

Legislation Text

File #: 160210, **Version:** 0

Authorizing the Committee on Commerce & Economic Development to hold hearings regarding the Abandoned and Blighted Property Conservatorship Act of Pennsylvania.

WHEREAS, Philadelphia has approximately 40,000 vacant and abandoned properties that cause various issues including lower property values, maintenance and demolition costs and reduced income from real estate taxes; and

WHEREAS, Restoring these properties to productive use can revitalize communities and strengthen neighborhoods and business corridors. Historically, neighboring property owners and local non-profits have watched in frustration as these properties languish in blight; and

WHEREAS, To address this blight, stakeholders have few viable options, including tax sales, condemnations and the Land Bank as available remedies to redevelop vacant and abandoned properties; and

WHEREAS, In 2008, Governor Rendell signed into law, Act 135 - the Abandoned and Blighted Property Conservatorship Act (Conservatorship Act) and the Conservatorship Act is a potentially expeditious way for stakeholders to redevelop a blighted property without acquiring the parcel via condemnation; and

WHEREAS, Under the Conservatorship Act, an eligible stakeholder can petition the Court of Common Pleas for the legal authority to enter, improve, and revitalize a blighted property and be reimbursed for the costs incurred for this redevelopment; and

WHEREAS, Since the Conservatorship Act became law, a limited number of parties have used this tool for redevelopment and considering the significant number of vacant and abandoned properties in the City, it would appear that this redevelopment tool would be more utilized; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Committee on Commerce & Economic Development hold hearings regarding the Abandoned and Blighted Property Conservatorship Act of Pennsylvania.

FURTHER RESOLVED, That this Committee identify reasons why the Conservatorship Act is not more widely used and hear recommendations for how this redevelopment tool can be better utilized.