

# Harrisburg Housing Revitalization Plan

A Strategy for Community Growth and  
Inclusion



# Property Identification and Landbank Intake

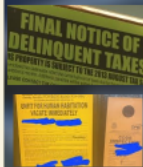
## Let's start with Codes and contracts

The housing revitalization initiative begins with the Codes Department's budget and contracted service providers, which allocate resources for staff assignments. These resources are crucial in initiating the process of indexing city properties, thereby laying the foundation for effective landbank intake.



## Indexing of City Properties

Indexing looks at a thorough examination and documentation of city properties to categorize them systematically. It is an essential step that identifies properties eligible for revitalization, ultimately contributing to effective landbank management.



## Let's Categorize: Tax Delinquent, Vacant, and Blighted Properties

Through indexing, properties are categorized into three main types: Tax Delinquent, Vacant, and Blighted.

Each category represents distinct challenges and opportunities for redevelopment efforts, thereby informing the prioritization of resources and interventions.

## Creating a Master List: Centralized Property of Interest Database

The process of indexing will feed into a centralized Property of Interest Database, which serves as a master list of potential redevelopment opportunities.

This database streamlines and prioritizes our decision-making and facilitates strategic planning for our most important landbank initiatives.





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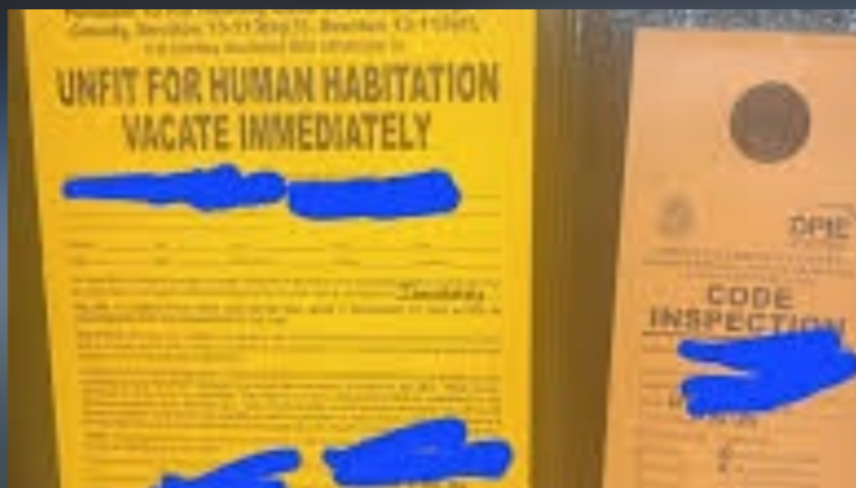
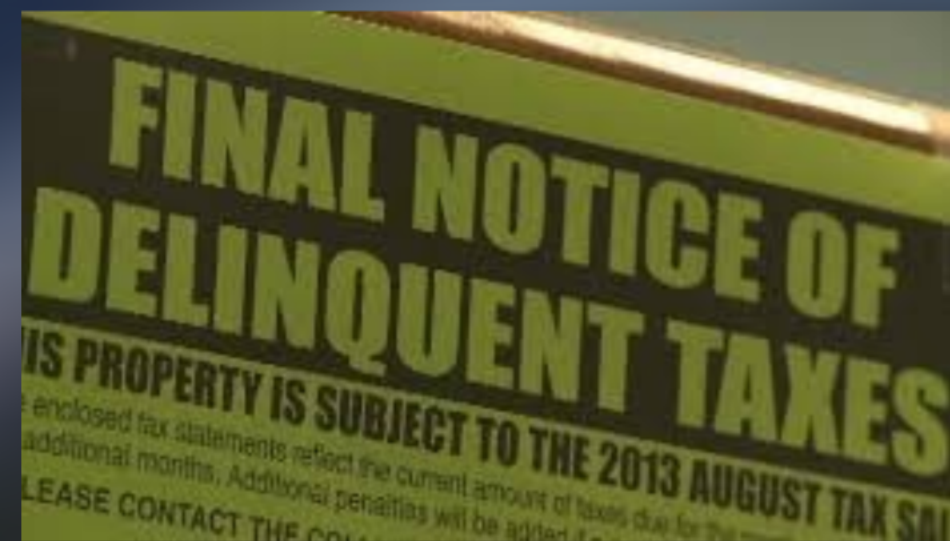


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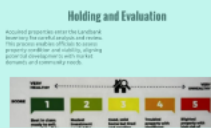


# Landbank Acquisition and Redevelopment Pipeline



## Strategies for Acquisition:

Acquisition of properties of interest through various strategies, including direct purchase, leasehold, and other forms of acquisition.



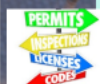
## Prioritization of Unit Viability

Redevelopment: Planning for units of interest to be sold in the market. These units are typically the most viable and profitable units in the portfolio.



## HRA Scopes of Work

Once we purchase the properties, we will perform a comprehensive inspection with a focus on unit size and for each individual unit. This helps keep costs in check and ensures projects meet community needs.



## Oversight and Quality Control/Assurance

Monthly construction and maintenance inspections are performed to ensure quality and compliance with all applicable codes and regulations.



## LAND PURCHASE AGREEMENT

### I. THE PARTIES

This Land Purchase Agreement (hereinafter, the "Agreement") is entered into as of \_\_\_\_\_ (date) hereinafter, the "Effective Date" by and between \_\_\_\_\_ (name of the Seller) hereinafter, the "Seller", and \_\_\_\_\_ (name of the Purchaser), hereinafter, the "Purchaser", who for valuable consideration entered into, agree as follows:

### 2. DESCRIPTION OF THE PROPERTY

The Property is described as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, (hereinafter, the "Land").

### 3. SALE AND PURCHASE

The Seller agrees to sell to the Purchaser, and the Purchaser agrees to purchase from the Seller, the Land described above, which is located in the City of \_\_\_\_\_ (name of city),

# Strategies for Acquisition:

Acquisition strategies can include:

- Purchase Contracts
- Lease-Purchase Agreements and
- Installment Sales.

Utilizing the Landbank Budget allows for the acquisition of properties identified in the Property of Interest Database, enhancing the inventory for future development and projects.

# Holding and Evaluation

Acquired properties enter the Landbank Inventory for careful analysis and review. This process enables officials to assess property condition and viability, aligning potential developments with market demands and community needs.





# Prioritization of Unit Viability

Redevelopment Planning focuses on choosing properties based on their potential to succeed in the market. Those needing major renovations get in-depth plans to make sure investments are smart and benefit the community.



# HRA Scopes of Work

Once we prioritize the properties, we create clear renovation plans by assigning HRA Scopes of work that outline the exact renovation needs. This helps keep costs in check and ensures projects meet community needs.



## MECHANICAL MEASURES

- Clean, tune, repair, or replace heating and/or cooling systems.
- Install duct and heating pipe insulation.
- Repair leaks in heating/cooling ducts.
- Install programmable thermostats.
- Repair/replace water heaters.
- Install water heater tank insulation.
- Insulate water heating pipes.



## BUILDING SHELL MEASURES

- Install insulation where needed.
- Perform air sealing.
- Repair/replace windows/doors.
- Install window film, awnings and solar screens.
- Repair minor roof and wall leaks prior to attic or wall insulation.



## HEALTH & SAFETY MEASURES

- Perform heating system safety testing.
- Perform combustion appliance safety testing.
- Repair/replace vent systems to ensure combustion gas draft safely outside.
- Install mechanical ventilation to ensure adequate indoor air quality.
- Install smoke and carbon monoxide alarms when needed.
- Evaluate mold/moisture hazards.
- Perform incidental safety repairs when needed.



## ELECTRIC & WATER MEASURES

- Install efficient light sources.
- Install low-flow showerheads.
- Replace inefficient refrigerators with energy-efficient models.



## CLIENT EDUCATION ACTIVITIES

- Educate on potential household hazards such as carbon monoxide, mold & moisture, fire, indoor air pollutants, lead paint and radon.
- Demonstrate the key functions of any new mechanical equipment or appliances.
- Discuss the benefits of using energy-efficient products.



# Oversight and Quality Control/Assurance

Oversight is conducted by the Redevelopment Authority, tasked with ensuring we maintain adherence to timelines and quality standards.

The Codes Department provides final sign-off on completed work, guaranteeing the integrity of the redevelopment process.



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# Resident Capacity Building & Economic Inclusion

## Community & Economic Development Contractor Program

This program, funded by the Building & Housing Budget, certifies people for redevelopment work. This initiative satisfies our role in helping residents gain new skills, boosting our local economy and having a sustainable ripple effect on local economic development.

Additionally, this program can enable individuals to gain certifications and skills to work in various redevelopment jobs. This not only increases employability but also helps in raising industry standards and increasing expertise.



## Certification for Redevelopment Tasks



## Business Creation, Empowering LLCs

Support is provided for residents to establish LLCs, enhancing their entrepreneurial capabilities. This initiative fosters local businesses, empowering residents to create jobs within the community.

## Special HBG Resident Certification

This unique certification is designed for local individuals, reinforcing targeted equitable inclusion. It offers residents preferential access to job opportunities, leveling the playing field in the housing and redevelopment sectors.



## Growth of Resident Earning Capacity

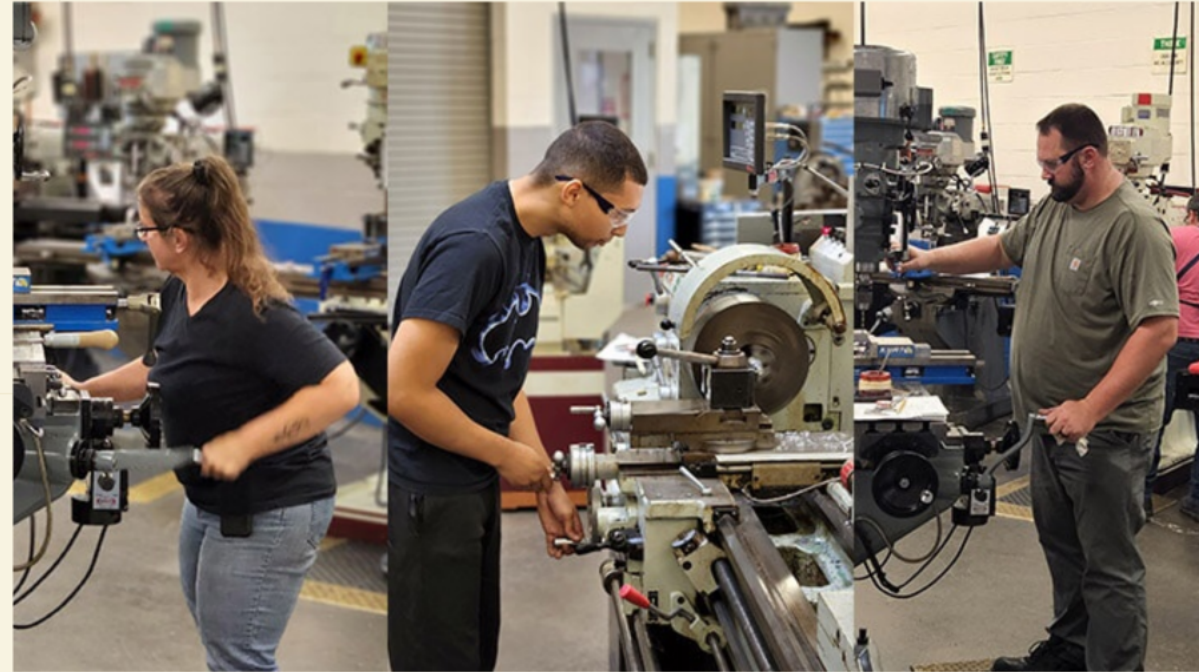
These programs help residents build skills for better job opportunities. As more people get involved, the community becomes wealthier, creating ongoing economic growth and stability.



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# Homeownership Pathway



# Entry Point: Application of Interest

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Residents initiate their homeownership journey by applying through the Community & Economic Development Homeownership Program using an Application of Interest. This serves as the first step in identifying eligible candidates for homeownership opportunities.

**Path**

**Starts here**

Complete  
Initial Pre-  
Screening  
Questionnaire  
Online.





# Prioritizing Applicants: Key Metrics

Eligibility is determined through socioeconomic filters including length of residency, renting history, job history, household size, and socioeconomic status. These metrics prioritize applicants based on stability and need, ensuring targeted assistance.



# Support Pathways for Approved Applicants

Approved applicants are connected to a network of resources including federal and state homebuyer assistance programs. This support bridges the gap between applicant needs and available financial tools for securing housing.





## Connection to Federal & State Assistance Programs

The program works with federal and state agencies to help people access homebuyer assistance funds. This financial support boosts chances for buying newly developed Landbank properties or privately owned homes with city support.



# Feedback Loops and Connections

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Continuous oversight from the Codes Department and Redevelopment Authority creates accountability in the homeownership process.

Feedback from community allows for residential involvement in redevelopment, potentially culminating in ownership or investment roles.



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