



Annual Report 2024



GOALS & PRIORITIES

Throughout the United States, land banks have been designed to be flexible, nimble tools that adapt to changing environments enabling them to meet the needs of the neighborhoods they serve. 2023 was a dynamic year for the Pittsburgh Land Bank (PLB). It was a year full of considerable progress and unprecedented challenges in reaching the goals set forth in the PLB's founding legislation.

This past year, we have focused on carving out the PLB's place in the City of Pittsburgh's greater land recycling system by scaling up its operations and increasing land transactions.

The PLB's 2024 goals can be traced back to the PLB's 2018 Strategic Plan, which lays out the following priorities:

- 1. The Urban Redevelopment Authority of Pittsburgh (URA) administers primary day-to-day functions under an existing Agreement, adjusting the scope if/as necessary.
- 2. The initial portfolio will include approximately 50 properties: 25 land and 25 single family structures
- 3. Focus on Neighborhood-Scale Development
 - a. Homeownership Preservation
 - b. Catalytic Demonstration Projects
 - c. Affordable Housing
 - d. Greenspace
 - e. Blight Reductions
 - f. Public Art
- 4. Concentrate on significant corridors and demonstration projects.
- 5. Transition Administration of the Pittsburgh Property Reserve.
- 6. The PLB will acquire an initial portfolio from public surplus – the City of Pittsburgh and/or the URA.
- 7. The PLB will acquire additional properties from tax foreclosure sale for nominal consideration, and potentially the Sheriff's Sale using its power of Priority Bid.
- 8. A significant portion of the Initial portfolio should have end users/uses identified.
- 9. The PLB will be strategic about the properties it acquires.

The priorities below were derived from a set of goals that remain a priority as the PLB moves to a more significant scale.

a. Significant strides should be made in reducing the total number of blighted properties	b. The overall quality of life will be improved for Pittsburgh residents
c. Over a period of time, the tax base should directly increase as vacant properties are reclaimed and the indirect impact on surrounding property values (and corresponding tax base) should be realized and measured	d. Develop an effective proactive communication and education program that keeps key partners and the general public engaged and informed in the work for the PLB and addressing the problem of vacant and abandoned properties

NONCOMPETITIVE DISPOSITION CRITERIA

In 2022, the Pittsburgh Land Bank’s Board of Directors ratified an amendment to its Policies and Procedures allowing for a direct sales process for community-benefiting end uses. This process was implemented in 2023 with several successful sales in Pittsburgh’s neighborhoods and communities. The below end uses qualify for the PLB’s Noncompetitive Disposition Process:

PLB’S NONCOMPETITIVE DISPOSITION PROCESS	
SIDE YARDS An applicant seeks property to be used as a Side Yard. 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% of Area Median Income (AMI) or below based on local United States Department of Housing and Urban Development (HUD) income limits.
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/or moderate-income households.
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.	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.
BOARD APPROVAL The Board of Directors has approved the non-competitive sale by two-thirds majority vote of the entire Board.	

END USER ACCOUNTABILITY

The Pittsburgh Land Bank has the unique ability to sell property expeditiously. It is an agile tool to address the public inventory of thousands of vacant and nuisance properties. But how does the PLB ensure that developments are completed in a timely manner and in compliance with state and local rules and regulations, that buyers fulfill the promises outlined in applications, and that properties fall into the hands of responsible stewards?

To do so, the PLB can place several post-sale requirements on top of a sale. These protections act as a safeguard to ensure that properties are redeveloped according to code, can receive a Certificate of Occupancy from the City's Department of Permits, Licenses, and Inspections (PLI), and return to productive reuse.

The PLB will ask buyers to select from the below options:

- **Renovation Enforcement Mortgage** is held against the property until the renovation work has been satisfactorily completed. This mortgage doesn't require the buyer to make any payments, nor does it accrue interest; it is a safeguard to make sure that the property conveyed is renovated in accordance with the sales agreement and in a manner that complies with local and state laws.
- **Deed-in-escrow** is a deed held in trust by a third party to be turned over to the grantee only upon fulfillment of the renovation work outlined in the sales agreement.
- **Reverter Deed-in-escrow** is a clause in a deed or statement that, upon the occurrence (or non-occurrence) of a specific event or events, mandates that title to the deeded property returns (reverts) to the original owner (the land bank).
- **Flexibility around Deed Restrictions** that the PLB can place on certain property sales and transactions to maintain control over the end use.

2024 COMPLETED SALES

Winslow Street Garage	
Address	Winslow Street/Maxwell Way
Parcel Number	124-P-11-A
Neighborhood	Larimer
Buyer	Private Resident
Intended use of the property (project description)	Stabilization and rehab for private use as a garage. This sale prevented the demolition of the structure.
Date the PLB Board approved the sale	10/13/2023
Sale date	1/10/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	Reverter Deed Reverter deed will be satisfied when garage is stabilized and buyer submits a completed building permit or certificate of occupancy Deadline: November 1, 2024
Buyer income restrictions?	Not applicable
Sales price	\$12,500 plus closing costs
Sales type	Market rate sale
Source	URA Inventory

125 Hazelwood Avenue – City of Bridges New Construction Affordable Housing	
Address	125 Hazelwood Avenue
Parcel Number	56-B-326
Neighborhood	Hazelwood
Buyer	City of Bridges Community Land Trust
Intended use of the property (project description)	For-sale housing: New construction of 4-unit building
Date the PLB Board approved the sale	10/13/2023
Sale date	1/12/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	Reverter Deed Reverter deed will be satisfied when buyer submits Certificate of Occupancy for new construction 4-unit building. Deadline: December 1, 2025
Buyer income restrictions?	Buyers must be 80% of the area median income or below. Owner-occupants only.

	Property will remain affordable in perpetuity.
Sales price	\$12,600
Sales type	Sold at cost
Source	URA Inventory
Project update	Building permit issued June 24, 2024, construction is underway

Lytle Street Playground	
Address	Lytle Street
Parcel Number	56-P-72-A
Neighborhood	Hazelwood
Buyer	Hazelwood Initiative
Intended use of the property (project description)	Extension of existing playground
Date the PLB Board approved the sale	10/13/2023
Sale date	1/22/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	Not applicable
Buyer income restrictions?	Not applicable
Sales price	\$5,700
Sales type	Sold at cost
Source	URA Inventory

Ledlie Street – Amani New Construction Affordable Housing	
Address	Ledlie Street
Parcel Number	9-M-171
Neighborhood	Hill District
Buyer	Amani Christian CDC
Intended use of the property (project description)	New construction single family home
Date the PLB Board approved the sale	11/3/2023
Sale date	3/5/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	\$25,000 Enforcement Mortgage and Note Enforcement Mortgage will be satisfied when buyer submits Certificate of Occupancy for new construction home, agreement includes option to request an extension.

	Deadline: May 2, 2026
Buyer income restrictions?	Buyers must be 80% of the area median income or below. Owner-occupants only.
Sales price	\$6,000
Sales type	Sold at cost
Source	Construction of 843 and 841 Ledlie Street is nearly complete.

Healcrest Urban Farm	
Address	Hillcrest Street
Parcel Number	50-G-49, 50-G-129
Neighborhood	Garfield
Buyer	The Allegheny Land Trust
Intended use of the property (project description)	Healcrest Urban Farm
Date the PLB Board approved the sale	11/3/2023
Sale date	5/31/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	The Keystone, Recreation, Park, and Conservation Act places a covenant running perpetuity with the land prohibiting sale or alternative use of the land by the Department of Conservation and Natural Resources
Buyer income restrictions?	Not applicable
Sales price	\$10,000
Sales type	Sold at cost
Source	URA Inventory

Hillcrest Street – Bloomfield Garfield Corporation and Open Hand Ministries- New Construction Affordable Housing	
Address	5356, 5354, 5352 Hillcrest Street
Parcel Number	50-H-36, 50-H-37, 50-H-38
Neighborhood	Garfield
Buyer	Bloomfield-Garfield Corporation
Intended use of the property (project description)	Three new construction single family homes
Date the PLB Board approved the sale	1/12/2024
Sale date	5/6/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	Reverter Deed

	Reverter deed will be satisfied when buyer submits Certificates of Occupancy for new construction homes Deadline: January 31, 2025
Buyer income restrictions?	Buyers must be 80% of the area median income or below. Owner-occupants only.
Sales price	\$6,000
Sales type	Sold at cost
Source	URA Inventory
Project update	Building permit issued 9/8/2023

Bedford Avenue Sale to Adjacent Resident	
Address	Bedford Ave
Parcel Number	9-M-273, 9-M-274
Neighborhood	Hill District
Buyer	Private Buyer (adjacent owner)
Intended use of the property (project description)	Side yard for adjacent resident
Date the PLB Board approved the sale	11/3/2023
Sale date	3/5/2024
PLB board approval type	Non-competitive disposition
Conveyance conditions	Not applicable
Buyer income restrictions?	Not applicable
Sales price	\$8,325
Sales type	Market rate sale
Source	URA Inventory

Dearborn Street – Pilot Side Yard Sale	
Address	Dearborn Street
Parcel Number	50-K-257
Neighborhood	Garfield
Buyer	Adjacent Homeowner
Intended use of the property (project description)	Side Yard
Date the PLB Board approved the sale	11/3/2023
Sale date	12/30/2024
Sale type	Non-competitive disposition
Conveyance conditions	N/A
Buyer income restrictions?	N/A
Sales price	\$5,382
Sales type	At cost
Source	City Inventory

2024 PROPERTY INTENVORY

							Council District
	Address	Parcel	Lot Type	Buyer	Neighborhood	Project	
1	0 Arch Street	23-K-300	Vacant Lot	Allegheny Land Trust	Central Northside	Olde Allegheny Community Garden (TRALI Community Garden Program)	1
2	0 Arch Street	23-K-299	Vacant Lot	Allegheny Land Trust	Central Northside	Olde Allegheny Community Garden (TRALI Community Garden Program)	1
3	0 Arch Street	23-K-298	Vacant Lot	Allegheny Land Trust	Central Northside	Olde Allegheny Community Garden (TRALI Community Garden Program)	1
4	0 Chestnut Street	24-F-102	Vacant Lot	BBC Pittsburgh, LLC	East Allegheny	Outdoor dining space for the Garden Cafe	1
5	1815 Rialto Street	47-M-214	Vacant Lot	Troy Hill Art Houses	Troy Hill	Troy Hill Art House #5	1
6	1266 High Street	24-C-133	Structure	Qualified Owner-Occupant	Spring Garden	PLB Pilot Residential Rehab Program	1
7	1221 High Street	24-C-165	Structure	Qualified Owner-Occupant	Spring Garden	PLB Pilot Residential Rehab Program	1
8	0 Spring Garden Avenue	24-C-167	Structure	Qualified Owner-Occupant	Spring Garden	PLB Pilot Residential Rehab Program	1
9	1257 High Street	24-C-192	Structure	Side yard for 1221 High Street	Spring Garden	PLB Pilot Residential Rehab Program	1
10	1611 Antrim Street	75-L-121	Structure	Qualified End User	Brighton Heights	PLB Pilot Residential Rehab Program	1
11	20 W North Ave	23-L-101	Vacant Lot	Rising Tide Partners	Central Northside	Assemblage for future affordable housing project	1
12	1021 Rue Grande Vue Street	20-M-228	Structure	Pittsburgh Housing Development Corporation	Elliott	Single family home Rehab for affordable homeownership (income restricted buyer)	2
13	211 Amherst Street	19-C-184	Structure	Pittsburgh Housing Development Corporation	Elliott	Single family home Rehab for affordable homeownership (income restricted buyer)	2
14	911 Amherst Street	19-C-213	Structure	Pittsburgh Housing Development Corporation	Elliott	Single family home Rehab for affordable homeownership (income restricted buyer)	2
15	320 Lorenz Avenue	20-M-203	Structure	Pittsburgh Housing Development Corporation	Elliott	Single family home Rehab for affordable homeownership (income restricted buyer)	2
16	1012 Chartiers Avenue	20-R-17	Structure	Pittsburgh Housing Development Corporation	Elliott	Pilot Deconstruction Project- Side yard sale	2
17	1017 Fairdale Street	42-P-7	Structure	Pittsburgh Housing Development Corporation	Sheraden	Single family home Rehab for affordable homeownership (income restricted buyer)	2
18	1042 Lakewood Street	20-L-250	Structure	Pittsburgh Housing Development Corporation	Elliott	Pilot Deconstruction Project - Side yard sale	2
19	304 Lorenz Avenue	20-M-195	Structure	Pittsburgh Housing Development Corporation	Elliott	Single family home Rehab for affordable homeownership (income restricted buyer)	2
20	1461 Chartiers Avenue	20-A-106	Structure	Ebony Lunsford-Evans	Crafton Heights	Farmer Girl Eb Fresh Food Market	2
21	8 Grape Street	14-R-230	Vacant Lot	The Brashear Association	Knoxville	Playground and outdoor space for programming	3
22	0 Brownsville Road	14-R-238	Vacant Lot	The Brashear Association	Knoxville	Outdoor space for programming	3
23	3319 Niagara Street	28-P-333	Structure	Rising Tide Partners	Oakland	Single family home Rehab for affordable homeownership (income restricted buyer)	3
24	244 E Warrington Avenue	15-H-291	Structure	Pittsburgh Housing Development Corporation	Beltzhoover	Single family home Rehab for affordable homeownership (income restricted buyer)	3
25	844 Gearing Avenue	15-R-230	Structure	Pittsburgh Housing Development Corporation	Beltzhoover	Single family home Rehab for affordable homeownership (income restricted buyer)	3
26	814 Delmont Avenue	15-R-281	Structure	Pittsburgh Housing Development Corporation	Beltzhoover	Single family home Rehab for affordable homeownership (income restricted buyer)	3
27	424 Suncrest Street	33-E-214	Structure	The Hilltop Alliance	Knoxville	Hilltop Alliance Home Rehab 80% AMI Affordable	3
28	205 Glen Caladh Street	56-F-174	Structure	Rising Tide Partners	Hazelwood	Rising Tide Partners Stabilization Pilot	5
29	201 Glen Caladh Street	56-F-176	Structure	Rising Tide Partners	Hazelwood	Rising Tide Partners Stabilization Pilot	5
30	158 Marsden Street	56-F-307	Structure	Rising Tide Partners	Hazelwood	Site Assembly for Marsden Project	5
31	172 Marsden Street	56-F-282	Structure	Rising Tide Partners	Hazelwood	Site Assembly for Marsden Project	5
32	0 Marsden Street	56-F-304	Vacant Lot	Rising Tide Partners	Hazelwood	Site Assembly for Marsden Project	5
33	0 Marsden Street	56-F-303	Vacant Lot	Rising Tide Partners	Hazelwood	Site Assembly for Marsden Project	5
34	0 Marsden Street	56-F-302	Vacant Lot	Rising Tide Partners	Hazelwood	Site Assembly for Marsden Project	5
35	826 Shawnee Street	27-B-392	Structure	Pittsburgh Housing Development Corporation	Upper Hill	Single family home Rehab for affordable homeownership (income restricted buyer)	6
36	828 Shawnee Street	27-B-393	Structure	Pittsburgh Housing Development Corporation	Upper Hill	Single family home Rehab for affordable homeownership (income restricted buyer)	6
37	0 Adelaide Street	26-P-164	Vacant Lot	Pittsburgh Housing Development Corporation	Upper Hill	Single family home Rehab for affordable homeownership (income restricted buyer)	6
38	0 Adelaide Street	26-P-156	Vacant Lot	Pittsburgh Housing Development Corporation	Upper Hill	Single family home Rehab for affordable homeownership (income restricted buyer)	6
39	0 Adelaide Street	26-P-157	Vacant Lot	Pittsburgh Housing Development Corporation	Upper Hill	Single family home Rehab for affordable homeownership (income restricted buyer)	6
40	2702 Bedford Avenue	10-D-51	Structure	Pittsburgh Housing Development Corporation	Bedford Dwellings	Single family home Rehab for affordable homeownership (income restricted buyer)	6

41	2724 Bedford Avenue	10-D-58-A	Structure	Pittsburgh Housing Development Corporation	Bedford Dwellings	Single family home Rehab for affordable homeownership (income restricted buyer)	6
42	2726 Bedford Avenue	10-D-59	Structure	Pittsburgh Housing Development Corporation	Bedford Dwellings	Single family home Rehab for affordable homeownership (income restricted buyer)	6
43	0 Anaheim Street	27-B-199	Vacant Lot	Pittsburgh Housing Development Corporation	Hill District	PHDC request	6
44	0 Cliff Street	9-M-99-A	Vacant Lot	Half the Battle LLC	Crawford Roberts	Half The Battle LLC affordable duplexes	6
45	0 Cliff Street	9-M-100	Vacant Lot	Half the Battle LLC	Crawford Roberts	Half The Battle LLC affordable duplexes	6
46	0 Centre Avenue	10-R-152	Vacant Lot	MOKA Art Gallery	Hill District	Side lot sale to MOKA	6
47	0 Dearborn Street	50-K-257	Vacant Lot	Annah Darling	Garfield	Side Yard Sale to adjacent owner-occupant	9
48	0 Hillcrest Street	50-G-112	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
49	0 Hillcrest Street	50-G-128	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
50	0 Rosetta Street	50-G-055	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
51	0 Rosetta Street	50-G-053	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
52	0 Rosetta Street	50-G-046	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
53	0 Rosetta Street	50-G-045	Vacant Lot	Allegheny Land Trust	Garfield	Healcrest Urban Farm	9
54	5409 Kinkaid Street	50-M-167	Vacant Lot	Allegheny Land Trust	Garfield	Kincaid Garden (TRALI Community Garden Program)	9
55	0 Lincoln Avenue	125-B-281	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Larimer	Single family home Rehab for affordable homeownership (income restricted buyer)	9
56	0 Lincoln Avenue	125-B-283	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Larimer	Single family home Rehab for affordable homeownership (income restricted buyer)	9
57	0 Tioga Street	175-B-57	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Homewood South	Single family home Rehab for affordable homeownership (income restricted buyer)	9
58	0 Tioga Street	175-B-58	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Homewood South	Single family home Rehab for affordable homeownership (income restricted buyer)	9
59	0 Tioga Street	175-B-60	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Homewood South	Single family home Rehab for affordable homeownership (income restricted buyer)	9
60	0 Tioga Street	175-B-61	Vacant Lot	Habitat for Humanity of Greater Pittsburgh	Homewood South	Single family home Rehab for affordable homeownership (income restricted buyer)	9
61	0 Kelly Street	125-M-184	Vacant Lot	Icuns LLC	Homewood	Rejoining parking lot with adjacent apartment building	9
62	0 Kelly Street	174-J-28	Vacant Lot	Icuns LLC	Homewood	Rejoining parking lot with adjacent apartment building	9

2023 SALES: PROGRESS OF PRIOR SALES

6 Boggs Avenue Mount Washington	
ADDRESS	6 Boggs Avenue Mount Washington
BLOCK/LOT NO.	4-L-133
BUYER	Mount Washington CDC
SUMMARY OF POST-SALE TERMS & CONDITIONS	\$25,000 Renovation Enforcement Note and Mortgage Buyer has 2 years from closing date to complete renovation work necessary to obtain a Certificate of Occupancy, with option to request an extension.
INTENDED END USE	Permanent home for the Washington Heights Ecumenical Food Bank (WHEFB) and an affordable second floor rental unit available to those at or below 80% Area Median Income (AMI)
UPDATE	Buyer has completed interior demolition and stabilization work. Buyer has secured a \$100,000 grant for build out.

0 Meadow Street Larimer	
ADDRESS	0 Meadow Street Larimer
BLOCK/LOT NO.	124-P-199
BUYER	Urban Academy of Greater Pittsburgh
SUMMARY OF POST-SALE TERMS & CONDITIONS	\$50,000 Renovation Enforcement Note and Mortgage Buyer has 5 years from closing date to commence work, and must complete work within one year once started, with option to request an extension.
INTENDED END USE	Green space for Urban Academy's campus and future development of campus auxiliary building or parking lot
UPDATE	Buyer continues to work on campus plan and fundraise.

0 Flowers Avenue Hazelwood	
SALES PROCESS	Noncompetitive Disposition Process
ADDRESS	0 Flowers Avenue Hazelwood
BLOCK/LOT NO.	56-C-239, 240 and 240-A
QUALIFIED END USER	Hazelwood Initiative, Inc.
SUMMARY OF POST-SALE TERMS & CONDITIONS	Reverter Agreement and Deed
INTENDED END USE	New construction of three affordable homes available to those at or below 80% Area Median Income
UPDATE	Reverter Deed is satisfied: Home construction was completed in June 2024, two homes are under contract while the third is listed for sale.