham Center, Suite 900
112 Washington Place
Pittsburgh, PA 15219

Should you have any questions or if you are no longer interested in acquiring the property, please contact me at 412-350-3723 or by email (louis.weyand@alleghenycounty.us).

Sincerely,

Louis Weyand, Program Coordinator
Housing Division

Enc.: Parcels with Existing/Future Structures Policy

Terry R Cousins and Denise R Cousins
Block/Lot 1223-N-269
Page 3

Please Complete and Return the Following:

I/We, Terry R Cousins and Denise R Cousins, have read the items above and understand and agree to the pricing structure of the Program.


Signature


Signature

8-30-19
Date

It is a vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.	Not applicable	
It is vacant and has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency. <i>(Please attach a copy of the notice sent by the municipality to the record owner.)</i>		
None of the above conditions apply.		✓

Anthony D. Bruni, PCO
Signature of Director of Code Enforcement

ANTHONY D. BRUNI
Printed Name

2 OCT 2020
Date



ALLEGHENY COUNTY
ECONOMIC DEVELOPMENT

ALLEGHENY COUNTY
VACANT PROPERTY RECOVERY PROGRAM

CODE VIOLATION REVIEW

The following Applicant has applied to the Allegheny County Vacant Property Recovery Program for a property located in Tarentum. To be eligible for the Program, an Applicant cannot have outstanding code violations on any property in which the Applicant has an ownership interest. We request your assistance in verifying this.

Applicant: Terry R Cousins and Denise R Cousins

Properties Owned by Applicant: Based upon information provided by the Applicant in Section 2 of the application and a search of Allegheny County Department of Real Estate Records, properties in which the Applicant has an ownership interest located in Tarentum include, but may not be limited to, those listed below. Please add additional properties to the list as necessary.

Parcel ID	Owner Name	Address	Municipality
1223-N-265	COUSINS TERRY R & DENISE R (W)	716 WESTERN ST	TARENTUM

Does the Applicant have any outstanding code violations on any property in which the Applicant has an ownership interest in the Borough of Tarentum?

Yes (Please provide documentation.)

No

ANTHONY D. BRUNI, BCO
Name and Title

2 OCT 2020
Date of Review

Anthony D. Bruni, BCO
Signature



CONFLICT OF INTEREST FORM

All applicants requesting participation in an Allegheny County Economic Development (ACED) or Redevelopment Authority of Allegheny County (RAAC) program are requested to disclose whether they or any of their relatives are one or more of the following:

1. An employee of Allegheny County;
2. An elected or appointed official at the local, county, state or federal level; and/or
3. A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

If one or all of these categories applies, a formal Conflict of Interest waiver must be obtained from the appropriate party. If the source of funding for your participation in an ACED/RAAC program is the U. S. Department of Housing and Urban Development (HUD), then a formal Conflict of Interest waiver must be submitted to HUD for approval.

APPLICANT INSTRUCTIONS: Please read all of the sections below and complete all sections as applicable to each applicant. More than one section may apply. Please sign the bottom of the form.

Check the appropriate box for each category			Category
I am*	I am related to*	I am not nor am I related to	
		✓	An Allegheny County Employee
		✓	An Elected or Appointed Official
		✓	A person who has a personal financial interest or benefit and/or has decision-making ability that could influence the outcome of any application.

* If you checked anything in the "I am" and/or the "I am related to" Category above, please provide the following information regarding this relation (attach additional pages as necessary):

Name	Title	Organization/Department	Relationship to Applicant

I/we acknowledge and agree that any misrepresentation contained in this Conflict of Interest Disclosure may result in the cancellation of my application for acquisition assistance or, if the misrepresentation is discovered after the acquisition assistance has been granted, I/we may be required to repay the entire amount of acquisition assistance upon demand.

<u>TERRY R COUSINS</u>	<u><i>Terry R Cousins</i></u>	<u>7-1-19</u>
Applicant Name (Printed)	Applicant Signature	Date
<u>DENISE R COUSINS</u>	<u><i>Denise R Cousins</i></u>	<u>7-1-19</u>
Co-Applicant Name (Printed)	Co-Applicant Signature	Date

Address (Property applied for) _____ Block/Lot _____ Municipality _____

In addition, the applicant(s) have completed all required Municipal Conflict of Interest processes and it has been determined that no Conflict of Interest exists. Copies of such documentation will be made available to ACED/RAAC upon request.

<u>MICHAEL L. NESTICO</u>	<u><i>[Signature]</i></u>	<u>10/2/20</u>
Municipal Official Name (Printed)	Municipal Official Signature	Date