



JERI E. STUMPF & ASSOCIATES, INC.

**COMMUNITY DEVELOPMENT
GOVERNMENTAL AFFAIRS**

REQUEST FOR QUALIFICATIONS
RFQ

ECONOMIC DEVELOPMENT STRATEGIC PLAN

COLUMBIA BOROUGH
COLUMBIA, PENNSYLVANIA

MARCH 11, 2008

SUBMITTED BY

JERI E. STUMPF & ASSOCIATES, INC.
COMMUNITY DEVELOPMENT-GOVERNMENTAL
AFFAIRS

JERI E. STUMPF & ASSOCIATES, INC.



COMMUNITY DEVELOPMENT

GOVERNMENTAL AFFAIRS

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REQUEST FOR QUALIFICATIONS

I am pleased to be able to submit the following information concerning my qualifications for the position of consultant to the Borough of Columbia, in the development of Columbia Borough's Economic Development Strategic Plan.

I would like to first point out that I have been involved in community planning, economic development, and community revitalization, my entire career spanning over 35 years in one capacity or another. This includes while working for the York County Planning Commission; a highly respected private planning consulting firm in Harrisburg; when Director of City Planning for the City of York; and as Executive Director of the City of York's Redevelopment Authority. It is my passion!

I am also well known by Pennsylvania local government associations, including the Pennsylvania State Association of Boroughs, as a motivational speaker and author. I have spoken frequently at their conferences and seminars, and articles I have written on economic development and community revitalization have been published in their magazines. Examples of same are enclosed.

Talking about planning and economic development is one thing. Understanding local politics and making something "leave the exciting architectural renderings" and actually get built, with the support of everyone in the community, including politicians of all persuasions, is quite another!

My political savvy and communication skills were extremely helpful during my time in York, as the Mayor and City Council were of different political persuasions and there was much animosity between them.. I worked well with all of them, and became the "bridge" for implementing successful economic development projects.

In fact, one of my proudest accomplishments was helping to lead the York Charrette during the racial disorders of the 1960's while York's Director of City Planning. The outcomes of that Charrette included the establishment of the York County Housing Development Corporation, of which I was a charter member; and the York Health Clinic, both of which are still successfully operating today! Information on the York Charrette is enclosed.

You will see from the information I have provided with this RFQ, that I have a track record of "making things happen"...and **can't**, isn't in my vocabulary.

*"Improving the Quality of Peoples Lives, One Individual,
Neighborhood, and Community at a Time"*

Understanding Pennsylvania's local governments; state and local politics, and having a keen interest in a **community's history** and its preservation in any revitalization or strategic economic development plan developed, is another **unique** asset I feel I possess.

This results from (1) my graduating from Dickinson College in Carlisle, Pennsylvania with degrees in Political Science **and History** ; (2) having spent 28 years in the Pennsylvania Legislature as the Executive Director of the House Local Government and Urban Affairs Committees; (3) understanding and having worked with, Pennsylvania's local government enabling statutes directly affecting boroughs, and (4) authoring state economic development legislation, including PennVest and the award winning and highly successful, Keystone Opportunity Zones (**KOZ's**) enabling statute. Information relative to same is also enclosed.

During my time in Harrisburg I also worked closely with the Pennsylvania State Association of Boroughs; Pennsylvania League of Cities and Municipalities; State Association of Township Supervisors; County Commissioners Association of Pennsylvania; Pennsylvania Planning Association; Pennsylvania Association of Housing & Redevelopment Authorities; Pennsylvania Downtown Center; Housing Alliance of Pennsylvania; 10,000 Friends of Pennsylvania, state agencies, including the Department of Community and Economic Development (**DCED**), PennVest, PennDot, DEP, DCNR ; as well as additional statewide groups and organizations involved in community & economic development including those who **have and control the money!** i.e. state and federal funders, foundations, banks, and other private lenders.

While part of my responsibilities with the Pennsylvania Legislature was to "keep tabs" on **community** economic development policies and strategies that **were successful nationally**, I also (1) organized a hearing at the State Capitol on "The Future of Pennsylvania's Cities & Boroughs", and (2) conducted a series of tours of over 40 municipalities in Pennsylvania, **mostly boroughs**, to examine and view first hand, their **successful economic development and community revitalization "best practices."** Information on the aforementioned is also enclosed.

A few years ago the American Planning Association in Chicago used the report I prepared, "**Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st Century**", in the development of their new **national policy** on redeveloping underutilized property in America.. Information on same is enclosed.

Additionally, in 2003, when Governor Rendell decided to establish a new **Governor's Office of Housing & Community Revitalization**, I was asked to help him set up and run the office which I did for 3 years. During that time, we consulted with municipalities all over Pennsylvania on community economic development and revitalization issues.

In the latter part of 2006, I decided to put my knowledge and experience to work for clients in the "private sector", by starting my own consulting firm, **Jeri E. Stumpf & Associates, Inc.**

To date my clients include, Thomas Hylton , Pulitzer prize winning author of **“Save Our Land: Save Our Towns”**; the Redevelopment Authority of Fayette County; Schuylkill County; Borough of Brownsville, Pennsylvania; Senator Rhoades Statewide Blight Task Force; and 2 non-profits: AIM in Berks County, and DEC in Lancaster & Lebanon Counties. I am also presently preparing a contract for economic development work similar to that which Columbia Borough is considering in their RFP for the Brownsville Area Revitalization Corporation, as well as for several other potential clients in Pennsylvania.

I am currently selecting projects and clients where I feel my talents and experience can best be used in developing successful projects, as **I personally** will be the principal involved in the consulting provided. Thus I have been very deliberate, in the clients I have decided to work with to date.

Being a native of York County, and a former resident of Wrightsville, which I mentioned in my cover letter, I feel your strategic economic development planning project in Columbia would be a “good fit”, and I look forward to the possibility of helping you prepare a highly successful **Economic Development Strategic Plan** for Columbia Borough.

While **Jeri E. Stumpf & Associates, Inc.** is not a large consulting firm, we have available to work with us when needed, some of the best “state of the art” planning, landscape architecture, architecture, and engineering associates in Pennsylvania, to perform whatever professional services in that area we feel may be necessary, for a client’s projects and plans to be successful.

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- AUTHOR OF NUMEROUS LOCAL GOVERNMENT AND ECONOMIC DEVELOPMENT ARTICLES FOR STATE LOCAL GOVERNMENT AND NON-PROFIT ORGANIZATION MAGAZINES
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AFTER OVER 35 YEARS IN THE PUBLIC SECTOR WORKING FOR A COUNTY PLANNING COMMISSION, A WELL RESPECTED PRIVATE PLANNING CONSULTING FIRM, DIRECTING A CITY PLANNING DEPARTMENT AND CITY REDEVELOPMENT AUTHORITY, THE PENNSYLVANIA LEGISLATURE'S LOCAL GOVERNMENT & URBAN AFFAIRS COMMITTEES, AND MOST RECENTLY, ASSISTING THE GOVERNOR'S OFFICE OF HOUSING AND COMMUNITY REVITALIZATION DEVELOP A NEW STATEWIDE STRATEGY FOR HOUSING AND COMMUNITY REVITALIZATION...JERI IS EXCITED ABOUT HELPING MUNICIPALITIES IN PENNSYLVANIA SOLVE THEIR LOCAL GOVERNMENT, HOUSING, PLANNING, GROWTH MANAGEMENT, AND COMMUNITY REVITALIZATION PROBLEMS, AS A CONSULTANT IN THE PRIVATE SECTOR!

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JERI HAS "BEEN THERE"... "DONE THAT!" LET HIM HELP YOUR MUNICIPALITY SOLVE ITS PROBLEMS, WHILE ACHIEVING YOUR VISION AND PLANS FOR THE FUTURE.

JERI E. STUMPF & ASSOCIATES, INC.

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Office of the Mayor

The City of Harrisburg

City Government Center
10 North Market Square
Harrisburg, PA 17101-1678

Stephen R. Reed

Mayor

(717) 255-3040

June 29, 2001

To Whom It May Concern:

With great pleasure, I am delighted to provide this letter which, in too brief a way, compliments the exceptional work ethic, diligence, dedication, skill and leadership of Mr. Jeri E. Stumpf of Willow Street, Pennsylvania.

This office has come to know him over the years because of his conspicuous service as the Executive Director of the House Urban Affairs Committee of the Pennsylvania House of Representatives. Under his direct guidance, authorship and good effort, an array of important state initiatives, policy changes and revitalization programs were initiated through landmark legislation. As many know, it is one thing to suggest ideas but quite another to get them adopted through the complex and diverse agendas of a state Legislature in one of the nation's largest states.

So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting the cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations. In fact, there has not been this degree of long needed focus on the issues of urban and rural revitalization, proper landuse and growth management standards and preserving farmlands, open space and the environment since the beginning of the 20th Century when the City Beautiful Movement took hold across the nation and resulted in the creation of most of the enduring institutions, parks and landmarks that have since defined many American and Pennsylvania cities.

Mr. Stumpf has directed a professional staff, leading them to conduct an extensive series of public hearings across Pennsylvania, along with other activities, that assured that the views of many diverse groups and geographic areas would first be heard prior to the drafting and introduction of the legislative package for which he is so well known to us. Moreover, his capacity to forge bi-partisan acceptance and support for major public purpose causes further distinguishes him.

Many across this nation and state have wondered and discussed what steps are needed to revitalize our cities and older towns, to save our agricultural base, forests and open space, to reduce the high costs of social services and dependencies, to restore vitality to all sectors of the economy and to create sustainable progress that lowers unemployment and all its attendant problems, but Mr. Jeri E. Stumpf is one who has demonstrated thoughtful consideration, effective effort and successful action on all these matters.

He is held in the highest regard for his extraordinary professional accomplishments.

With warmest regards, I am

Yours sincerely,

Stephen R. Reed
Mayor

Blight meets its match

Jeri Stumpf takes on landlords whose negligence infects neighborhoods

BY CHIP SMEDLEY
Sunday News Staff Writer
csmedley@lnpnews.com

Jeri Stumpf sits in a diner and worries about the future of urban neighborhoods.

He puts a coffee cup in the middle of an empty placemat and says, "This is your investment. Maybe," he shrugs, "it's a convention center. Your investment is surrounded by neighborhoods. Some of them may be marginal, may have blighted properties. If those neighborhoods are not protected, what will happen to your investment?"

Eliminating blight isn't just about fixing facades, he preaches. It's about sustainable economic growth.

And it's about justice. He uses a more individual analogy to underscore his belief that "slumlords" need to receive harsher treatment in court.

"If I rob a bank and get caught, I am punished," he says. "Now take a couple who's getting older. They have a lifetime of equity in their property. Suddenly there's a blighted property in their neighborhood and the owner won't do anything because he wants to milk all of the equity out of it. The property values in the neighborhood go down and that couple loses their equity. That owner is taking their money. Isn't that a crime?"

Decreased property values lower tax revenue. Money that municipalities must spend on blighted properties or in chasing slumlords comes from the taxpayer-funded general fund budget

Simply, Stumpf believes that blight "saps the life blood out of the community."

On the attack

A York native who works out of his consulting firm in Willow Street, Stumpf has been on a crusade to eradicate blight and revitalize municipal

economies for more than 35 years.

His quest received a shot in the arm one year ago, when Stumpf took a call from state Sen. James Rhoades of Schuylkill County. He asked Stumpf to consult with a task force targeting blight in Pennsylvania cities and boroughs.

Stumpf laughs about the conversation and says, "I told him I was involved in this issue 10 years ago and nothing happened. I said, 'I'm not going to get involved if nothing is going to happen this time, either.'"

Rhoades was emphatic. "He said, 'I guarantee you I am going to do something about it,'" Stumpf recalls.

When Rhoades gave Stumpf the green light to make up the task force roster himself, Stumpf leapt aboard.

But he still remembers the unanimous passage of state House Resolution 91, which directed the Urban Affairs Committee to examine the cause and effect of blight in Pennsylvania's urban areas. The goal was to determine whether state programs were addressing blight and subsequent economic revitalization. If not, new legislation would be recommended to fix the problems.

Stumpf led the study, compiled the research and drafted legislation. His report pursuant to the study, "Urban Opportunities, Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st Century," was used by the American Planning Association when it drafted a new redevelopment policy.

Meanwhile, the state Legislature did nothing.

Stumpf doesn't say exactly why the legislation died in the state Senate, but rubs his thumbs and index fingers together indicating his belief that at the time, some monied interests were in opposition.

For a man who spent his career in local government

housing, planning and community revitalization work, that stung.

Given his energy level and passion for the topic, it's easy to understand why he didn't retreat. And now Stumpf is fired up about his second kick at the blight can.

Multi-level approach

He is already the author of Pennvest, Pennsylvania's multi-billion dollar infrastructure financing program, along with the economic development programs of Keystone Opportunity Zones and Neighborhood Improvement Districts.

Yet, while he believes those programs are helpful, they alone won't succeed unless blight, which destroys cities and boroughs on many levels, is tackled.

One of those levels involves the use of liens, which Stumpf believes are an exercise in futility.

"Say the redevelopment authority must demolish a dangerous, blighted structure," he says, "and it costs \$30,000, so they put a lien on the property. Except now the vacant lot is worth only \$5,000 and they'll never recover the cost."

He wants to go another direction.

"The owner who let that property deteriorate has another business, or other properties, or a bank account," Stumpf says. "The municipality should be able to go right after his other assets to recover their loss."

And there are public safety concerns. Blighted properties offer kids dangerous new environments to explore. They also offer drug dealers places to set up business.

Learning ins and outs

Stumpf's blight-fighting journey began when he was a sophomore at Dickinson College and took an internship with the York Redevelopment

Authority. After graduating from college, he heard in 1964 that York was looking for a chief planner.

But there was a rub.

"The then-mayor of York hadn't had a planner for six years," Stumpf recalls with a smile.

He interviewed for the post. "After about 45 minutes the mayor looked at me and said don't like planners, I don't like planning, but I want you as a director of planning," Stumpf laughs.

At 23, he became the youngest planning director in the state and came to know the ins and outs of city code enforcement.

He next served as director of York's Redevelopment Authority, where he saw how crucial property values were to overall economic development.

Since then he has worked in the governor's office to help develop a new statewide housing and revitalization strategy and, prior to that, as the first executive director of the House Local Government and Urban Affairs Committee.

Along the way, he's honed his political skill and is determined to do all he can to avoid that frustrating experience of 10 years ago.

Back in the diner, Stumpf's eyes twinkle as he mentions the "Clean and Green" program, how people are drawn to catchy names and how the media has an affinity for repeating them.

So Stumpf says he decided his legislative package "should have a name that says what it does and makes a statement to the Legislature."

So he chose to name this package the "Enhanced Quality of Life Act," because it serves both those functions.

As well as one more.

He leans back in his chair, spreads his arms, palms up, smiles a broad but innocent smile and asks, "Now who, in an election year, could vote against the Enhanced Quality of Life Act?" ■

"It is a misconception that poorer people are without the economic means to support new local busiessses."

*Jeri E. Stumpf,
Jeri E. Stumpf & Associates*

C E N T R A L P E N N
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Jeri E. Stumpf, president of Jeri E. Stumpf & Associates, plans to help municipalities and businesses deal with local government regarding revitalization efforts. Stumpf worked for the public sector for 37 years, and he helped develop laws that promote redevelopment.

Planning veteran to help private-sector development

by LORI MYERS
Contributing Writer

Jeri E. Stumpf already knew the lay of the land when he left the relative safety and security of 37 years in government and the public sector to start his own consulting company last January.

It wasn't that drastic a change, he said, because his focus is and always has been on one thing: putting life and purpose back into Pennsylvania's cities.

He was a student at Dickinson College in Carlisle when he served an internship with the York City Redevelopment Authority. That internship started a lifelong career in community and regional planning. He became the first executive director of the House Local Government and Urban Affairs committees for the Pennsylvania Legislature in 1973 after holding previous positions that included director of city planning in York and executive director of the York City Redevelopment Authority.

While working in state government, he helped to develop Keystone Opportunity Zones (KOZ), tracts of underutilized land temporarily exempt from state and local taxes. He also worked on House Resolution 91 on Urban Revitalization — legislation that examined blight, held slumlords accountable for their properties and promoted the redevelopment of urban areas.

"Jeri was instrumental and a big player when we restructured the Homeowners' Emergency Mortgage

Assistance Program," said William W. Fogarty, director of government affairs with the Pennsylvania Housing Finance Agency in Harrisburg. "He has tremendous knowledge about housing."

As founder and president of Jeri E. Stumpf & Associates in Willow Street, Lancaster County, Stumpf will do government research and consulting, mediation, land planning and design and public speaking on urban issues.

"Statistics show that there's an untapped reservoir of revenue in urban areas. The buying power is in the billions and billions of dollars," he said. "Retailers are missing a major market," he said about stores that set up shop outside the confines of a city.

In a recent interview with the Business Journal, he talked about urban affairs.

CPBJ: How did doing government work all those years help you with what you're doing now?

Stumpf: It couldn't have been a better training program because I understand all the local regulations. As director of planning, I was a catalyst to work with the residents, to know what they needed and wanted, to know what funding sources were available and what was appropriate and what, politically, could be gotten, so that I could deal with the angry person at street level to the highest at state or federal level that had

the money. I could be the catalyst and make it happen.

CPBJ: What surprised you about the transition from the public to the private sector?

Stumpf: People wanting to know what it's going to cost.

CPBJ: Who will your clients be, and what will you do for them?

Stumpf: Our clients will be municipalities, businesses and the average person that has trouble dealing with local government. Most people don't understand the state, federal and local system at all. We want to find these kinds of businesses that municipalities are looking for and bring them down as anchors to be part of the revitalization.

But we also want to work in the private sector with retailers, with commercial businesses that want to take an old factory, if you will, and revitalize it and redevelop it.

CPBJ: How will businesses benefit from urban revitalization?

Stumpf: It is a misconception that poorer people are without the economic means to support new local businesses. Recent national economic studies have proven that urban areas in America represent untapped major future markets for business. We must make the neighborhood residents part of the equation and part of the solution, however.

There is money to be made in our cities and our boroughs, and if it's done with the help of the people that live there, everybody wins because in the end there's new jobs, there are new businesses that people themselves own and operate.

I also think one of the real positives is obviously to make money, and I think that they can get in cheaper and have their own creativity to space. In the cities, we have buildings that are sitting there begging for somebody to do something with.

You look at all the vacant second- and third-story space. It's just dead. That's what's not going to be dead. That's going to be utilized as loft housing or commercial.

CPBJ: How are Central Pennsylvania cities doing with revitalization?

Stumpf: I think that we're on the brink of seeing a major renaissance in Lancaster, York and Reading. We're already seeing it at a faster pace here in Harrisburg. I'd say Carlisle is a little bit like Harrisburg; they're ahead of the pack.

I think you're going to find they're not building in the suburbs because of developmental pressures, but you're going to see more housing downtown, and that's more expendable income.

Subj: feature article ran Sunday...should be on the web tomorrow
Date: 10/25/2006 4:31:02 PM Eastern Standard Time
From: chaines@heraldstandard.com
To: Jstumpfassoc@aol.com

Former state official opens consulting firm

By Christine Haines
Herald-Standard

After more than 35 years of working in government, Jeri Stumpf wants to teach municipalities how to get what they want and need from government.

Stumpf, the former special assistant to Brownsville for the Governor's Office of Housing and Community Revitalization, has formed his own consulting business, Jeri E. Stumpf and Associates Inc.

"My strength is being able to figure out what people need, then being able to work with the state and federal government to get it done, because what (municipalities) need is not always what the state and federal government are willing to pay for," Stumpf said.

Although Stumpf is from Eastern Pennsylvania, Southwestern Pennsylvania found a spot in Stumpf's heart while he was working as the liaison to Brownsville.

"The work ethic in this part of Pennsylvania is unlike any other part of Pennsylvania. You won't find harder working people anywhere. In Southwestern Pennsylvania, there is a sense of community you won't find in Philadelphia. The only thing they lack is financial resources," Stumpf said of Southwestern Pennsylvania communities. Although Stumpf is no longer in that position, he wants to see results for the town.

"It's become more than a job. I really want to see things turn around," Stumpf said. "I saw an awful lot of bright, talented people. Their commitment to their community is unparalleled in Pennsylvania. They don't just want to talk about it, they want to make a change and make it happen. This is an area that wants to see results."

Stumpf said he likes to take a project from concept to fruition. "That's accountability," Stumpf said. "It's more than just planning. It's more than just affordable housing. It's improving people's lives."

Stumpf said he would like to help communities bring residents back to their urbanized neighborhoods. "By rehabilitating housing urban settings, it brings more than aesthetics. We've got to make it profitable to invest in our urban areas again. Our urban areas will never be what they were, but you can certainly have more people. The potential is not only that the quality of life will improve, but we are also preserving farmland and open spaces," Stumpf said.

Stumpf has prepared a "Do It Yourself Marketing Manual" for boroughs that will be published this month through the Joint Center for Urban Studies in Wilkes-Barre. The manual points municipalities to free information on the Internet that can help them to put together a community profile to attract businesses and development.

"With that manual, we can save them tons of money," Stumpf said. "A lot of things can be solved without money. It may mean doing things differently."

Stumpf said Southwestern Pennsylvania is not as good as it could be and he would like to help it become competitive with the other parts of the state.

"I think in Western Pennsylvania we need more councils of governments than we already have. We need code enforcement involving several communities. I know everyone want to have their own and their own control, but the reality is, in 2006, municipalities do not have the resources," Stumpf said.

Stumpf said he is willing to work with several municipalities at one time to develop an affordable plan and to maximize state and federal funding that may be available.

"You don't have to spend a lot of money to be innovative and creative," Stumpf said.

Stumpf said that in addition to the municipal consulting business, he would also like develop affordable housing, particularly housing that is handicapped-accessible, through his company's "Smart Growth Partners" division. Stumpf said most new home construction in the state starts at \$200,000, putting it out of the affordability range for many working families.

"When we talk about affordable housing today, we're talking about people who work in banks, people who have two incomes, but can't afford rents let alone buying a house. I'm not looking at duplicating what the housing authorities are already doing," Stumpf said.

Stumpf said he would target individuals who earn too much money to qualify for subsidized housing. "I'd really like to get into disability housing, because people with disabilities should have options too," Stumpf said. "Everything we talk about with disability housing are things your home should have already. Assuming it's flat land you're building on, it's really no more expensive."

Stumpf said accessible housing is needed by all segments of society so more people will be able to stay in their own homes as they grow old.

Stumpf lists his company's areas of expertise as local government research consulting, public relations, municipal and infrastructure finance and government affairs-lobbying. The Smart Growth Partners division is also offering growth management consultation, urban revitalization initiatives, comprehensive planning, economic and community development, affordable housing, and mediation services.




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ARCHIVES : SHIPP NEWS

Revitalization focus of chamber talk

Last updated: Tuesday, March 13, 2007 5:39 PM EDT

A chamber of commerce luncheon is scheduled for 12:15 p.m. March 21 at Market Cross Pub in Shippensburg.


The featured speaker is Jeri E Stumpf. He will give a presentation on how to bring new business and revitalization to downtown.

Stumpf is a graduate of Dickinson College and has worked 35 years in the public sector before establishing a private practice in Pennsylvania. The firm specializes in community planning, revitalization and economic development.

While in the public sector, Stumpf was employed as Pennsylvania's first executive director of the House Local Government and Urban Affairs Committee. He assisted Gov. Ed Rendell with establishing and operating the state's first Governor's Office of Housing and Community Revitalization.

In this role, Stumpf helped develop a new statewide community development and housing strategy for the commonwealth. In addition, he developed and initiated new statewide marketing strategies for Pennsylvania's municipalities to use when attracting new employers and commercial businesses to their downtowns.

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The American Planning Association in Chicago used Stumpf's work on the redevelopment of underutilized properties as part of their new policy on community revitalization.

Stumpf has also provided assistance to Brownsville as their strategic investment officer and was director of city planning and director of the redevelopment authority in York.

Stumpf has authored numerous articles and provided many presentations on downtown revitalization. To reserve a seat at the luncheon, call Shippensburg Area Chamber of Commerce at 532-5509.

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Jeri E. Stumpf spoke to members of the Shippensburg Area Chamber of Commerce Wednesday. Stumpf, an economic development consultant who spent 35 years in the public sector, working in state government and public policy areas. (Barbara Phillips-Long/The Sentinel)

What makes for a thriving downtown?

By [Barbara Phillips-Long](#), Shippensburg Bureau Chief, March 23, 2007

Last updated: Friday, March 23, 2007 10:28 AM EDT

A thriving downtown requires planning and effort, not just beautification, consultant Jeri E. Stumpf told members of the Shippensburg Area Chamber of Commerce on Wednesday.

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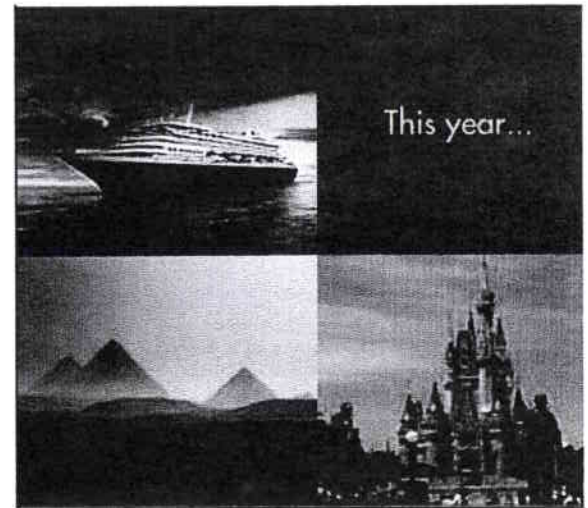
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Along the way, Stumpf also condemned planning, zoning and taxation practices that limit downtown development.

"I understand regionalization is a red flag in Pennsylvania," said Stumpf, who has experience working in state government and public policy areas. A Dickinson College graduate, Stumpf worked 35 years in the public sector before establishing a private practice in the town of Willow Street that specializes in community planning, revitalization and economic development.

But if tax revenues from a region were available to cities and boroughs, municipalities would have funding to provide more services, he said. Suburban residents benefit from government subsidies for road building and from strict zoning and construction codes that make it easier to add new construction than to remodel existing buildings.

Stumpf said boroughs and cities may be left with disproportionately high percentages of residents who can't afford to move out or tax-exempt properties for churches and educational institutions.



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Boroughs and cities also sometimes sell themselves short.

"They're never going to build buildings like these anymore," Stumpf said, referring to Shippensburg's historic buildings and the architecture in other Pennsylvania cities and boroughs. Historic theaters, libraries, businesses that aren't part of chains, and parks and attractive streetscapes make each downtown unique, he said.

What needs to be done

Stumpf says planning for a vibrant downtown should be a continuous process.

Municipalities need good code enforcement and must move rapidly to prevent blight, which Stumpf says steals money from neighboring homeowners by reducing the value of their properties.

Real estate agents need to be encouraged to market properties downtown so that communities stay healthy.

Diversity — in business and in the community — is part of the key to thriving downtowns, he said. Businesses that will serve the community's needs are best, and a survey of shoppers, residents, and a study of the composition of the business district will help a municipality plan revitalization efforts.

Downtown merchants need to find ways to compete with malls, he also urged. Business owners need to remember that most shoppers now up with malls. Since mall businesses are required to keep similar hours, shoppers may expect downtown businesses to do the same.

Municipal officials should work with local business owners who want to create new businesses or expand local businesses, he continued. Importing businesses by paying large tax subsidies may not benefit the local economy as much as creating home-grown growth.

"If anybody knows what will work downtown, it's the local business owners who know," Stumpf said. "Too much of the time we're on a one-size-fits-all program."

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Ship downtown is a 'treasure,' speaker says

By TAYLOR SIMCOX
Staff Writer

Downtown revitalization speaker Jeri Stumpf gave a presentation at the Chamber of Commerce luncheon at the Market Cross Pub Wednesday afternoon, and talked about ways of bringing new business into Shippensburg, while revitalizing the downtown's current elements.

Stumpf began by saying he was impressed with the downtown. "I just drove through Shippensburg, and you have a beautiful downtown. I just want to compliment you because I know that doesn't happen by accident."

Stumpf said that downtown revitalization is an ongoing process, and even a successful business community should always have a game plan for vacancies.



STUMPF

"The whole idea is to maximize foot traffic in our downtowns," he said.

Stumpf said historically in Pennsylvania, the downtown area was the center of banking, government and social activity. Today, boroughs average 82 businesses in their downtown, breaking down to 43 percent retail, 35 percent services, 14 percent education and non-profit, and 4 percent each for county governments and manufacturing.

Malls, box stores, shopping centers and suburban life centers are now designed to look like downtowns, but Stumpf said they can't recapture the charm and ambience of a real downtown.

"This town has non-chain restaurants, historic architecture and beautiful libraries, people-watching and street benches," he said. "What a treasure; they can't replace what craftsmen did

(See DOWNTOWN, page 3)

Downtown

Continued from page 1

here in the 17th and 18th centuries.”

Reinvesting in downtown Shippensburg would save farmland and open space, said Stumpf, which is something dwindling in this region.

He said there are certain considerations which must be made when reinvesting downtown, such as public safety, parking availability, cleanliness and signage. Questions concerning the business aspect of downtown are whether the stores are inviting, unique and affordable, and whether their products or services are readily available and consumer-friendly. Stumpf also said the right mix of businesses is important when considering the needs of a downtown.

“If anyone knows what will work with business, it is the business community. You can’t have half of the businesses open and half of them closed, with all of them going in different directions. You have to be competitive with mall hours; it has to be market-driven.”

As far as competition between downtown businesses is concerned, Stumpf doesn’t see the point.

“If we’re going to get businesses and downtown revitalized, we need to look for what’s unique, what we have a market for. Think of what we need and what we have, and what will go with the current businesses.”

Stumpf said that current businesses in Shippensburg are the lifeblood of downtown, and when it comes to such considerations as zoning ordinances, “we should be flexible and reasonable.”

“It’s easy to impose those ordinances on new buildings because they aren’t up yet, but with current businesses, it’s easier for them to stay and to want to stay without meeting ridiculous ordinances, such as hallway widths or parking allowance.

“Give these businesses a break. They’re here; let’s not make it hard for them to be,” said Stumpf.

While Stumpf wants flexibility on zoning for current businesses, he is less lenient on the topic

of blight, buildings that have been abandoned or severely neglected.

“If I’m an investor and there is blight, I want to know what’s being done. What is said on what’s going to be done may be different from what is actually done. Investors need to be protected and the lender needs to be protected,” said Stumpf. “It robs equity from people the same as if I were to rob a bank.”

Stumpf said that communications between a college and a community “can almost always be better” when Shippensburg University President Bill Ruud asked how to better partner with the community.

“Businesses need to properly market to the students. If students shop downtown, how do we get more from that? Communication is critical,” Stumpf said.

Ruud said he wants to “make the university fit with the community and the community fit with the university, be flexible and make a lot of money” for the area.

Overall, Stumpf sees a lot of potential for Shippensburg.

“In all honesty, I really was impressed. It has a clean appearance, great architecture. Most communities have vacant storefronts but I don’t think I saw any. You could tell a lot of buildings were restored, it was attractive and appealing.

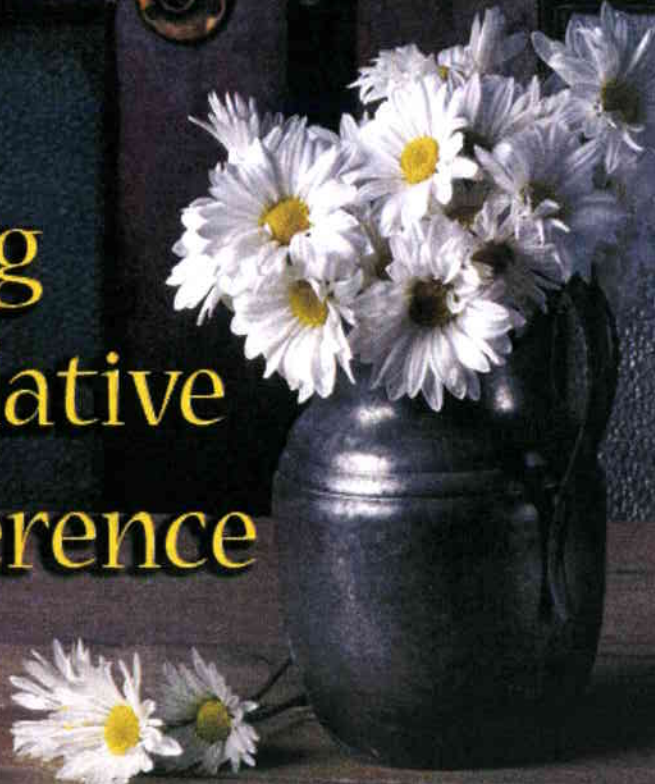
“The only thing I would suggest is maybe some more greenery for summer, additional landscaping or brick sidewalks, but all the businesses appear to be on the right track. It has a great ambience.”

Stumpf said there is a pattern of people wanting to get out of their small hometowns, only to return years later, wanting to revitalize and maintain that small-town flavor.

“In Shippensburg you’ve done so much already, all you have to do is maintain it and stay competitive in the future.”

Pennsylvania State Association of Boroughs

Spring Legislative Conference



March 19-21, 2006
Holiday Inn Harrisburg/Hershey
in Grantville

Tuesday, March 21

8 - 8:30 a.m.

Majestic II & III

Refreshments

8:30 - 11:15 a.m.

Majestic II & III

General Sessions

Presiding - Ann Simonetti, 1st Vice President

8:30 - 9:15 a.m.

"Legislative Update"

Join PSAB's Director of Government Affairs, Ed Troxell, as he summarizes the "hot" initiatives in the General Assembly. Ed will also forecast legislative issues important to PSAB members and call for Resolutions for the Annual Conference.

9:15 - 10:15 a.m.

"Codes Enforcement and Urban Blight"

Jeri Stumpf from the Governor's Office of Housing and Community Revitalization will update members on the trends associated with Pennsylvania's housing stock and infrastructure. This presentation will focus on codes enforcement and other mechanisms that will empower Borough Officials with the means to successfully revitalize their communities.

10:15 - 11:15 a.m.

"What You Should Know About the National Incident Management System (NIMS)"

The National Incident Management System (NIMS), is a nationwide, standardized system for incident management.



Municipalities must be in compliance with NIMS by September 30, 2006 to receive federal funds/grants. James R. Joseph, Director of the PA Emergency Management Agency (PEMA) and Joe Roberge, Counter - Terrorism Planner, Bureau of Plans for PEMA, will discuss NIMS, compliance requirements, who needs to complete NIMS training and customer products designed to help implement NIMS, including a model municipal emergency operations plan and evacuation planning guidebook.

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3 CBO credits in Category 1 – Leadership.



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- **Sunday Night Reception** at the **Harrisburg Transportation Center**
- **Monday Evening Reception** at the **State Capitol**



PPA'06



educational sessions

28 Governor Board Room

Using USDA Rural Development Funds to Foster Community Development

USDA Rural Development offers rural and suburban communities a wide variety of funding programs to help communities build infrastructure and telecommunications capacity, enhance community facilities, promote economic and business development, and improve housing stock. This session will cover basics of working with USDA RD, help participants access RD financial and technical assistance, and provide valuable guidance on using RD programs in concert with other state and federal programs. **1.25 CPD CREDITS**

GEORGE KLAUS, USDA Rural Development

29 Allegheny Room

TOD and TRID – What's Happening Out There?

This session will focus on the status of implementation of Act 238, concerning TRID, as well as examples of current TOD planning in Southeastern Pennsylvania and Beaver County. Specific TRID training and informational materials will be provided, as well as summaries of current TOD projects. Participants will learn about the components of successful TOD and how to use TRID to accomplish local TOD planning and implementation. **1.25 CPD CREDITS**

RICHARD G. BICKEL, AICP, Delaware Valley Regional Planning Commission; MARY JO MORANDINI, Beaver County Transit Authority; SARA BELZ, Delaware Valley Regional Planning Commission

30 Leland

Innovative Zoning and Preservation Methods

A powerpoint presentation will illustrate creative methods that can be used in zoning and other ordinances, such as TDR, TND, and historic preservation. **1.25 CPD CREDITS**

CHARLIE SCHMEHL, Urban Research and Development Corp.

31 Harrisburger B

Smart Growth in Brownfield Communities: Tools for Managing Change

Lancaster County, in partnership with two neighboring municipalities, used an EPA Smart Growth in Brownfield Communities grant to create a revitalization strategy for a 600-acre area surrounding Lancaster's Amtrak Train Station. Learn about challenges the multi-municipal team faced working in this complex urban area, and how the Specific Plan can be used as a tool for facilitating change.

1.25 CPD CREDITS

MARY GATTIS-SHELL, Lancaster County Planning Commission; MATTHEW J. BENNETT, AICP, McCormick Taylor

32 Temple Lecture Hall

Building Codes: The Foundation of Community Revitalization

How can communities initiate a community revitalization plan when faced with vacant storefronts and abandoned buildings? This session

will provide a real life scenario of one small town held hostage by the overwhelming physical deterioration of its built environment and what community leaders did to turn the tide of neglect. Speakers will share their efforts to increase local capacity to affect a renewal of community spirit and economic development. **1.25 CPD CREDITS**

JOY M. WILHELM, AICP, Mackin Engineering Company; JERI E. STUMPF, Jerl E. Stumpf & Associates

33 Penn Harris A

Implementing a Business Continuity Plan

This presentation will explain in detail the methodology by which a business continuity program can be implemented. Topics will include risk evaluation, business impact analysis, development of strategies, emergency response, and coordination with public authorities. Tools that can assist with this planning as well as a case study will be presented. **1.25 CPD CREDITS**

FRANK PERLMUTTER, Strategic BCP, Inc.

34 Penn Harris B

Subdivision and Land Development: Tips to Improve the Review and Process

This session is part of the conference track designed for municipal elected officials and planning commission members. It is an introductory level session on subdivision and land development taken from material in the PPA certified PMPEI course "Subdivision and Land Development Review." Two PMPEI instructors will lead the discussion and exercises to introduce participants to elementary aspects of processing subdivisions for review, how to read engineered plan drawings, and how to avoid incremental development of your community. **1.25 CPD CREDITS**

PETER WULFHORST, AICP, Penn State Cooperative Extension; SHIRLEY YANNICH, AICP, Consultant

10:15 - 10:30a

Refreshment Break

10:30 - 11:45a

WORKSHOP SERIES #5

35 Allegheny Room

What Is New with the Governor's Center for Local Government Services

The Governor's Center for Local Government Services will provide an overview of the current planning and land use related topics for the Commonwealth's perspective. Staff will discuss any new priorities and discuss relevant changes to the guidelines for the Land Use Planning and Technical Assistance Program (LUPTAP). It will also discuss any new initiatives and policies relating to land use planning. **1.25 CPD CREDITS**

JOHN MIZERAK and DENNY PUKO, PA DCED, Governor's Center for Local Government Services

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JERI E. STUMPF & ASSOCIATES, INC.



COMMUNITY DEVELOPMENT

GOVERNMENTAL AFFAIRS

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Willow Street, Pennsylvania 17584

717 284-9930
jstumpfassoc@aol.com

REQUEST FOR QUALIFICATIONS

COLUMBIA BOROUGH, PENNSYLVANIA ECONOMIC DEVELOPMENT STRATEGIC PLAN

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JERI E. STUMPF & ASSOCIATES, INC.



COMMUNITY DEVELOPMENT

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BIOGRAPHICAL SCKETCH

JERI E. STUMPF, PRESIDENT JERI E. STUMPF & ASSOCIATES, INC.

Jeri E. Stumpf is currently President of **Jeri E. Stumpf & Associates, Inc.**, a community development-governmental affairs, consulting, lobbying, and development firm specializing in code enforcement, economic development, and downtown revitalization.

Prior to starting his firm in 2006, Jeri worked for 3 years for the first ever, **Governor's Office of Housing & Community Revitalization** where **he helped develop a new statewide housing and community revitalization strategy for Pennsylvania.**

Before joining the **Governor's Office**, Jeri worked for 28 years as the first **Executive Director** of the **House Local Government & Urban Affairs Committees** for the **Pennsylvania Legislature**. His **award winning work on local government, blight, community revitalization and land development, was used recently by the American Planning Association in Chicago in the development their recently adopted, national policy for redeveloping underutilized and blighted property in America.**

Upon graduation from Dickinson College in Carlisle, Pennsylvania, where he majored in **Political Science** and minored in **History**, Jeri was a **planner** with the **York County Planning Commission** and **Clifton E. Rodgers & Associates**, a well respected private planning consulting firm in Harrisburg, Pennsylvania.

Jeri also served as Pennsylvania's youngest (1) **Director of City Planning & (2) Redevelopment Authority Director**, in York, Pennsylvania, before taking his position with the **Pennsylvania Legislature**.

*"Improving the Quality of Peoples Lives, One Individual,
Neighborhood, and Community at a Time"*

TAB

2



Office of the Mayor

The City of Harrisburg

City Government Center
10 North Market Square
Harrisburg, PA 17101-1678

Stephen R. Reed

Mayor

(717) 255-3040

June 29, 2001

To Whom It May Concern:

With great pleasure, I am delighted to provide this letter which, in too brief a way, compliments the exceptional work ethic, diligence, dedication, skill and leadership of Mr. Jeri E. Stumpf of Willow Street, Pennsylvania.

This office has come to know him over the years because of his conspicuous service as the Executive Director of the House Urban Affairs Committee of the Pennsylvania House of Representatives. Under his direct guidance, authorship and good effort, an array of important state initiatives, policy changes and revitalization programs were initiated through landmark legislation. As many know, it is one thing to suggest ideas but quite another to get them adopted through the complex and diverse agendas of a state Legislature in one of the nation's largest states.

So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting the cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations. In fact, there has not been this degree of long needed focus on the issues of urban and rural revitalization, proper landuse and growth management standards and preserving farmlands, open space and the environment since the beginning of the 20th Century when the City Beautiful Movement took hold across the nation and resulted in the creation of most of the enduring institutions, parks and landmarks that have since defined many American and Pennsylvania cities.

Mr. Stumpf has directed a professional staff, leading them to conduct an extensive series of public hearings across Pennsylvania, along with other activities, that assured that the views of many diverse groups and geographic areas would first be heard prior to the drafting and introduction of the legislative package for which he is so well known to us. Moreover, his capacity to forge bi-partisan acceptance and support for major public purpose causes further distinguishes him.

To Whom It May Concern

Page Two

June 29, 2001

Many across this nation and state have wondered and discussed what steps are needed to revitalize our cities and older towns, to save our agricultural base, forests and open space, to reduce the high costs of social services and dependencies, to restore vitality to all sectors of the economy and to create sustainable progress that lowers unemployment and all its attendant problems, but Mr. Jeri E. Stumpf is one who has demonstrated thoughtful consideration, effective effort and successful action on all these matters.

He is held in the highest regard for his extraordinary professional accomplishments.

With warmest regards, I am

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stephen R. Reed". The signature is fluid and cursive, written over the typed name below it.

Stephen R. Reed
Mayor

SRR/psr-j

DENNIS M. O'BRIEN, SPEAKER
PENNSYLVANIA HOUSE OF REPRESENTATIVES
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PHONE: (215) 632-5150
FAX: (215) 281-2094

HOUSE OF REPRESENTATIVES
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

October 23, 2007

To Whom It May Concern:

I am extremely pleased to provide this letter of personal recommendation for Jeri E. Stumpf.

I have had the high honor and distinct privilege of working with Jeri Stumpf on a myriad of state issues over the past 25 + years in his capacity as the first ever Executive Director of the Local Government and Urban Affairs Committees of the Pennsylvania House of Representatives. In his capacity as Executive Director, Jeri was responsible for the development and supervision of a professional staff for two (2) committees and five (5) sub-committees. The House Local Government and Urban Affairs Committee's legislative responsibilities covered a wide array of complex intergovernmental issues, such as: community revitalization; urban redevelopment; municipal and state taxes; planning, growth management, zoning; and municipal finance, among others.

In this professional capacity, it is clear that Jeri was integrally involved in a number of cutting-edge public policy issues of the day, including affordable housing, economic development, open space planning, community development, and infrastructure finance to mention a few. Yet, his credentials and abilities are not simply based on his many professional accomplishments. Jeri's strong personal skills and attributes as well as his consensus building and bi-partisan approach to problem-solving, are all first rate and strongly complement his experience and professional credentials.

I consider Jeri to be a personal friend, as well as a valued legislative staff member when he worked for the Pennsylvania Legislature as the Executive Director of the House Local Government & Urban Affairs Committees. His tireless work involving the rehabilitation and successful re-use of a blighted apartment complex in my legislative district many years ago, is but one personal example of his creative leadership skills and his strong commitment to problem solving. He is consistently willing to go the "extra mile" and share credit across professional and

Letter of Recommendation
October 23, 2007
Page Two

political lines in order to advance the particular legislative cause in question. In fact, his recent work on eliminating blight and establishing the Pennsylvania Mortgage Guaranty Corporation has been highlighted and praised by a number of independent agencies and individuals.

Jeri was also employed by Governor Ed Rendell recently, in Pennsylvania's first ever **Governor's Office of Housing and Community Revitalization**, where he assisted in the development of a new housing and community revitalization strategy for the Commonwealth.

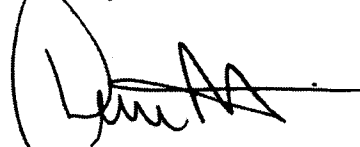
Jeri's new firm, **Jeri E. Stumpf & Associates, Inc.**, was named the consultant to Senator James Rhoades's recently appointed **Statewide Blight Task Force**. The Task Force will make a tremendous impact, on improving the future "quality of life" in Pennsylvania's neighborhoods and communities.

In fact, the Chicago based **American Planning Association**, recently used Jeri's report "**Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st Century**", in the development of the new **national policy**, they adopted to eliminate blight and redevelop underutilized property in America.

In short, Jeri has a rare combination of individual skills-leadership drive-experience-and the innate ability for consensus building-which has permitted him tremendous success in the always diverse, often difficult, area of state politics and public policy.

Jeri has my highest personal and professional recommendation as a person of integrity, loyalty and accomplishment. You will not be disappointed, in anything you have Jeri and his firm involved in.

Sincerely,



DENNIS M. O'BRIEN, Speaker
Pennsylvania House of Representatives

DMO'B:mp

ROBERT L. FREEMAN, MEMBER
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House of Representatives
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

January 24, 2002

To Whom It May Concern:

I am writing in reference to Jeri E. Stumpf, who has served as the Executive Director of the House Urban Affairs Committee for the Republican Caucus and who for 23 of the past 28 ½ years, also held the position of Executive Director of the Local Government Committee. Specifically, I am writing with respect to Mr. Stumpf's contributions to amendments to the Pennsylvania Municipalities Planning Code, and more recently, to resolving Pennsylvania's growth management problems including urban revitalization initiatives.

Mr. Stumpf was instrumental in drafting comprehensive amendments to the Pennsylvania Municipalities Planning Code (Act 247 of 1968) in order that it could keep pace with planning initiatives being undertaken nationally. These changes were enacted in 1988, and included statutory authorization for municipal impact fees, which Jeri authored.

Mr. Stumpf has been involved in planning, land use, and growth management issues since his initial employment by the Pennsylvania General Assembly in 1973. More specifically, Jeri staffed the Select Committee on Land Use and Growth Management which I chaired during the 1991-1992 Session, for the Republican Chairman of the Committee, Peck Foster, of York County, who was also the Republican Chairman of the House Local Government Committee at the time.

Mr. Stumpf also worked with an ad hoc group of state legislators following the release of our report, which included then Representative Jim Gerlach, currently a State Senator, to draft legislation to implement the report recommendations. Mr. Stumpf's assistance to the Select Committee on Land Use and Growth Management, as well as to the ad hoc group of legislators during our meetings, was invaluable.

Most recently, Mr. Stumpf drafted House Bill 14 for Representative Dave Steil, which was historic growth management legislation, enacted by the Legislature and signed into law by the Governor as Act 67 of 2000. While this legislative initiative represents a compromise and does not go far enough with respect to the growth management legislation the Commonwealth ultimately needs to enact, it is a good beginning, and represents the culmination of a considerable amount of work and effort on the part of many individuals in Pennsylvania, inside and outside of state government, not the least of which was the contribution of Jeri Stumpf.

Previously to his employment with the Pennsylvania Legislature, Jeri was a planner with the York County Planning Commission; a planner with a well-respected Harrisburg planning consulting firm (Clifton E. Rogers and Associates); and the Director of City Planning in York, Pennsylvania, from 1967 to 1973, during which time he also served as the Redevelopment Authority Director for a year.

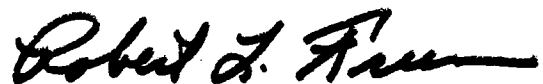
Jeri is known throughout Pennsylvania planning and economic development circles and has been a leader in the most recent initiative on the part of the Legislature to save farmland, open space, and cities, by directing future economic development inward and rebuilding Pennsylvania's cities and boroughs, including those in more rural parts of Pennsylvania. Many throughout the state have recognized his excellent work in this area, including legislation related to House Resolution 91 passed by the House.

Jeri has also been instrumental in moving my Elm Street legislative initiative forward. House Bill 1934 would take the highly successful Main Street program, which is well known nationally as well as in Pennsylvania, and apply those principles to the rehabilitation of contiguous residential and mixed use areas, adjacent to the Main Street areas. This will help to create a viable, built in customer base needed to support existing Main Street businesses as well as new businesses the community hopes to attract to the downtown in the future. All of this new development downtown will go a long way toward saving irreplaceable farmland and open space in the suburbs.

I consider Mr. Stumpf to be an expert in planning, growth management, local government and economic development issues, and his high energy, bipartisan spirit and total community involvement approach to solving municipal problems, has contributed greatly to improving Pennsylvania's approach to solving land use and growth management problems.

I have known Jeri for many years and it has always been a pleasure to work with him on numerous projects, with which I was interested and involved. Jeri's trademark on the Hill is "getting things done;" expeditiously and correctly. I am confident he would be an asset to any organization that could utilize his many talents and skills.

Sincerely,



Robert L. Freeman
State Representative
136th Legislative District

RLF/jmw



House of Representatives

COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

KEYSTONE OPPORTUNITY ZONE LEGISLATION

ACT 92 OF 1998

ACT 119 OF 2000

To Whom It May Concern:

As a former member of the Pennsylvania General Assembly and Chairman of the House Labor Relations Committee, my priorities have always included economic development issues and the creation of meaningful employment opportunities in Pennsylvania.

Several years ago, I began giving serious thought to how **we might create more job opportunities** in Pennsylvania and at the same time, **“jump start” economic development in our cities and boroughs, including rural areas of the state.**

During my many years traveling throughout Pennsylvania, I observed the ongoing deterioration of **old long abandoned, manufacturing plants and commercial buildings** in most of the urban areas I toured. I also saw the same type of abandoned buildings and underutilized former manufacturing sites, in the more rural areas of Pennsylvania; close to Pennsylvania's older boroughs.

It was at that point that I got the idea that what Pennsylvania needed, was some type of tax free zones, in order to entice private investment in these abandoned and underutilized sites. I truly believed this could be the catalyst to create new job opportunities and ignite other critical economic development initiatives within our cities and boroughs; desperately needed throughout Pennsylvania.

I took my idea to Jeri Stumpf, the Executive Director of the House Urban Affairs Committee for the Republican Caucus. Jeri had also been the Executive Director of the House Local Government Committee for over 22 years, handling both Committees until the volume of work necessitated a split of committee assignments just prior to my speaking with him.

I knew Jeri for many years and was aware he had been employed previously as a planner with the York County Planning Commission and a private planning consulting firm, as well as serving as the Director of City Planning for the City of York for five years, during which time he was also the Redevelopment Authority Director for a year, prior to his being employed by the Pennsylvania House of Representatives in 1973, as Executive Director of the House Local Government and Urban Affairs Committees.

I asked Jeri what he thought of my idea. Jeri indicated he felt it had tremendous promise. It was at that point that I asked him to assist me in drafting enabling legislation for such a program and the "rest is history." (KOZ)

The legislation Jeri drafted for me was originally referred to as the "Tax Free Zone" legislation. The House Urban Affairs Committee held hearings on the legislation, as part of its investigation into the causes of blight in Pennsylvania, and ways to expedite economic development in the state. Following the hearings, the Urban Affairs Committee reported the bill out of Committee and Jeri **assisted me in getting this legislation passed in the House**. Unfortunately, the legislation (**House Bill 2498**) was **not considered by the Senate** during the **first session** it was introduced.

During the next session of the Legislature, 1999-2000, **Governor Ridge** for the first time, took a serious look at my proposal. He too, believed it could have a significant impact on improving Pennsylvania's economy and **directing more development toward Pennsylvania's urban areas**. As did I, he also believed my legislation could help solve Pennsylvania's current growth management problems. Instead of **new** development being **built in the suburbs**, thus **eliminating** Pennsylvania's scarce and irreplaceable farmland and open space, **my proposal would recycle older buildings and existing sites, long abandoned in Pennsylvania**.

Governor Ridge renamed my proposal the Keystone Opportunity Zone (KOZ) legislation and it was signed into law on December 20, 2000 as Act 119 of 2000.

Pennsylvania's KOZs, first designated by Governor Ridge on February 25, 1999, and expanded on March 27 of this year, **virtually eliminate state and local taxes in KOZ's in order to stimulate job creation and community renewal**, in some of the state's more challenged neighborhoods and areas. The **award-winning KOZ program**—which covers **more than 36,000 acres** of land in Pennsylvania, **has generated more than 110 economic-development projects to date, creating more than 10,000 new jobs, while retaining more than 3,100 existing jobs during the same time.**

Business Facilities Magazine—a publication of choice for business executives looking for new site locations—**presented Pennsylvania's Keystone Opportunity Zone program with the Gold Level/1st Place Award, in the Statewide Economic Development Strategy category, as part of its 2000 Economic Development Achievement Awards.**

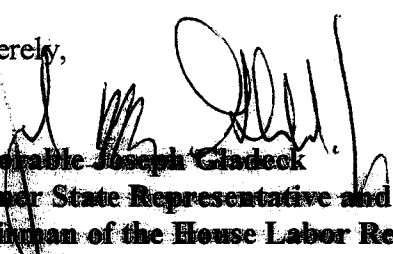
So successful was the KOZ legislation that during the 1999-2000 Session of the Legislature, **Jeri also assisted me in having the House Urban Affairs Committee amend the legislation to (1) include banks and insurance companies who create jobs in KOZ areas**, as well as other industries **previously excluded** in the initial enabling statute, while (2) **adding 18,000 new acres of land for tax free zones.**

My purpose in writing this is to inform anyone reading this letter, **that Jeri Stumpf's assistance and contributions in drafting the Keystone Opportunity Zone legislation and its subsequent amendments, as well as his help in Committee and on the Floor, was invaluable and instrumental in my KOZ legislation becoming law.** It is my

opinion, that Jeri Stumpf is not only a dedicated, and hard-working professional, but he is also tremendously knowledgeable, and an expert, with respect to local government, planning, economic development, and urban revitalization in Pennsylvania. In addition, and perhaps equally important, "Jeri is personable and knows how to "get things done"!

It was a pleasure working with Jeri on what I feel is a legislative initiative which has made, and I believe will continue to make in the future, **significant contributions**, to **Pennsylvania's future growth and development.**

Sincerely,



Honorable Joseph Gladeck
Former State Representative and
Chairman of the House Labor Relations
Committee; and

Prime Sponsor of the Pennsylvania
Keystone Opportunity Zone
Legislation

House Bill 2328 of 1998 (Act 92 of 1998)

House Bill 2498 (Act 119 of 2000)

Expansion of KOZ plan draws praise

More types of businesses will get tax breaks by moving into specially designated zones, increasing employment.

By MARQUES G. HARPER
mharper@leader.net

A bill signed into law by Gov. Tom Ridge this week will expand the Keystone Opportunity Zone Act and could strengthen the region's chances for serious downtown renewal projects and economic growth in the next decade, state officials say.

Sponsored by Republican state Reps. Joseph Gladeck and David G. Argall, the bill allows banks, insurance companies and other financial institutions to be qualified businesses under the KOZ initiative. That makes them eligible for tax breaks that were offered to businesses in the initial program.

The original KOZ program was started in 1999. Since then, more than 4,900 jobs have been created in the state, according to state officials.

Getting a KOZ means that municipalities, school districts and economic development agencies could attract businesses to an area by designating land free of most state and local taxes for 12 years.

In Luzerne and Lackawanna counties, the KOZ initiative has produced \$100 million in investment capital and more than 1,400 jobs, said Lee Namey, coordinator of the Luzerne/Lackawanna program.

Jeri E. Stumpf, executive director of the House Urban Affairs Committee, said Thursday that the new Keystone Opportunity Zone and Keystone Opportunity Expansion Zone Act clarifies several issues, including what a qualified business is.

Some officials say the program is critical for urban renewal. However, not every county and municipality applied to participate in a KOZ the first time around.

In an attempt to spark economic growth and aid further downtown redevelopment throughout the state, lawmakers decided to stretch the KOZ program and make it available to counties and municipalities that didn't previously apply.

Under the recently signed law, businesses such as railroads, truck, bus and airline companies and natural gas and water companies would be eligible for job-tax credits.

Here are highlights about the new KOZ program:

- The Keystone Opportunity Expansion Zone may contain up to eight expansion subzones. Expansion zones must consist of deteriorated property.

- An expansion subzone is a defined geographic area containing a minimum of 15 contiguous acres or a minimum of five contiguous acres in a rural area. However, expanded zones cannot exceed 1,500 acres.

- The act gives qualified subdivisions the option to require property owners to invest 50 percent of all real property tax savings in improvements.



**Office of the Mayor
The City of Harrisburg**

M.L.K. City Government Center
10 North Second Street
Harrisburg, PA 17101-1678

Stephen R. Reed
Mayor

September 14, 2006

(717) 255-3040

**Honorable James Rhoades, Member
Senate of Pennsylvania
Senate Post Office
Main Capitol Building
Harrisburg, Pennsylvania 17120**

Dear Senator Rhoades:

It is our understanding that you are taking steps to establish a statewide Blight Task Force that would, amongst other matters, seek the introduction or reintroduction of a series of blight-mitigation bills as part of its work.

Bravo! Such an action is much needed for the cities, older towns and even the older peripheral suburbs in our Commonwealth. Know that you have our full endorsement and support in this effort.

Jeri Stumpf was a key figure in the preparation of essentially all of the previously drafted blight-mitigation legislation. As you probably know, he was Executive Director of the House Urban Affairs Committee and, later, served in the Office of the Governor in a similar community revitalization role. He would be expert on this subject and has had and continues to maintain strong contact with various mayors and other governmental officials across the state, which would be most helpful to any statewide Blight Task Force that would be formed.

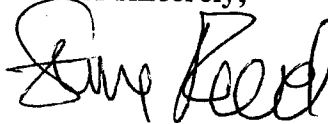
This therefore serves to recommend that Mr. Stumpf be considered as a paid consultant for Task Force-related work. He would, without question, be steadfast in his zeal and dedication to assuring the Task Force's success and that of legislation that would result from Task Force work.

We wish you well in these endeavors and appreciate your consideration of this suggestion.

Honorable James Rhoades
Page 2
September 14, 2006

With warmest personal regards, I am

Yours sincerely,

A handwritten signature in black ink, appearing to read "Stephen R. Reed". The signature is written in a cursive, flowing style.

Stephen R. Reed
Mayor

SRR/klk

TAB
3

JERI E. STUMPF
62 Hawthorne Circle
Willow Street, Pennsylvania 17584
(717) 284-9930 Office
jstumpfassoc@aol.com

EDUCATION:

Dickinson College Carlisle, Pennsylvania	-1966 Graduate B.A., Political Science
Pennsylvania State University Middletown Campus	-1967 Post-Graduate Courses Regional Planning
George Mason University School of Law Arlington, Virginia	-1979

EXPERIENCE

2006-PRESENT

President, Jeri E. Stumpf & Associates, Inc.
President, Smart Growth Partners, Inc.

Jeri E. Stumpf & Associates, Inc. provides community planning, community redevelopment, and local government consulting services to Pennsylvania municipalities and clients in the private sector.

This is in addition to providing lobbying services for clients before the Pennsylvania Legislature, state agencies, and Pennsylvania local governments. Other governmental affairs services are also provided.

Smart Growth Partners, Inc., a division of Jeri E. Stumpf & Associates, is the development division, engaged in commercial and residential development including affordable, and special needs housing.

2004-2006

Governor's Office
Housing & Community
Revitalization

Left the consulting firm to help Governor Rendell set up and operate Pennsylvania's first Governor's Office of Housing and Community Revitalization.

Provided consulting services to municipalities in Pennsylvania involving local government, urban affairs, community revitalization, housing, and economic development.

Helped develop a new statewide community development and housing strategy for the Commonwealth.

Also developed and initiated new statewide marketing strategies for Pennsylvania's municipalities including, "Marketing Pennsylvania's Older Urban Neighborhoods" and a "Do it Yourself Marketing Program" for municipalities to use when attracting new employers and commercial businesses to their downtowns as part of revitalization initiatives.

Also consulted with municipalities on eminent domain, code enforcement, and blight issues and legislation.

Served as the Strategic Investment Officer for Brownsville, Pennsylvania under DCED's Community Action Team Program.

While with the Governor's Office, the American Planning Association in Chicago used my work on the redevelopment of underutilized properties in the development of their recently released new national policy on community revitalization.

2002-2004

President, Jeri E. Stumpf & Associates, Inc.
Jeri E. Stumpf & Associates, Inc provided community planning, community revitalization, and local government consulting services to municipalities in Pennsylvania and clients in the private sector.

1973 – 2002

**Executive Director, Local Government and Urban Affairs
Committees**

Pennsylvania House of Representatives
Harrisburg, Pennsylvania

Employed as the state's first Executive Director of the House Local Government and Urban Affairs Committees following a recommendation by the Pennsylvania Economy League that the Legislature hire professional staff. As such, established the Legislature's first research and advisory program in the area of Local Government and Urban Affairs including the development and supervision of professional staff for the two Committees and five Sub-Committees.

Responsibilities involve serving as the CEO for the Committees, and advising the members of the Caucus and their constituents, including State and local organizations, and officials, such as municipal solicitors; mayors; borough and city councils; township supervisors and township commissioners; township managers; county commissioners; county executives; executive directors of housing and redevelopment authorities; and House leadership; on a variety of issues relating to Local Government and Urban Affairs and Federal/State Relations. Specific subject areas include: housing issues, including manufactured housing; condominium law; tenant landlord relations; economic development, community revitalization; eminent domain and urban redevelopment; growth management; planning and zoning; municipal and state taxes; code enforcement; municipal management; municipal finance; infrastructure finance; and municipal law.

Also responsible for the development and supervision of primary and secondary research; report preparation; scheduling and staffing of legislative and investigative hearings; drafting of legislation and amendments; and the review and analysis of state, and federal legislation, programs, and issues in the aforementioned areas.

Public relations activities include the preparation and delivery of speeches and the development of public relations programs, including press releases, audio-visual presentations, videos, and annual reports.

1968 – 1973

Director of City Planning, York Pennsylvania

Developed and implemented planning programs for the City of York after a six-year absence of any planning activities, including the hiring and supervision of the professional planning staff to implement the programs.

Included was an emphasis on visioning; citizen participation; comprehensive planning; capital budgeting; affordable housing; community and neighborhood revitalization; job training and support systems; economic development; urban renewal; code enforcement; historical preservation; regional cooperation; growth management, infrastructure improvements, public transportation; and a \$10 million rehabilitation program for the City's park and recreation system.

The Planning Department was also responsible for (1) administering the City's zoning ordinance and (2) drafting and administrating the City's first sub-division regulations, in addition to preparing all city state and federal funding applications.

I also served for a year as the Executive Director of the City's Redevelopment Authority during this time.

1967 – 1968

Planner, Clifton E. Rogers & Associates
Harrisburg, Pennsylvania, Planning Consultants

Assisted in supervising the firm's planning contracts in Pennsylvania as well as preparing (1) Comprehensive Plans (2) Municipal Zoning Ordinances (3) Sub-Division Regulations (4) County Sewer and Water Plans, and (5) various feasibility studies.

1966 – 1967

Planning Technician, York County Planning Commission
York County, Pennsylvania

Initiated research to support the activities of the senior planning staff, including the preparation of statistical data and various reports, including socio-economic analyses and forecasts.

1964 – 1966

Administrative Assistant, Redevelopment Authority
City of York, Pennsylvania

Prepared a comprehensive housing analysis and several housing relocation surveys, in addition to performing various administrative duties for the Redevelopment Authority's executive director

REFERENCES: Available upon request.

SPECIALIZED SKILLS AND ABILITIES

A. GENERAL:

Experience to date involves the areas of (1) Municipal Law; (2) Local, State, and Federal Affairs; (3) Housing; (4) Growth Management; (5) Regional, County, City, and Municipal Comprehensive Planning and Zoning; (6) Community Visioning and Neighborhood Revitalization; (7) Blight elimination and Code Enforcement; (8) Economic Development; (9) Urban Renewal; (10) Downtown Revitalization; (11) Historic Preservation; (12) Community Organization and Community Advocacy; and (13) Lobbying and the Legislative Process.

B. PUBLIC RELATIONS:

In addition to public speaking, prepared several audio/visual presentations, annual reports, videos; and public relations programs. Worked with members of the news media on a regular basis.

C. TECHNICAL REPORT WRITING:

Responsibilities have included the writing of technical reports and documents, including the preparation of supporting graphics, and the supervision of same by others. Specific technical reports or documents include: Socio/Economic Forecasts; Feasibility Studies; Municipal, County and Regional Comprehensive Plans; Zoning Ordinances; Sub-Division Regulations; County Sewer and Water Plans; Municipal Ordinances; State and Federal Legislation; and Specialized Studies of State and Federal Issues in the area of Local Government and Urban Affairs including housing; blight elimination; economic development; community revitalization, manufactured housing; and infrastructure finance.

D. INVESTIGATIVE REPORT WRITING:

Supervised several legislative investigations and wrote reports based on the findings, which included recommendations for corrective actions and implementing legislation in the areas of (1) Housing; (2) Community Revitalization; (3) Blight Elimination; (4) Economic Development; (5) Long-Term Care; (6) Incinerators and Solid Waste Management; (7) Transportation; (8) Public Safety; and (9) \$10 million in cost overruns involving the Pittsburgh Convention Center.

E. PROBLEM SOLVING-ANALYSIS AND EVALUATION:

The technical and investigative reports supervised or written were done so only after considerable research, evaluation, and analysis of the problem or problems. Additionally, analytical skills were applied in evaluating State and Federal legislation, rules, regulations, and issues, in order to advise state and local officials and members of the Caucus and House Leadership of the options available relative to policy issues, before decisions were made or policy was established.

F. ADVISORY SKILLS

Experience has included advising state and local organizations and state and local officials including Mayors, County Commissioners, Municipal Solicitors, Borough and Township Officials, State Legislators, and the Majority Leader and Speaker of the House of Representatives, relative to municipal law; municipal problems and issues including urban issues; and suggestions for resolving same including legislative solutions.

G. INNOVATIVE PROGRAM DEVELOPMENT AND IMPLEMENTATION:

At age 23 I established a Department of City Planning for the City of York, Pennsylvania. As the Director of City Planning, I implemented the planning programs developed after a six-year absence of any department or staff.

At age 27, I was part of the first professional staff hired by the Pennsylvania Legislature. As the first Executive Director for the House Local Government and Urban Affairs Committees, I was responsible for developing the initial program for the Pennsylvania Legislature in the area of Local Government and Urban Affairs, following a recommendation for such action following a detailed study of the Pennsylvania General Assembly by the Pennsylvania Economy League in 1972.

PRIMARY EMPHASIS

A. MUNICIPAL LAW-MUNICIPAL LEGISLATION

The Local Government and Urban Affairs Committees and their subcommittees, cover a wide range of Municipal laws and municipal issues affecting Counties, Cities, First and Second Class Townships, Boroughs, and Municipal Authorities in Pennsylvania. The state statutes with which we had to be knowledgeable and conversant are attached.

B. MODERNIZATION AND UPDATE OF THE THIRD CLASS CITY CODE

C. COMMUNITY-ECONOMIC DEVELOPMENT.

Arranged for and conducted, statewide legislative hearings on eliminating blight and expediting economic development in order to revitalize Pennsylvania's urban areas large and small, including cities and boroughs with a primary goal being **increasing new housing opportunities and expanding the number of jobs, as a result of attracting new commercial and industrial development to urban areas.** A lot of the implementing legislation I drafted was enacted into law following the hearings and the remaining legislation is scheduled to be this session.

LEGISLATIVE AREAS

- Tax incentives for investment in urban areas.
- Expanded Public/Private Partnerships.
- Enterprise Zones.
- International Good's Movement Task Force: Economic Development along the Delaware River/Philadelphia
- Allegheny County Regional Asset District.
- Economic Revitalization of the Philadelphia Navy Yard.
- Historic Preservation and the Expansion of Historic Tax Credits

NOTE: Author of Pennsylvania's Keystone Opportunity Zone Act and The Neighborhood Improvement District Act

D. HOUSING:

The following represent examples of **specific housing areas** I was involved in (1) **drafting legislation**, (2) **providing information and technical advice**; (3) **establishing public policy**; and (4) **consulting**.

- Condominium Act
- Housing Cooperative Act
- Landlord and Tenant Act
- Mobile Home Park Rights Act
- Homeowners Emergency Mortgage Assistance Act
- Federal Fair Housing Act
- State Fair Housing Act
- Federal Construction Codes and Standards Act
- County Housing Trust Fund
- Housing programs administered by the Department of Community and Economic Development

- Housing programs administered by the Pennsylvania Housing Finance Agency
 - Federal Manufactured Housing Construction Standards Act
 - Federal housing programs administered by HUD including the Section 8 program
 - Tenant Landlord Rights
 - Manufactured home owner rights
 - Housing and Building Codes
 - Code Enforcement
 - State Building Code
 - Housing, as it relates to requirements in (1) the State's Municipal Planning Code and (2) local zoning and subdivision ordinances
 - State Consolidated Housing Plan
 - Storm water management problems
 - Financing for state housing programs
 - Mortgage insurance problems
 - Innovative housing developments as they relate to growth management
- ◆ Author of the first "Urban Homesteading" Act in the nation.
 - ◆ Arranged for and conducted the state's first affordable housing forums at the University of Pittsburgh and University of Pennsylvania and drafted affordable housing implementing legislation based on recommendations made at those forums. Some of the legislation drafted was recognized as models nationally by the American Legislative Exchange Council.
 - ◆ Drafted an original 6 bill legislative package aimed at strengthening the rights and safety of manufactured housing consumers that was recognized as model legislation nationally.
 - ◆ Consulted with statewide non-profit housing organizations on a variety of housing issues and helped establish a statewide non-profit housing organization. Currently serving as an officer on both a state and national non-profit housing organization.

E. COMMUNITY, NEIGHBORHOOD, AND DOWNTOWN REVITALIZATION

- ◆ Initiated national research on urban revitalization "best practices", and arranged for tours by members of the House Urban Affairs Committee of 40 urban areas, both cities and boroughs, large and small, in Pennsylvania in 2001, and reviewed and analyzed their successful revitalization programs.
- ◆ Arranged and conducted in October of 2000, three days of hearings at the State Capitol, on THE FUTURE OF PENNSYLVANIA CITIES at which state and national experts testified, some via state of the art "teleconferencing."
- ◆ In the process of preparing a final report, video, and interactive CD-ROM, on the aforementioned revitalization tours and Future of Pennsylvania Cities hearings for distribution to local governments, state and national officials, state and national organizations, including HUD and the state Department of Community and Economic Development, as well as other national, state, and local, groups and organizations involved with community revitalization.
- ◆ Drafted legislation to implement recommendations made at the hearings on the Future of Pennsylvania's Cities and the revitalization tours, including the creation of a \$1 billion State Urban Development Trust Fund, a Commonwealth Infrastructure Development Bank, and a Residential State Income Tax Credit Act as an incentive to encourage existing residents to remain living in the cities while encouraging new people to move there.

F. ELIMINATION OF BLIGHT

Drafted House Resolution 91, which passed unanimously, to investigate the causes of blight in Pennsylvania and review the effectiveness of existing state economic development programs. Based on HR 91, arranged and conducted a series of 10 statewide hearings which focused on (1) how to eliminate blight and (2) how to improve and expand existing state economic development statutes and programs including drafting new laws if needed.

Based on this investigation I (1) drafted a report and created a video which the Urban Affairs Committee released on our findings and (2) drafted a 30 bill legislative package to implement the report recommendations. Most of the bills have passed the House and many have been enacted into law or will be this session.

G. INFRASTRUCTURE FINANCE

Drafted legislation to establish the Pennsylvania Investment Authority Act to finance municipal sewer, water, and storm water projects. Since its establishment in 1988, PENVEST has financed over \$1 billion in municipal sewer, water and storm water infrastructure projects in Pennsylvania.

H. URBAN REDEVELOPMENT: EMINENT DOMAIN

Conducted hearings and research on needed changes to Pennsylvania's Urban Redevelopment Law and the use of eminent domain in the redevelopment process. Upon the completion of the aforementioned, drafted amendments to the States Urban Redevelopment and Eminent Domain Laws to more equitably balance the rights of property owners and the needs of local governments, developers, and redevelopment authorities when using eminent domain under the Urban Redevelopment Law for housing and economic development.

I. PLANNING, ZONING, LAND USE: GROWTH MANAGEMENT

- ◆ **Provided advice and drafted legislation dealing with planning, zoning, subdivisions, land use, land development, and growth management issues. This includes drafting amendments to the Pennsylvania's Municipalities Planning Code; drafting legislation to authorize municipal impact fees; and drafting legislation authorizing sewer and water tap-in fees.**
- ◆ **Staffed Pennsylvania's first Select Committee on Land Use and Growth Management which issued a report containing over 60 legislative recommendations and authored the states first growth management legislation, (HB 14 and SB 300) which became Act 67 and Act 68 respectively in 2000.**
- ◆ **Drafted the Commonwealth's first county infrastructure planning legislation for capital improvements relative to containing and managing growth.**
- ◆ **Drafted amendments affecting growth management to Act 537, Pennsylvania's Sewerage Facilities Act.**

J. PHILADELPHIA

Initiated research or drafted legislation, and arranged for and conducted legislative hearings, to improve and/or resolve the following municipal problems or issues in Philadelphia:

- ◆ Property Assessment Practices
- ◆ Budgeting Process/Local Taxes
- ◆ Elimination of Blight/Expedition of Community Revitalization Activities in Neighborhoods
- ◆ Non-Mine Subsidence problems in the Logan section of Philadelphia, which is destroying a neighborhood with over 3,500 homes
- ◆ Reduced costs and improved service and delivery of gas and water service through the creation of a City owned Gas and Water Authority
- ◆ Creation of Pennsylvania Intergovernmental Cooperative Authority (PICA) to improve Philadelphia's Credit Rating and expand it's Municipal Bond Authority
- ◆ Expansion and Development of the City's port facilities and Naval Yard
- ◆ Investigation of the site selection process for Philadelphia's two new sports stadiums to be constructed for which the state has committed over \$160 million dollars in construction funds
- ◆ School violence in Philadelphia schools
- ◆ Privatization of Philadelphia Airport
- ◆ Improved management practices

K. FLOOD PLAIN/STORM WATER MANAGEMENT

Drafted legislation to **expand and improve flood plain zoning and storm water management within the Commonwealth; including funding for storm water management planning and capital construction.**

L. LOCAL GOVERNMENT TAX REFORM

Drafted local tax reform proposals:

- ◆ Establishing a centralized tax collection system on a county basis.
- ◆ Eliminating local Act 511 "nuisance" taxes.
- ◆ Increasing municipal revenues from the wage tax while decreasing reliance on municipal and school district property taxes.
- ◆ Providing a municipal services tax for cities with a high percentage of tax-exempt property.

M. STATEWIDE ASSESSMENT REFORM

Drafted legislation to change the current assessment practices in the Commonwealth including uniform rates of assessments, standardized assessment procedures, and mandated education and training of assessors.

N. PITTSBURGH CONVENTION/EXPOSITION CENTER

Supervised a legislative investigation of \$30 million in cost overruns caused by construction delays involving the Pittsburgh Convention/Exposition Center and issued a report on same containing recommendations to prevent this from occurring in the future.

O. **SOLID WASTE MANAGEMENT**

Supervised a legislative investigation of current and past solid waste management practices in Philadelphia and issued a report on same containing recommendations for improvements to make the program environmentally and financially sound.

P. **NORTHWEST INCINERATOR**

Investigated the Northwest Incinerator in Philadelphia, which was polluting the air and groundwater, and causing cancer in residents living nearby. Within eighteen months of issuing our report, which included findings and recommendations, the incinerator was closed as we recommended.

Q. **PUBLIC SAFETY**

Studied public safety procedures nationally with respect to improving public safety in urban areas and in Philadelphia, including the "911" emergency response program. Made recommendations for improvements to Philadelphia's system based on our research.

Investigated the feasibility of establishing a Police Review Board in Philadelphia and drafted implementing legislation.

Drafted legislation to allow for the creation of Neighborhood Improvement Districts in Pennsylvania patterned after the highly successful Business Improvement Districts. This included private security in residential and mixed-use areas.

R. **PENNSYLVANIA TURNPIKE**

Staffed the Governor's Toll Road Task Force and (1) conducted legislative hearings and (2) assisted in drafting legislation to allow the construction of extensions to the existing Turnpike System, which totaled over \$1.5 billion.

S. **LONG TERM CARE**

Conducted a legislative investigation of Long Term Care Problems in Pennsylvania which concluded would cost over \$1 billion to solve. Based on that investigation prepared a series of detailed financial reports, including detailed cost comparative analyses of long-term care facilities in Pennsylvania, by size, type, and regions of the state which received statewide and national recognition. I also drafted legislation to implement the report recommendations; and an audio-visual presentation on our findings. The reports included recommendations and enabling legislation for a new payment system and a statewide \$100 million bond issue for safety improvements at nursing homes, which was passed and implemented. The reports were made part of the Congressional Record and requests for same came from all over the United States including research "Think Tanks" like Stanford Research Institute as well as from libraries at medical schools throughout the United States. The recommendation I made in 1973, are still valid today.

Copies of reports and examples of work available upon request.

**DIRECTOR OF CITY PLANNING
CITY OF YORK, PENNSYLVANIA**

**EXAMPLES OF PRIMARY ACTIVITIES
1968 – 1973**

GENERAL:

Organized and developed the Department of City Planning. **Upon assuming the position in 1968, there was no Department of Planning or staff.** Upon leaving, the staff totaled 15, with an annual budget of over \$200,000.

RECREATION:

Completed a \$10 million Comprehensive Recreation Plan for 1972 – 1980.

Supervised the design, funding and construction of two new parks, totaling \$1.2 million, with an additional \$500,000 in park improvements scheduled for construction upon leaving my position.

LAND USE CONTROLS:

Prepared and administered York's first subdivision regulations with primary emphasis on a newly annexed area of 260 acres.

Assisted in the development of a Historic District Ordinance and the establishment of a Historic District Review Board.

Assisted in the development of a Shade Tree Ordinance, and the establishment of a Shade Tree Commission.

Prepared the work program for revising the City's Zoning Ordinance.

URBAN RENEWAL:

Assisted in the preparation and implementation of the Redevelopment Authority's Urban Renewal Projects as Director for one year, and after 1971, provided technical assistance as required.

FEDERAL AID – STATE AID:

Prepared and updated the City's Workable Program, and prepared funding applications for all City departments totaling over a billion dollars. Programs for which funds were secured included: Urban Renewal, Neighborhood Development (NDP), HUD 701, BOR Recreation, CRP, Sewer and Water, Rodent Control, etc.

HOUSING:

Supervised and closed out a housing rehabilitation project for the Redevelopment Authority while Director.

Assisted in the establishment of a Community Housing Council and a non-profit Housing Development Corporation.

Prepared a Problem Analysis and Overall Program Design for the U. S. Department of Housing and Urban Development, outlining housing problems and socio-economic conditions in the City of York.

Assisted the Housing Authority in the development of their Turnkey Housing Program.

Developed a program for automating the records of the City Enforcement Bureau to ensure a more systematic method of code enforcement.

TRANSPORTATION:

Assisted the York County Planning Commission in the preparation of the area-wide transportation plan (York Area Transportation Study) completed in 1972.

Assisted in the preparation of TOPICS program in cooperation with the York County Planning Commission.

Assisted the York County Planning Commission and consultant involved in the preparation of an area-wide Mass Transit Study.

COMPREHENSIVE PLAN:

Completed the 1970 Census Analysis and initiated a complete revision of the City's Comprehensive Plan. In the new plan, the format was changed **with greater emphasis placed on housing and social and health related problems.**

The revised Comprehensive plan was also more management-oriented, with special attention given to the following areas: employment, education, public safety, and economic development.

PUBLIC RELATIONS:

Prepared and presented the City's first public relations program, which included an "Annual Report" and a 25-minute audio-visual presentation, entitled "York Moves into the '70's".

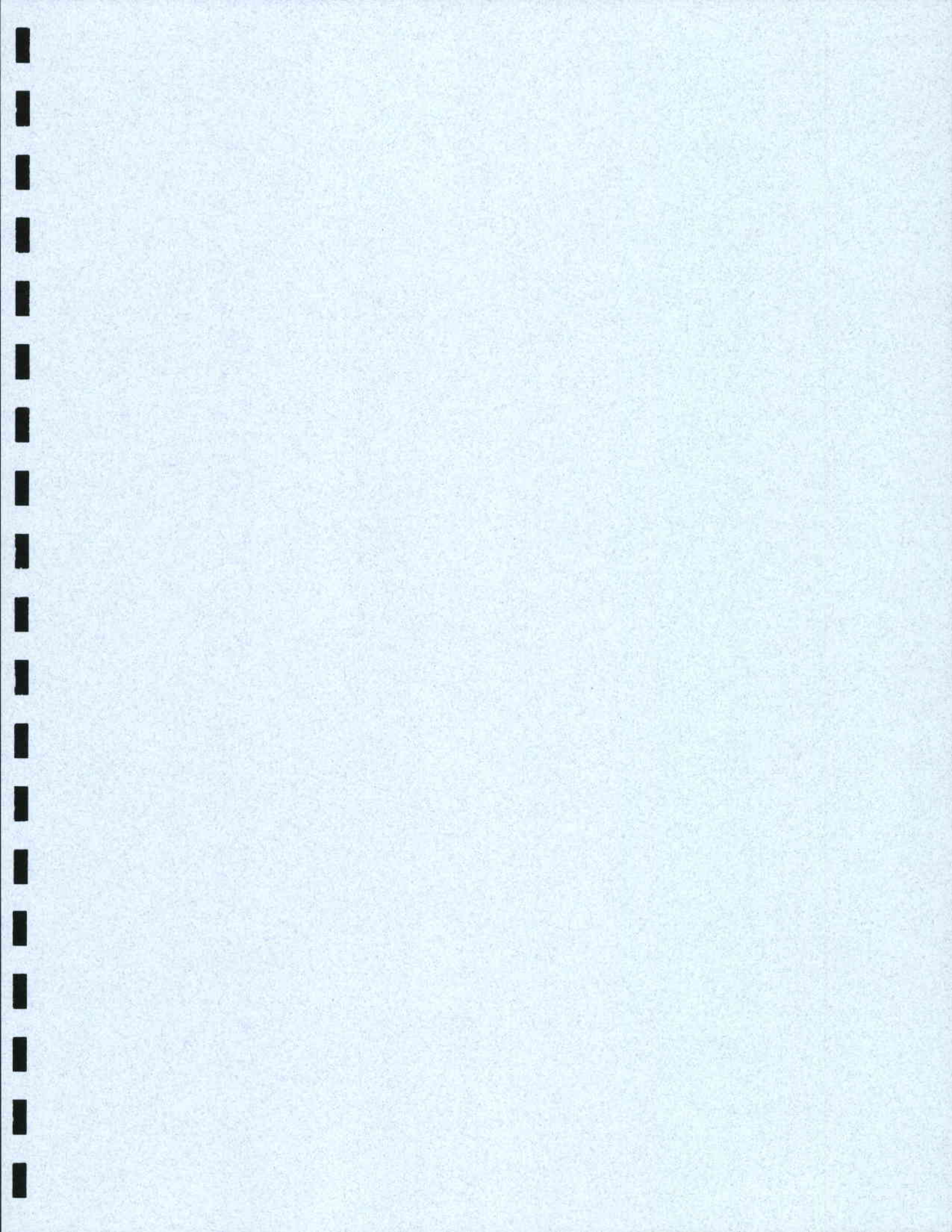
WORK/STUDY PROGRAMS:

Developed and coordinated work-study programs with Pennsylvania State University, Department of Architecture (State College), and Shippensburg and York Colleges.

COMMUNITY GROUPS AND ORGANIZATIONS REGULARLY ASSISTED

**York County Housing Council
Housing Development Corporation – Served on first Board of Directors
Community Progress Council
York County Health Corporation
York County Planning Commission
Metropolitan Government Committee
York Recreation Commission
Redevelopment Authority
Citizens Advisory Committee
York County Coalition – Regional Council**

**Health Charrette Committee
Task Force II – Health Planning Committee
Zoning Board of Adjustment
Historic Board of Review**



MUNICIPAL LAW LEGAL REFERENCES

State statutes we had to be knowledgeable about and on which we drafted amendments and provided advice and consultation to Leadership, Committee Chairmen, House Members, constituents, and state groups and organizations

Municipal Codes: All Municipalities

PURDON'S CITES

County Code	16 § 101
Second Class County Code (Allegheny)	16 § 3101
First Class City Government Law (Philadelphia)	53 § 12101
Second Class City Law (Pittsburgh)	53 § 22101
Third Class City Code	53 § 35101
Borough Code	53 § 45101
Incorporated Towns	53 § 53101
First Class Township Code	53 § 55101
Second Class Township Code	53 § 65101

Taxation

Local Tax Enabling Act (Act 511)	53 § 6901
Sterling Act	53 § 15971
Tax Exemption for Disabled Vets	72 § 4691
Improvement of Deteriorating Real Property or Areas Tax Exemption Act	72 § 4711-101
Intangible Personal Property Tax Law	72 § 4821
General County Assessment Law	72 § 5020-101
Board of Revision of Taxes (First Class (Counties))	72 § 5341.1
Third Class County Assessment Board Law	72 § 5342
Second Class County Assessment Law	72 § 5452.1
Fourth to Eighth Class County Assessment Law	72 § 5343.101
Local Tax Collection Law	72 § 5511.1
Real Estate Tax Sale Law	72 § 5860.101
Tax Reform Code of 1971	72 § 7101

Police Officers and Fire Fighters

Special Fire Police	35 § 1201
Child Labor Laws (Junior Firemen)	43 § 41

Volunteer Firemen Job Protection	43 § 1201
Auxiliary Police	53 § 731
Municipal Police Education and Training Law (Act 120)	53 § 741
Referendum Disband Paid Fire Force	53 § 751.1
Municipal Police Pension Law (Act 600)	53 § 767
Police Tenure Act	53 § 811
Death Benefits (Act 101)	53 § 891
Volunteer Firemen's Relief Association Act (Act 84)	53 § 8501
Foreign Fire Insurance Distribution	72 § 2262
Foreign Casualty Insurance Distribution	72 § 2263.1
Volunteer Fire Company, Ambulance Service and Rescue Squad Assistance Act	72 § 3943.1

General Municipal Laws

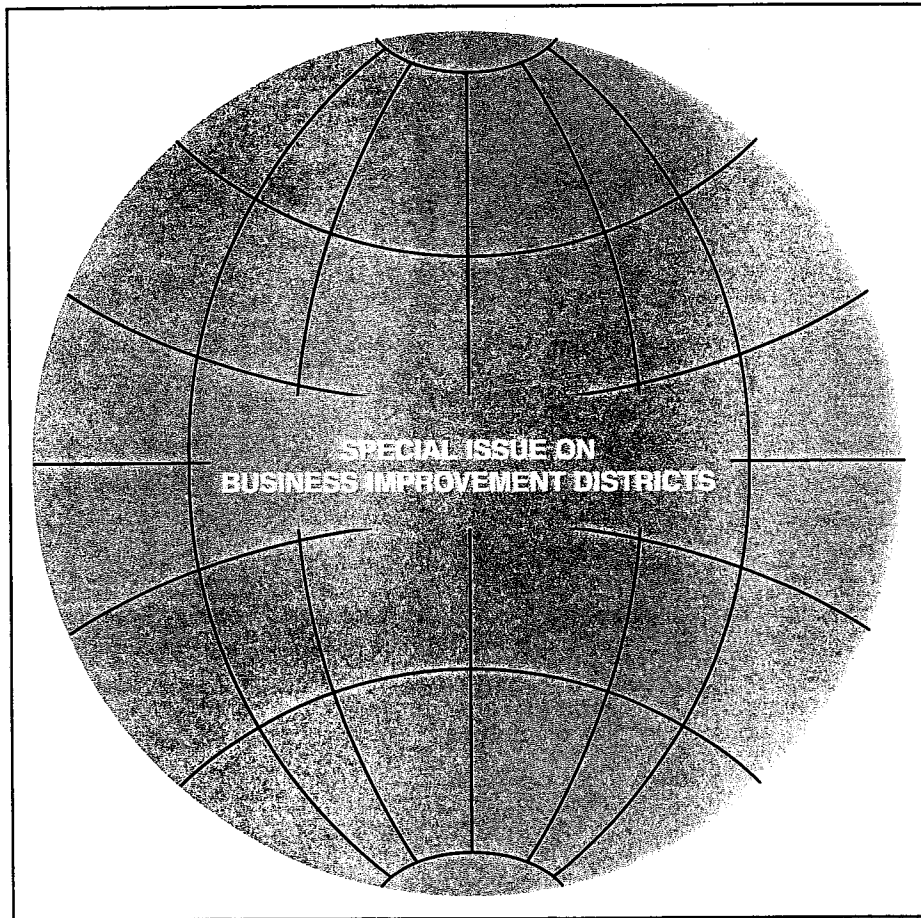
Statutory Construction Act of 1972	1 § 1501
Local Agency Law	2 § 551
County Salary Law	16 § 11011-1
County Pension Law (Act 96)	16 § 11651
Covenant (Act 515)	16 § 11941
Eminent Domain Code	26 § 1-101
Flood Plain Management Act	32 § 679.101
Storm Water Management Act	32 § 680.1
Clean Streams Law	32 § 680.1
Sewage Treatment Grants	35 § 701
Housing Authorities Law	35 § 1541
Housing and Redevelopment Assistance Law	35 § 1661
Urban Redevelopment Law	35 § 1701
Solid Waste Management Act	35 § 6018.101
Governmental Immunity	42 § 8501
Home Rule Charter and Optional Plans Law	53 § 1-100
Municipality Authorities Act of 1945	53 § 301
Intergovernmental Cooperation Act	53 § 481
Pennsylvania Municipal Retirement Law	53 § 881.101
Municipal Pension Plan Funding Standard and Recovery Act (Act 205)	53 § 895.101
Public Auditorium Authority Law	53 § 23841
Local Government Unit Debt Act	53 § 6780-1
Municipal Claim and Lien Law	53 § 7101
Pennsylvania Municipalities Planning Code	53 § 10101
Port Authority Act	55 § 551
Neighborhood Assistance Act	62 § 2081
Public Officers Incompatible Office	65 § 1
Right to Know	65 § 66.1

Sunshine Law	65 § 66.1
Uniform Mileage Act	65 § 371
Public Official and Employee Ethics Law	65 § 401
Condo Act (Unit Property Act)	68 § 250.403,262
Tenant-Landlord Act	68 § 250.101
Mobile Home Park Rights Act (#261-76)	68 § 398.1
Local Economic Revitalization Tax Assistance Act	72 § 4722
Forestland and Farmland (Act 319)	72 § 54901.1
Industrial and Commercial Development Authority Law	73 § 371
Vehicle Code's Powers of Local Authority	75 § 6101
Keystone Opportunity Zones	

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Business Improvement Districts in Pennsylvania: Implications for Democratic Metropolitan Governance

Göktuğ Morçöl and Patricia A. Patrick

School of Public Affairs, Pennsylvania State University at Harrisburg, Middletown,
Pennsylvania, USA

Abstract: This article discusses the results of an empirical study on the business improvement districts (BIDs) in Pennsylvania. As self-assessment districts that have gained economic and political importance in metropolitan areas, BIDs pose challenges for metropolitan governance. This article examines Pennsylvania's BIDs to illustrate these challenges. Pennsylvania is one of the earlier states to legally enable BIDs and it has a wide variety of BIDs: from the wealthiest and most functionally diverse to those with very limited funds and scope. The evolution of the BID laws in Pennsylvania are discussed. Also discussed are the processes of BID creation, continuation, and dissolution; the proliferation of their functions and powers; their revenue sources; and their accountability to local governments and general publics. The findings of the research suggest that multiple theoretical explanations are needed to understand BIDs since they are simultaneously mechanisms of privatized public service delivery and policy implementation and active participants in metropolitan governance.

Keywords: business improvement districts, metropolitan governance

Business improvement districts (BIDs), self-assessment districts that operate in urban and suburban business centers, have become increasingly popular in the last three decades. The estimated numbers of BIDs in the United States and Canada range between 800 and 1200.^[1] BIDs are gaining economic and political influence in metropolitan governance as local governments increasingly rely on them for service delivery. BIDs are not merely tools of service delivery or public policy implementation, however; they are a form of self-governance by property (primarily commercial) owners. As such, they are

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9. For the other settings the research was conducted, see the articles by Meek and Hubler; Wolf; and Morçöl and Zimmermann, "Community Improvement Districts in Metropolitan Atlanta" in this issue.
10. The research questions are mentioned and discussed in the articles by Meek and Hubler; Wolf; Morçöl and Zimmermann, "Community Improvement Districts in Metropolitan Atlanta"; and Morçöl and Zimmermann, "Metropolitan Governance and Business Improvement Districts" in this issue. The full listing of the questions and the research design can be obtained from the first author of this article.
11. For the definitions and names used in different states see the other article in this issue. Also see Briffault, R.A Government for Our Time? Business Improvement Districts and Urban Governance. *Columbia Law Review* **1999**, 99 (2), 365–477; Pack, J.R. BIDs, DIDs, SIDs, SADs: Private Governments In Urban America. *Brookings Review* **1992**, 10 (4), 18–22.
12. For example, see Houstoun, L. O. Jr. *Business Improvement Districts* 2nd Ed.; Urban Land Institute & International Downtown Association: Washington, DC, 2003.
13. For an extensive discussion of the history and current status of municipal authorities in Pennsylvania, see Governor's Center for Local Government Services, *Municipal Authorities in Pennsylvania*, 9th Ed.; Commonwealth of Pennsylvania, Department of Community and Economic Development: Harrisburg, PA, August 2002.
14. This power was granted to municipalities by the courts (See: Governor's Center for Local Government Services. *op. cit.* **2002**, 7).
15. Governor's Center for Local Government Services. *op. cit.* **2002**, 2.
16. Governor's Center for Local Government Services. *op. cit.* **2002**, 16, 17.
17. Sources of the information in this paragraph are our interview with Jeri Stumpf, who was the executive director of the Urban Affairs Committee of the Pennsylvania House of Representatives during the 1990s and played a major role in drafting the 1998 and 2000 acts, and the following documents, of which he was the lead author: *Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st Century: A Report to PA General Assembly Pursuant to House Resolution 91*. March 1996; *House Resolution 91: Legislative Solutions for Ending Blight in Pennsylvania*. August 1998; *Urban Revitalization and the Eradication of Blight*. March 2001.
18. The 1998 act redefined the statuses of BIDs for the "cities of the first class" in Pennsylvania (Philadelphia). The 2000 act expanded the coverage of the 1998 act to the rest of the state.
19. In Pennsylvania, the required percentages of property owners to block the establishment of a BID changed over time. The 1967 act stated that to block the establishments of a BID, either more than 50% of the persons representing the ownership in the district or owners whose property valuation were assessed for 51% or more of the total property valuation in

TAB
4

URBAN REVITALIZATION AND THE ERADICATION OF BLIGHT



PREPARED BY:
JERI E. STUMPF, EXECUTIVE DIRECTOR
JEFFREY S. HOWELL, RESEARCH ANALYST
HOUSE URBAN AFFAIRS COMMITTEE

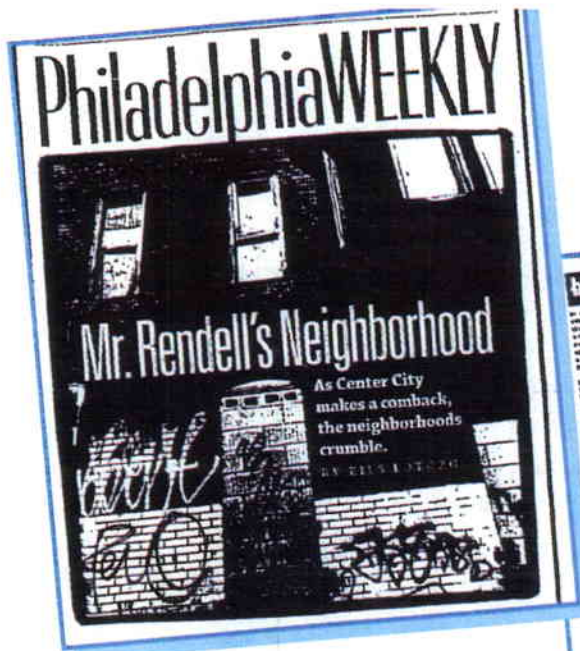
PREPARED FOR:
GEORGE T. KENNEY, JR.
CHAIRMAN—HOUSE URBAN AFFAIRS COMMITTEE

MARCH, 2001

Philadelphia WEEKLY

October 22, 1997 by Eils Lotozo

While politicians and the media takes turns touting Center City's alleged comeback, few are bothering to notice the desolation and disrepair in our surrounding neighborhoods. And things are about to get much worse.



But the biggest development is a package of bills now being worked on in Harrisburg. It might seem ironic that the most serious assist on urban blight might come from a group of largely Republican legislators, but Pennsylvania's smaller cities and even rural areas have not been immune to these problems.

blighttown U.S.A.

We have \$5.5 million in funding from our investors, and if we don't get land soon we will have to give it back," says Schickel. "It's outrageous that the city has all this vacant land and no strategy to assemble it into pieces you can build on."

Philadelphia's mayor is not the only politician to be touting Center City's alleged comeback. In fact, many politicians and the media are touting Center City's alleged comeback, while few are bothering to notice the desolation and disrepair in our surrounding neighborhoods. And things are about to get much worse.

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Section III HOUSE RESOLUTION 91 IMPLEMENTING LEGISLATION 1999-2000 LEGISLATIVE SESSION – FINAL STATUS

URBAN BLIGHT



HOUSE RESOLUTION 91: BACKGROUND

THE RESOLUTION

On March 16, 1995, the Pennsylvania House of Representatives unanimously passed House Resolution 91. House Resolution 91 directed the Urban Affairs Committee to examine the cause and effect of blight in Pennsylvania's urban areas, including those in rural settings. In addition, the Committee was asked to (1) determine the extent to which existing Commonwealth statutes and programs adequately addressed the elimination of blight and economic revitalization in these blighted areas and (2) where necessary, recommend program or legislative changes.

The Urban Affairs Committee held eight public hearings across the state from Pittsburgh to Philadelphia and heard testimony from a wide range of experts, including municipal and state officials, economic development professionals, code enforcement personnel, housing and redevelopment staff, nonprofit organizations, and citizens.

THE REPORT

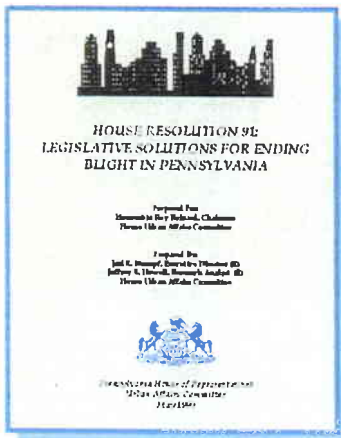
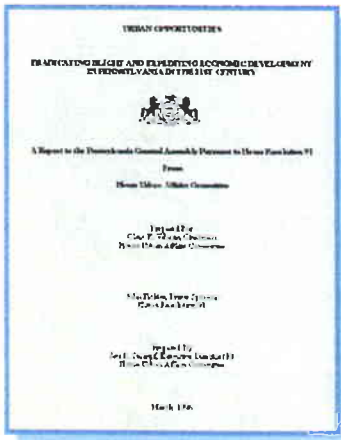
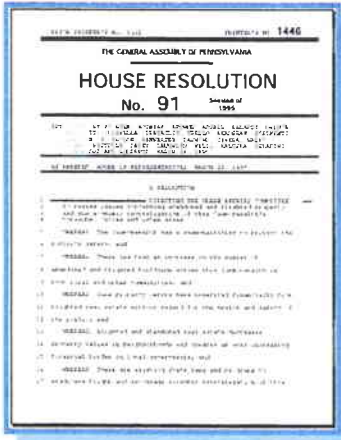
The House Resolution 91 report focused primarily on the specific problem areas identified by the experts who testified at the public hearings, and what they suggested needed to be done to eliminate the problems. With this in mind, the final report included: findings, conclusions, and legislative and program recommendations.

The Committee believed that the reading of the report by public officials, civic groups, organizations, and citizens interested in eliminating blight and encouraging economic revitalization in Pennsylvania's urban and rural areas, would: 1) stimulate future dialogue and discussion; and 2) lead to even more innovative ideas for changes in state urban programs and policies, and additional remedial legislation in the future.

IMPLEMENTING LEGISLATION

Unlike most reports that end up collecting dust, the Urban Affairs Committee staff immediately drafted remedial legislation to implement the recommendations contained in the report. Twenty-nine bills were introduced during the 1997-1998 legislative session and others were introduced later.

Urban areas, whether they are cities, or boroughs in rural areas of the state, are an important asset and resource to the Commonwealth of Pennsylvania and its economy. Having available, adequate affordable housing, needed community services and facilities, and a stable local economy, including good jobs and job training opportunities, is as important to the Commonwealth's urban areas as is, improving the physical condition of the blighted buildings and infrastructure that is located there.



HOUSE URBAN AFFAIRS COMMITTEE
COMMUNITY REVITALIZATION VISIT SCHEDULE
MARCH 29 – SEPTEMBER 30, 2000

<i>Date</i>	<i>Tour Site</i>	<i>Member</i>	<i>Time</i>
March 29	Ambler	McGill	9AM – 10:30AM
March 29	Manayunk	Manderino	11:30AM – 2PM
March 29	Special Services District	L. Cohen	3PM – 4:30PM
March 30	Bethlehem	Samuelson	9AM – 10:30AM
March 30	Quakertown	Clymer	11:30AM – 1PM
March 30	Doylestown	McIlhinney	2PM – 3:30PM
April 25	Coatesville	Hennessey	9AM - 10:30AM
April 25	Chesterbrook Village Housing Development	Rubley	11AM - 12PM
April 25	University of Pennsylvania	Horsey/Roebuck	2PM - 3:30PM
April 26	Hatboro	Cornell	9:30AM – 11AM
April 26	Eagleview Housing Development	Schroder	1:15PM - 2:45PM
April 26	Downingtown	Schroder	3PM - 4PM
May 17	Linglestown	Marsico	10AM – 12PM
May 22	Williamsport	Dempsey	9AM - 11AM
May 22	Towanda	Chadwick	1:30PM – 3PM
May 23	Wellsboro	Baker	9AM - 11AM
May 23	Coudersport	Jadlowiec	1PM - 3PM
May 24	Warren	Lynch	10AM – 12PM
June 1	Pittsburgh - Waterfront Project	Habay	9AM - 11AM
August 7	Meadville	Forcier	1PM - 3PM
August 8	Greenville	Wilt	1PM - 2PM
August 9	Carnegie	Pippy	10AM - 12PM
August 10	Phillipsburg	Herman	9:30AM - 11:30AM
August 10	Tyrone	Sather	1PM - 3PM
August 11	Altoona	Geist	8AM - 11AM
August 11	Hollidaysburg	Stern	11:30AM - 2PM
August 11	Bedford Airport	Hess	3PM - 4PM
August 21	Penn's Landing	Lederer	1PM - 6PM
August 22	Old City Philadelphia	Lederer	9AM - 11AM
August 22	Abington*	Bard	1:30PM - 3PM
August 23	Norristown	Fichter	9AM - 11AM
August 23	Phoenixville	Rubley	12PM - 3PM
August 24	West Reading	Rohrer	9AM - 11AM
August 24	Reading Housing Projects	Caltagirone/Santoni	11:30AM - 3PM
August 25	Boyertown	Leh	9AM - 11AM
August 25	Emmaus	Snyder	12PM - 3PM
September 5	Wilkes Barre KOZ	Blaum	9:30AM – 12:30PM
September 5	Luzerne Borough	Yudichak	1PM - 3PM
September 20	Pottstown	Dailey	9:30AM – 12:30PM
September 20	West Philadelphia	Horsey	1:30PM – 3:30PM

* Informational Meeting on House Bill 1829

COMMUNITY REVITALIZATION VISITS: BACKGROUND

The House Urban Affairs Committee between **March – September, 2000, visited over 40 communities throughout the Commonwealth of Pennsylvania** to discuss with local officials, **their successful revitalization activities**. The communities were **diverse**, and included cities as large as **Philadelphia and Pittsburgh**, and boroughs as small as Towanda, Coudersport, and Wellsboro in **rural areas** of the state. The geographic areas of the state in which the communities were located **were also diverse**, and included the **Northeastern and Northwestern** parts of Pennsylvania, as well as **Central Pennsylvania, Southeastern Pennsylvania, and Southwestern Pennsylvania**. A complete list of the communities and dates visited is included on the preceding page.

Currently, the Urban Affairs Committee staff is involved in preparing a final report which will include **findings and recommendations** from these visits. **New legislation, or changes to existing legislation**, as well as **modifications to existing DCED programs** like the Main Street Program, will also be a part of the Committee's final report.

PURPOSE

Local officials and community leaders were informed in advance of the visits, that the Committee's purpose was to **view successful community revitalization efforts that had already been completed; were currently underway; or that were planned for the future**. In addition, local officials and community leaders were asked to provide committee members with information concerning what they attributed their past success to, or what they felt would be the primary factors which would contribute to the success of their revitalization projects currently underway, or planned for the future. Additionally, they were asked to discuss with committee members, **the problems they encountered relative to their community revitalization endeavors and how they were successfully resolved**. Since the problems facing urban areas in Pennsylvania, whether large or small, are for the most part the same, the bottom line was to determine **what worked and what didn't; and to ultimately share this information with other communities throughout the state who have yet to undergo revitalization activities, in order that they can benefit from the experience of those communities that the Committee visited**. This includes sharing information on the various state, federal and private funding sources which were utilized in connection with the community revitalization activities, which will also be included in the Committee's final report.

KEY QUESTIONS ASKED

1. What steps, in order of priority, would you recommend that a community initially take to launch its community revitalization efforts?
2. What organizational structure do you feel works best at the community level, to manage local revitalization activities?
3. What do you feel were the top five problems your community encountered with respect to local revitalization, and how were they resolved?
4. List the funding sources that made your community's revitalization efforts possible, including state, federal, county, foundation, or private sources?
5. How do you feel your community: 1) has changed as a result of your revitalization efforts, or 2) **will change in the future** as a result of same?
6. What changes to any state programs, regulations, or guidelines, do you feel would be helpful in expediting revitalization efforts in communities in Pennsylvania in the future?

PRELIMINARY CONCLUSIONS

- **Directing future development to Pennsylvania's urban areas** will not only **expedite the renaissance of Pennsylvania's cities and urban centers in rural parts of the state** as has occurred in other areas of the country, but it will also aid in **eliminating sprawl and managing growth** in the suburban areas surrounding Pennsylvania's urban centers. This will result in **saving vital and limited farmland, natural resources, and open space**, from development in the future.
- While streetscape and building façade programs; mainstreet programs; business improvement districts; new and rehabilitated housing; historic preservation; and park improvements, to name a few, are all **important and necessary** for **successful community revitalization, they alone will not accomplish the objective. Successful community revitalization is market driven!** New businesses which **can be successful in a specific community**, must be **sought and assisted** in locating there. Tax credits and other forms of incentives **must be made available to attract investment** in the downtowns of urban areas. A market must also be developed **to support new and existing businesses**, in the form of **attracting new employers and employees to the downtown area**. **New customers** for these businesses can also be generated through the development of **new sales and rental housing opportunities downtown**, all of which result in **increased pedestrian activity** needed **to support existing businesses** or new businesses which are attracted to the community.

- For revitalization efforts to be successful and work, **a plan must be developed with time sensitive goals and objectives**, as well as a **budget and funding sources** for same, including **a financial commitment from the private sector** with respect to proposed expenditures.
- Critical in attracting new employers to urban areas, are the **cultural, social, entertainment, and recreation activities**, as well as sales and rental housing opportunities, available in the community for employees of businesses and companies that locate there.
- The **quality of the educational programs** available in the school system that serves the urban area is also as critical to the success of local revitalization efforts and the attraction of new employers and businesses to the community, as is **public safety**, and the perception that **the community, especially the downtown area, is a safe area in which to live and shop**.

FINAL REPORT RECOMMENDATIONS

To restate, the staff of the House Urban Affairs Committee is currently in the process of **evaluating all of the information and materials discussed and reviewed by Committee members in the 40 communities which were visited** between March – September, 2000.

Additionally, information on **successful revitalization activities** has also been requested from cities in Pennsylvania which the Committee was unable to visit due to time constraints.

Upon the completion of this staff review and analysis, a final report will be **issued by the House Urban Affairs Committee and made available to all members of the Caucus for use in communities in their legislative districts which might be interested in undertaking community revitalization programs and projects in the future**.

"THE FUTURE OF PENNSYLVANIA CITIES"

HOUSE URBAN AFFAIRS COMMITTEE HEARINGS
OCTOBER 17, 18, 19, 2000



House Urban Affairs Committee
Pennsylvania House of Representatives

AGENDA

"The Future of Pennsylvania Cities"

Tuesday, October 17, 2000
9:00 a.m. - 12:00 p.m.
Room 140 Main Capitol



House Urban Affairs Committee
Pennsylvania House of Representatives

AGENDA

"The Future of Pennsylvania Cities"

Wednesday, October 18, 2000
10:00 a.m. - 1:00 p.m.
Room 140 Main Capitol



House Urban Affairs Committee
Pennsylvania House of Representatives

AGENDA

"The Future of Pennsylvania Cities"

Thursday, October 19, 2000
10:00 a.m. - 1:00 p.m.
Room 140 Main Capitol

WITNESSES

Joanne Denworth, President
10,000 Friends of Pennsylvania

Dr. Hazel Morrow-Jones
Associate Professor of City and Regional Planning
Ohio State University

Bill Fontana, Executive Director
Coalition for Community Investment Building

Mark Alan Hughes, Senior Fellow
Fox Leadership Program
University of Pennsylvania

Arthur Ziegler, Jr., President
Pittsburgh History and Landmarks Foundation

Mertyn J. Clarke, Chairman
Political Science Department
East Stroudsburg University

Albert R. Boscov, Chairman
Boscov's Department Stores

Larry Segal, President
The Segal Group, Inc.

Tina Brooks, Senior Program Director
Philadelphia Local Initiatives Support Corporation

Mayor Stephen R. Reed
City of Harrisburg

Commissioner John F. Timoney
Philadelphia Police Department

Barry Seymour, Assistant Executive Director for
Regional Planning
Delaware Valley Regional Planning Commission

Professor Stephen Couch
Department of Sociology
Pennsylvania State University

Lawrence O. Picus, Chairman
Department of Administration and Policy
Rossier School of Education
University of Southern California

Professor Sabina Detrick
Graduate School of Public and International
Affairs - University of Pittsburgh

Tom Hylton, Author
Save Our Land, Save Our Towns:
A Plan for Pennsylvania

“THE FUTURE OF PENNSYLVANIA CITIES”: BACKGROUND

When the Urban Affairs Committee released its **final report** entitled **Urban Opportunities: Eradicating Blight and Expediting Economic Development in Pennsylvania In The 21st Century**, in 1996, it stated:

“To insure that this document **does not become** just "one more" report that gathers dust, **the Urban Affairs Committee at the present time is in the process of drafting remedial legislation to implement many of the recommendations contained in this report.**”

To date, many bills in the legislative package **introduced to implement the HR 91 report recommendations, and included in this report, have already been enacted into law.** The Committee’s goal is to have **the remaining bills enacted into law this session!**

OCTOBER HEARINGS

In looking **beyond** what the Committee **had already done**, and thus **to the future**, the House Urban Affairs Committee held three days of hearings in the Majority Caucus Room at the State Capitol in Harrisburg on **October 17th, 18th, and 19th, 2000**, on the subject of, the **"Future of Pennsylvania's Cities."** **In-state and out-of-state experts were invited and participated**, some for the first time **via teleconferencing from as far away as California.**

The three-day session focused on: (1) differences between urban revitalization efforts in cities in Europe as contrasted to cities in the United States; (2) successful revitalization efforts in cities in the United States to date, including Pennsylvania; and (3) **what the future of Pennsylvania's cities, both large and small, looks like, including any impediments to growth and development.** The issues discussed included:

- **Housing (all types)**
- **Economic Development**
- **Urban Education**
- **Urban Crime/Public Safety**
- **Transportation**
- **Urban Social/Health/Welfare Issues**
 - **Minority populations**
 - **The elderly**
 - **Special needs populations**
- **Municipal Finance/Management**
- **Recreation/Environment**

The Committee’s goal was to hear from experts: (1) **where they saw Pennsylvania's cities headed;** (2) **what they felt the future problem areas were going to be;** (3) **how they felt the anticipated problems could best be resolved;** and (4) **what they felt the Pennsylvania Legislature could do to**

facilitate resolving same, in order for the future of Pennsylvania's urban areas, large and small, to be bright and enlightening for the people living there.

PURPOSE

To restate, the purpose of the Committee in holding these hearings was to hear from **state and national experts, what they felt the challenges would be for Pennsylvania's urban areas in the future, and how the General Assembly could assist local officials in the state in meeting those challenges.** This included cities and boroughs, as well as any urban area in the Commonwealth, including urban areas in townships facing similar problems, i.e. "**suburban renewal.**"

The Committee is well aware that blight; a decreasing population; and a decreasing tax base, are only **a few of** the problems facing many urban areas in Pennsylvania today. Steps for reversing these trends, and attracting increased investments to our communities in order to revitalize them, must include, at a minimum, making our communities safer; improving urban school systems; developing affordable housing downtown; expanding and improving public transportation; façade and streetscape improvements; making our communities fiscally sound through increased efficiencies, improved management, and changes in state and local tax policies; providing adequate services and facilities for the elderly, minority, and special needs populations; and addressing infrastructure, and environmental concerns. Pennsylvania **must succeed, and cannot fail,** with respect to the aforementioned, if Pennsylvania hopes to improve the quality of life in its cities and boroughs in the future, and **attract new private investment and new jobs to these communities.**

The Committee viewed these **October hearings** as a starting point in beginning a dialogue among all interested parties, concerning: 1) **the key problems and issues** which Pennsylvania's cities and boroughs will be facing in the future, and 2) **the public policy options** which exist and which need to be considered by state and local officials including the Pennsylvania General Assembly, **with respect to resolving same.**

The Committee is also well aware that **directing future investment to our urban centers,** will also help Pennsylvania address current problems associated with sprawl, as a result of being able to save Pennsylvania's diminishing farmland, open space, and natural resources, which otherwise would be used to construct the new developments which can be built in our urban communities.

As a result of the Committee's desire to hear from experts within and outside of Pennsylvania **that the Legislature does not routinely hear from during the legislative session,** groups and organizations that **did not have an opportunity to testify at these hearings,** including but not limited to: the Pennsylvania League of Cities and Municipalities; the Pennsylvania Planning Association; Pennsylvania Association of Housing and Redevelopment Authorities; Pennsylvania Boroughs Association, and other statewide groups and organizations having ideas and suggestions to contribute, **were asked to submit their comments and thoughts on the future of Pennsylvania's cities to the Committee in writing in order to be incorporated in the final report the Committee will be publishing on these hearings.**

NEW LEGISLATIVE RECOMMENDATIONS: FINAL REPORT

- Create technical assistance programs to help communities and nonprofits rehabilitate historic structures for adaptive public purpose reuse.
- Create programs aimed at the renovation and conversion of vacant second and third floor office space above business properties downtown for use as new office space or affordable housing.
- Provide financing and technical assistance to municipalities and nonprofits for utilization in redeveloping key structures and sites within the central business district, essential to the economic, social or civic fabric of the community.
- Increase funding and technical assistance for the current main street program; business, residential, and mixed-use improvement districts; downtown commercial incubator programs; and digital service centers.
- Create a state **Urban Investment Trust Fund** to finance **major capital projects** needed to support and achieve successful community revitalization.
- Create a **significant new infrastructure financing program** to support community revitalization efforts capable of providing flexible financing for capital projects, including but not limited to, highways, bridges, mass transit, telecommunications, and other infrastructure projects critical to the successful revitalization of the community.
- Establish a **state income tax credit program** to **encourage the rehabilitation of residential properties** in urban areas by **current owners**, nonprofits, **new owners** and the private sector. This will lead to 1) increased purchases of residential property in urban areas and 2) the support of other community revitalization efforts.
- **Expand current business loan programs and increase the amount of venture capital funds available for businesses willing to locate in a community as part of its revitalization strategy.**
- **Link job training program funding to the development of educational programs in urban areas needed to develop the job force necessary for businesses that want to locate there.**
- Change current state and local tax policies to encourage increased investment by the private sector in the downtowns of communities as part of a revitalization initiative.

A more detailed description of the above recommendations, many of which were made by witnesses who testified at the Urban Affairs Committee hearings on the Future of Pennsylvania Cities in October of 2000, **will be included in the final report issued by the Committee.**

Legislation to implement the above recommendations is also currently being drafted by Committee Staff for introduction, consideration, and passage by the General Assembly this session.



COMMUNITY AND ECONOMIC DEVELOPMENT PROPOSALS

- Act 92 of 1998 - Established the Keystone Opportunity Zone Program which created tax-free zones in Pennsylvania to expedite economic development in deteriorating and underutilized areas of urban and rural communities. State and local taxes in these areas are waived as incentives to attract new businesses and create new jobs.
- Act 174 of 1998 – Drafted, in conjunction with the Pennsylvania Low Income Housing Coalition and the Pennsylvania Downtown Center, the “Community and Economic Improvement Act” provides for the creation and operation of Neighborhood Improvement Districts, (residential or mixed use) similar to current Business Improvement Districts, (commercial only) in just Philadelphia.
- Act 32 of 2000 - Established the “Downtown Location Law” which required DGS to establish guidelines to encourage State agencies to: 1) locate all new offices and facilities or; 2) enter into a lease of real estate for office purposes, in downtown areas.
- Act 119 of 2000 - **Amended** the “Pennsylvania Keystone Opportunity Zone Act” by: 1) **expanding** the tax free zones by 18,000 acres (12 new zones at maximum 1500 acres each) 2) making several changes and clarifications to address technical concerns that have arisen since the initial implementation of the Act, and 3) providing additional tax exemptions for businesses previously excluded from the Keystone Opportunity Zone program, including banks, thrifts, insurance companies, utility, truck, bus, and rail companies. (See Act 92 of 1998 above.)
- Act 130 of 2000 - Provides for the creation and operation of Neighborhood Improvement Districts in all municipalities across the Commonwealth, except Philadelphia. (See Act 174 of 1998 above.)



Technical assistance programs to help communities and nonprofits rehabilitate historic structures for adaptive reuse public purposes.



Funding for renovation programs aimed at converting vacant second and third floor office space above business properties downtown for use as new office space or affordable housing or market rate housing.



Financing and technical assistance to municipalities and nonprofits for utilization in redeveloping key structures and sites within the central business district essential to the economic, social or civic fabric of the community.




Increased funding and technical assistance for the current Main Street program, business improvement districts, downtown commercial incubator programs, and digital service centers.





ANTI-BLIGHT AND SLUMLORD PROPOSALS


Act 134 of 1998 - Amended the "Housing Authorities Law" to prevent a housing authority from entering into a contract with a landlord who owns municipal, county or school district taxes.


Act 135 of 1998 - This statute increases criminal penalties for serious code violations or tax delinquencies.

 Criminal Penalty Package - These bills would make habitual violations of building, housing, property maintenance, or public safety ordinances by slumlords a criminal offense punishable by up to one year in jail.

 Private Right of Action - This proposal would amend Title 42 (Judiciary and Judicial Procedure) to allow private individuals and community groups in Pittsburgh to file civil actions in the Pittsburgh Magistrates Court against slumlords to compel compliance with City property maintenance ordinances, or for damages in connection with the violation of those ordinances. A separate proposal has been offered for other municipalities in the Commonwealth.

 State Permit Denial - This proposal would allow **the State to deny state permits, licenses or approvals** to slumlords who own property with unabated housing code violations or who own tax delinquent property in any municipality in the state. (Examples would include: state liquor licenses, DEP sewer permits, PENNDOT curb cut permits, etc.)

 Private Asset Attachment - This proposal would amend Title 53 Municipalities Generally, to **allow local governments to attach any private assets of slumlords to cover all municipal expenditures associated with code enforcement** activities including demolition costs.

 Municipal Permit Denial - These proposals would allow **municipalities to deny municipal permits, licenses, or approvals** to slumlords who own property with **unabated serious housing code violations or who own tax delinquent property in any municipality in the state**. Examples include: municipal building permits, zoning variances, licenses and occupancy permits, etc.

 Statewide Computer Registry - This proposal would establish a statewide computer registry that would track ongoing, unabated, serious housing code violations or tax delinquencies for property owned by slumlords.


 Pennsylvania Community and Economic Development Advisory Committee - This proposal would create a Pennsylvania Community and Economic Development Advisory Committee similar to the current State Housing Advisory Committee.





HOUSING PROPOSALS


Pennsylvania Mortgage Guaranty Corporation

- **Guarantee municipal or redevelopment authority loans for economic development (including neighborhood commercial) or housing projects (including single family) in blighted areas. This would include loans to nonprofit corporations.**
- **Guarantee private lending institution loans and mortgages in blighted areas.**

 Receivership - This proposal would allow nonprofit corporations to be named “receivers” by the courts in order to take control of property that is neglected by the owner of record. Receivers would maintain and manage property in lieu of the owner until such time as the owner redeems it or the court approves a transfer of the property.


 Mortgage Lenders Responsibility Act - This proposal would make anyone with a financial interest in a property, including banks and mortgage companies, etc., responsible for the property’s maintenance and code compliance, when the owner of record fails in that obligation.


 Funding for renovation programs aimed at converting vacant second and third floor office space above business properties downtown for use as new office space or affordable housing or market rate housing.


 A state tax credit program to encourage individuals to purchase residential homes in urban areas as part of a community revitalization program and rehabilitate same for owner occupancy.




FINANCING PROPOSALS


 Act 160 of 1998 - Amended the Homeowners Emergency Mortgage Assistance Program (HEMAP) by reducing the amount of assistance available to individual homeowners so that more homeowners could be served by the program which is administered by the Pennsylvania Housing Finance Agency.


 Proactive TIF Designation - This proposal would amend the Tax Increment Financing Act by making the Act applicable to areas that are not yet blighted enough to be in an established “redevelopment area.”


 Majority Option - This proposal would amend the Tax Increment Financing Act to allow a majority of taxing authorities with jurisdiction over the proposed TIF district to compel the third taxing authority to participate in the TIF.


 Pennsylvania Mortgage Guaranty Corporation

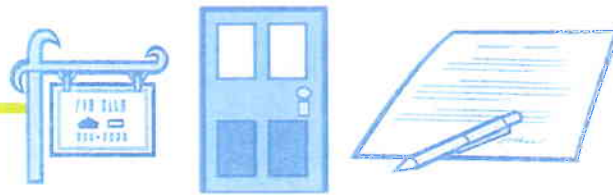
- **Guarantee municipal or redevelopment authority loans for economic development (including neighborhood commercial) or housing projects (including single family) in blighted areas. This would include loans to nonprofit corporations.**
- **Guarantee private lending institution loans and mortgages in blighted areas.**

 Urban investment trust fund to finance major capital projects needed for successful community revitalization.



 Significant flexible financing for capital infrastructure projects including highways, bridges, mass transit and other type infrastructure projects necessary for the successful revitalization of the community.

 Expansion of business loan programs and increased venture capital funds for businesses willing to locate in a community’s downtown as part of a revitalization strategy.

 Changes in current state and local tax policies to encourage increased private investment in the downtowns of communities as part of a revitalization initiative.



REAL ESTATE TAX SALE PROCESS PROPOSALS

- Act 5 of 1998 - Amended the “Real Estate Tax Sale Law” to authorize third parties to satisfy tax claims held by a municipality against tax delinquent real properties. Also allowed a municipality to petition the Court of Common Pleas to prohibit the transfer of property sold at a judicial sale to any purchaser who failed to comply with the local housing code with respect to other properties they own.
- Act 44 of 1998 - Amended the “Third Class City Code” to provide a waiver of the current advertising and bidding requirements for the sale of real property owned by the municipality when sold to nonprofit community development corporations to develop for commercial, industrial and affordable housing purposes.
- Act 47 of 1998 - Amended Section 2541 (Public Sale of Property to Satisfy Tax Claims) of the “Third Class City Code” by defining “delinquent taxes” as taxes delinquent thirty days after the final deadline for payment of such taxes for the current tax year.
- Act 48 of 1998 - Repealed Section 2545 of the "Third Class City Code" which provides for the redemption of real property sold at a judicial sale.
- Act 133 of 1998 - Amended the “Real Estate Tax Sale Law” to prohibit the completion of a sale to persons who own other property with delinquent real estate taxes or outstanding municipal utility bills.
- Act 73 of 2000 - Amended the “County Code” to provide a waiver of the current advertising and bidding requirements for the sale of real property owned by the county when sold to nonprofit community development corporations to develop for commercial, industrial and affordable housing purposes.
-  Post-Sheriff’s Sale Code Compliance - This proposal would amend the “Real Estate Tax Sale Law” to require that all property purchased at a sheriffs sale be brought up to code standards within a reasonable period of time, in order to prevent speculators and slumlords from purchasing more property for “speculative” purposes and simply boarding it up.
-  Clarify “Hardship” Case - This proposal would amend the “Real Estate Tax Sale Law” to further clarify what constitutes a “hardship” case, in which the court can legally permit a payment schedule for taxes due on tax delinquent property. The bill would also impose sanctions on property owners who default on established payment schedules during an authorized extension of time.



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1999-2000 HOUSE RESOLUTION 91 LEGISLATION

<i>HOUSE BILL</i>	<i>PRIME SPONSOR</i>	<i>TOPIC OF LEGISLATION</i>	<i>SIMILAR TO LAST SESSION</i>
1128	Habay	Amend Administrative Code—permit denial	House Bill 2527
1129	Hennessey	Private asset attachment	House Bill 2525
1130	Walko	Private right of action for Commonwealth	House Bill 2524
1131	Ramos	Amend 1 st Class City Government—permit denial	House Bill 2529
1132	Petrone	Incorporated Towns—permit denial	House Bill 2531
1133	Stetler	Amend RETSL—Post-sheriffs sale and hardship cases	House Bill 2534
1134	Mellhinney	Establish Community and Economic Development Advisory Committee	House Bill 2533
1135	Sturla	Statewide Computer Registry for property maintenance code violations	House Bill 2532
1136	Pippy	Amend Title 53 (Municipalities Generally)—permit denial	House Bill 2528
1137	Petrone	Amend 2 nd Class City Law—permit denial	House Bill 2530
1138	Reinard	Amend TIF Act—Proactive Designation	House Bill 971
1139	Habay	Amend 2 nd Class County Code—Waive bidding requirements for nonprofits	House Bill 960
*1140	Petrone	Amend County Code—Waive bidding requirements for nonprofits	House Bill 962
1141	Van Horne	Amend 2 nd Class Town. Code—Waive bidding requirements for nonprofits	House Bill 963
*1142	Reinard	Establish “Neighborhood Improvement District Act”	House Bill 2858
1143	Dempsey	Amend TIF Act—Establish TIF districts if 2 of 3 taxing bodies approve	House Bill 972
1144	Walko	Private right of action in Pittsburgh Magistrates Court	House Bill 974
1905	Kirkland	Establish “Mortgage Lenders Responsibility Act”	House Bill 2535
1906	J. Taylor	Establish “Pennsylvania Mortgage Guaranty Corporation Act”	House Bill 2526
1996	Reinard	Establish “Blighted Property Receivership Act”	House Bill 2523
2104	Habay	Establish “Pennsylvania Urban Blight Eradication Act”	N/A

Denotes passage by House of Representatives

**Enacted into law*

(NOTE: All bills were reported out of the House Urban Affairs Committee)



PENNSYLVANIA HOUSE OF REPRESENTATIVES
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5

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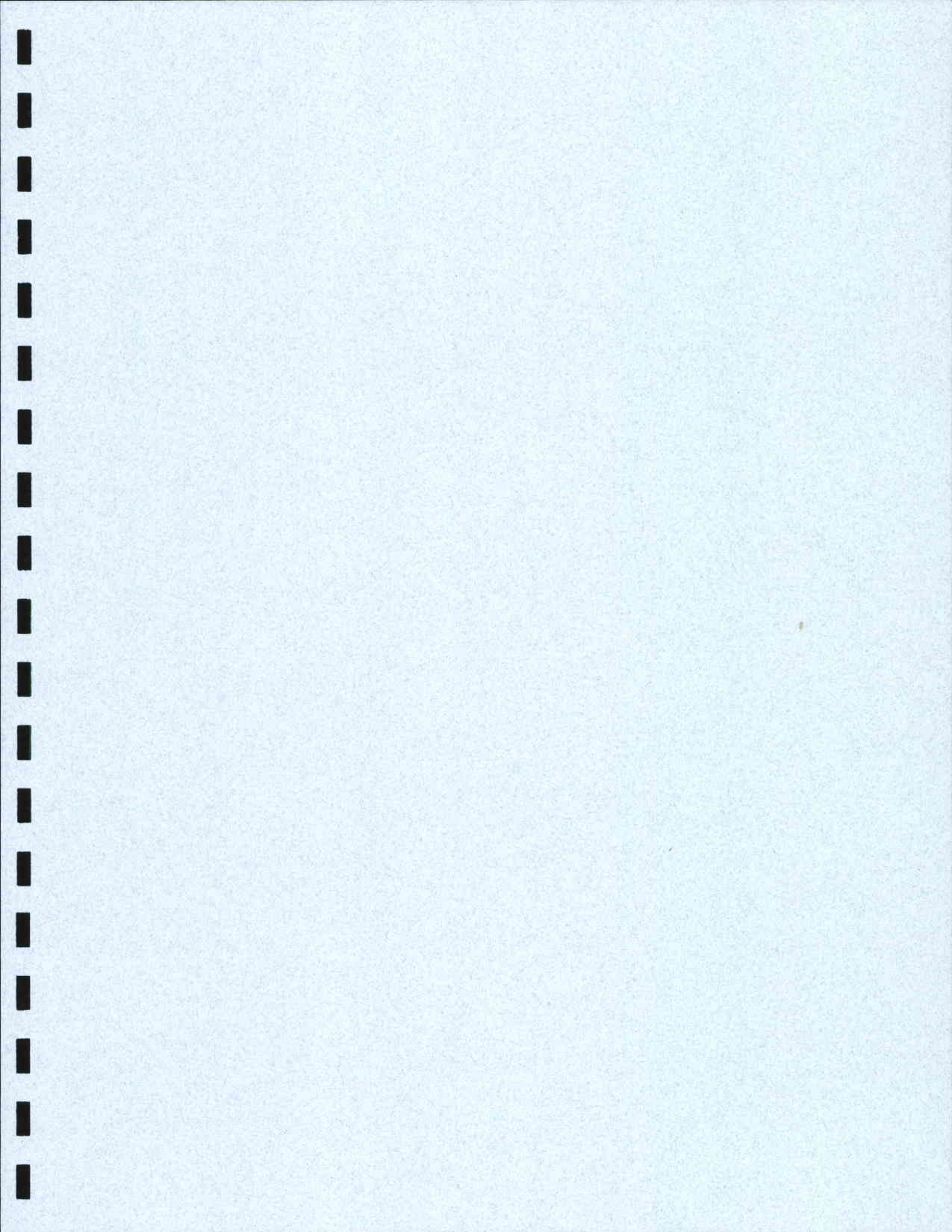
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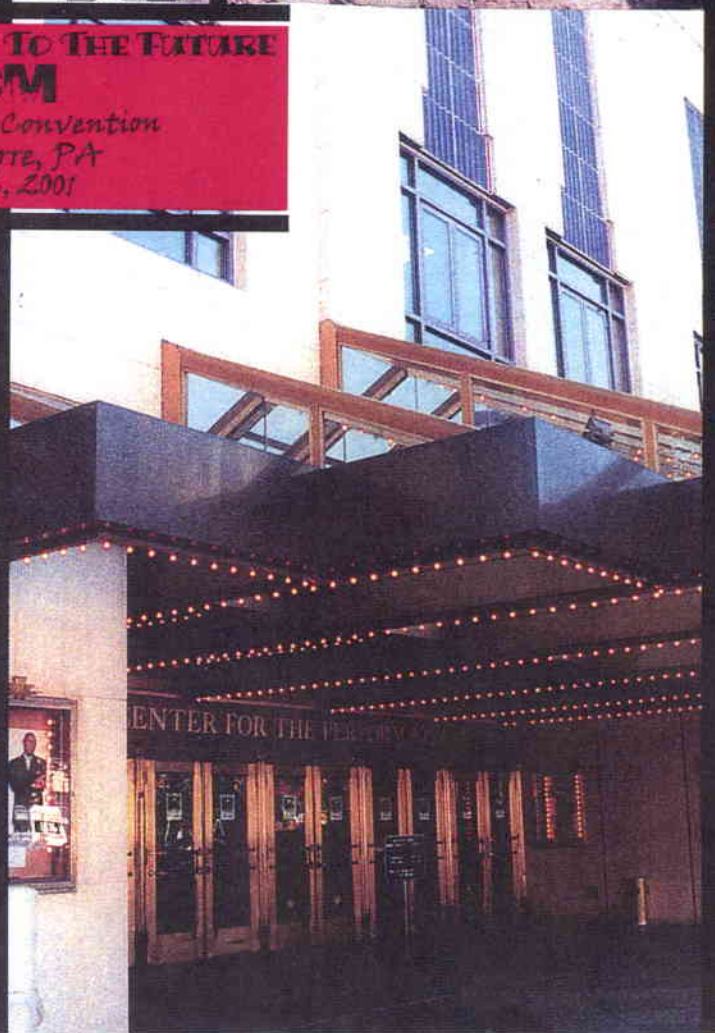
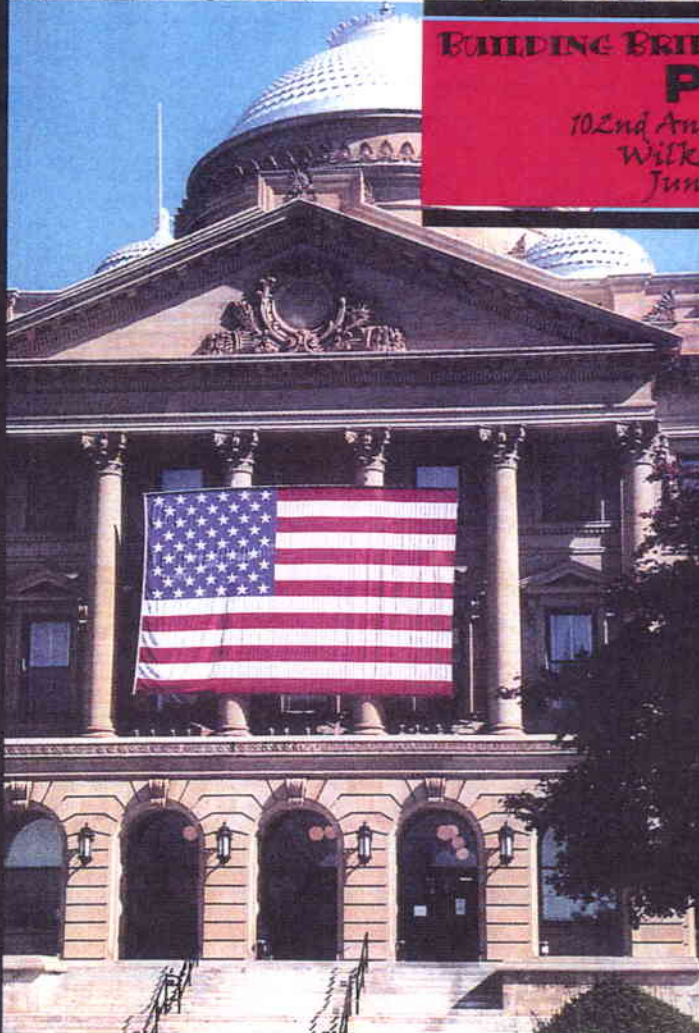
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Feature

The Renaissance Is Underway

by Jeri E. Stumpf, Executive Director, House Urban Affairs Committee

In case you haven't heard, Pennsylvania's urban areas are on the rebound. The renaissance being experienced in many cities nationally, is occurring here, too. The future of Pennsylvania's cities looks bright, in my opinion! I predict that many "baby boomers" in Pennsylvania who fled cities for the suburbs during the 1950's and 60's, and others, will increasingly want to make their home once more, or for the first time, in Pennsylvania's cities, and boroughs in rural parts of Pennsylvania.

They contain, among many things, historic buildings, interesting architecture and amenities, cultural treasures, and the charm afforded by their downtowns. People fighting the daily commute from the suburbs, are slowly beginning to look for a more interesting place to "retreat to" after competing in the high tech, worldwide economy every day. Pennsylvania's cities and boroughs offer such a "respite."

The ambiance offered by Pennsylvania's urban areas cannot be duplicated in the suburbs, despite developers' attempts. The newest suburban trend is constructing neo-traditional residential developments where the density is higher, the yards are small or nonexistent, the streets are narrower and have back alleys, homes have front porches, and people living there have the ability to know their neighbors living across and down the street from them. Sounds like a neighborhood in any one of Pennsylvania's cities or boroughs to me!

Additionally, those who originally fled Pennsylvania's urban areas for the suburbs are now finding that everyday the rural landscape – the rolling hills and fertile farms that attracted them there in the first place – is being replaced by sprawling housing developments, indistinguishable from one another, which contain none of the unique architectural attributes that housing in Pennsylvania's urban areas affords buyers. They are also subjected to endless miles of architecturally uninterest-

ing commercial malls, industrial parks, and identical national chain restaurants and retail stores, which repeat themselves every so many miles. Rural roads which were not built to accommodate a high volume of traffic, quickly become parking lots. What was once a 15-minute trip home from the office, overnight becomes a 45-minute nightmare at rush hour. Most unfortunate, is that these developments are being constructed on Pennsylvania's limited and irreplaceable farmland and open space, the very assets that make Pennsylvania one of the most beautiful states in the nation; but for how long?

To determine how the Pennsylvania General Assembly might help Pennsylvania's urban areas overcome the challenges created by the exodus of the 1950's and 60's, and become the residential and business location of choice in the 21st century, the General Assembly passed House Resolution 91 of 1995. HR 91 directed the House Urban Affairs Committee to examine the causes of blight in Pennsylvania's urban areas, and the effectiveness of existing economic development programs. After statewide hearings, a report was released, and over 30 bills were drafted and introduced to implement the report's recommendations to assist Pennsylvania's urban areas "turn things around."

Following that, the House Urban Affairs Committee reviewed community revitalization "Best Practices" nationally. The Committee also toured 40 communities in Pennsylvania between March and September of 2000, to view their successful revitalization projects both completed or planned.

The Committee then held hearings at the State Capitol in October of 2000, on the Future of Pennsylvania's Cities and Boroughs. The purpose of the hearings was to examine where Pennsylvania's cities and urban areas are headed, the problems and challenges they will be facing, and the additional "tools" the Pennsylvania General Assembly might provide them to assist in their successful renaissance.

In-state experts, and many national experts, participated via teleconferencing.

While the Urban Affairs Committee will be issuing a final report containing detailed findings and recommendations, this article is intended to highlight (1) some conclusions and (2) legislative "tools" enacted to date, or which the Committee hopes to have enacted during the 2001-2002 legislative session to help.

Revitalization

Directing future development to Pennsylvania's urban areas will do more than expedite the renaissance of Pennsylvania's cities and urban areas in rural parts of the state. It will also aid in eliminating sprawl; managing growth; and saving limited farmland, open space, and natural resources, which would otherwise be developed.

While streetscape and facade improvement programs, new and rehabilitated housing, historic preservation, recreation and park improvements, are important and necessary for successful revitalization, they alone will not accomplish the objective.

Successful community revitalization must be market-driven and developed with the input and support of neighborhood residents and the local business community. Providing a wide range of housing choices for all economic levels, including special needs populations and senior citizens; attracting new businesses back downtown through creative and innovative financial programs and tax incentives; developing and improving community cultural, social, entertainment, and recreational activities and facilities – which are also of interest to 21st century employees – will all help increase pedestrian traffic in urban areas, which is critical to support existing and new downtown businesses.

Quality urban school systems and public safety are as critical to the success of urban

revitalization efforts as any economic development project contemplated.

New Tools: Available or on Their Way

As a result of the House Urban Affairs Committee's House Resolution 91 report, new legislation has been enacted to increase the criminal penalties for slumlords who have "milked all the equity out of their properties" and then abandoned these deteriorated structures. These structures are a "cancer" on our communities and, over time, can lead to the destruction of entire neighborhoods.

The Keystone Opportunity Zone program (Act 92 of 1998) was enacted to create tax free zones to expedite economic development in deteriorating and underutilized areas of urban and rural communities. State and local taxes in these areas are waived as incentives to attract new businesses and create jobs. This Act was also amended last session to expand the tax free zones statewide by 18,000 acres.

The passage of the Downtown Location Law (Act 32 of 2000) now requires the Department of General Services to establish guidelines to encourage state agencies to locate all new offices and facilities in the downtown area, as a catalyst for economic development, and to increase pedestrian traffic downtown to support existing and new businesses.

The Neighborhood Improvement District Act (Act 130 of 2000), allows neighborhood residential and mixed use areas to enjoy the same powers, privileges, and benefits that business improvement districts have enjoyed for many years – which has led to the successful revitalization of many downtown central business districts.

Additional legislation to be introduced and hopefully enacted this session would:

➤ Allow municipalities to deny municipal building permits, zoning variances, or other municipal approvals, to slumlords who own real estate in any municipality in Pennsylvania which has serious unabated code violations, is tax delinquent, or has liens for significant unpaid bills for municipal utility services.

➤ Allow Commonwealth agencies to deny any state issued permits or approvals to slumlords who own real estate in any municipality in Pennsylvania which has serious unabated code violations, is tax delinquent, or has liens for significant unpaid bills for municipal util-

ity services (i.e. PennDOT curb cuts, a liquor license for a new restaurant, DEP sewer module approvals for a proposed development, or a drivers license).

➤ Allow municipalities to go after any assets of a slumlord in order to recover municipal costs associated with the demolition or boarding up of a property, necessitated by the slumlord's failure to have the property comply with municipal building and housing code requirements. Presently, the only option the municipality has is to "lien" the property for such costs. Most often the lien is "worthless," as the municipal costs many times exceed the value of the land once the structure is razed.

➤ Create a Pennsylvania Mortgage Guaranty Corporation to guarantee loans made by municipalities, redevelopment authorities, or banks and mortgage companies for economic development projects in blighted areas – including commercial, industrial, or housing projects. In effect, the Mortgage Guaranty Corporation would operate like a state FHA.

➤ Establish a State Urban Investment Trust Fund, which could include a housing trust fund as a component part, to assist Pennsylvania's communities finance needed revitalization projects. Mayor Reed of Harrisburg, who suggested this at the Committee's Future of Pennsylvania's hearings in October, believes the revolving fund created could develop assets of over \$5 billion within five years if managed properly.

➤ Establish a Commonwealth Infrastructure Development Bank using the tax increment financing concept (TIF) to assure that financial resources are available for critical infrastructure projects in urban areas needed to support proposed economic development projects.

➤ Fund and provide technical assistance for the renovation of vacant space above commercial property in downtown areas for use as new office space or affordable housing. Included

would be consideration of developing a rehabilitation code, similar to New Jersey's, to facilitate the renovation of older buildings downtown, which might not otherwise occur as a result of it being cost prohibitive.

➤ Establish a state income tax credit

program for the rehabilitation of existing residential property in urban areas. Hopefully, this would encourage people to remain living there, and also act as an incentive to attract new people to purchase residential properties in Pennsylvania's cities and boroughs.

Jane Jacobs, author of *The Death and Life of Great American Cities*, (published over 40 years ago) criticized the approach taken by planners to solve urban problems at the time, and concluded in her book:

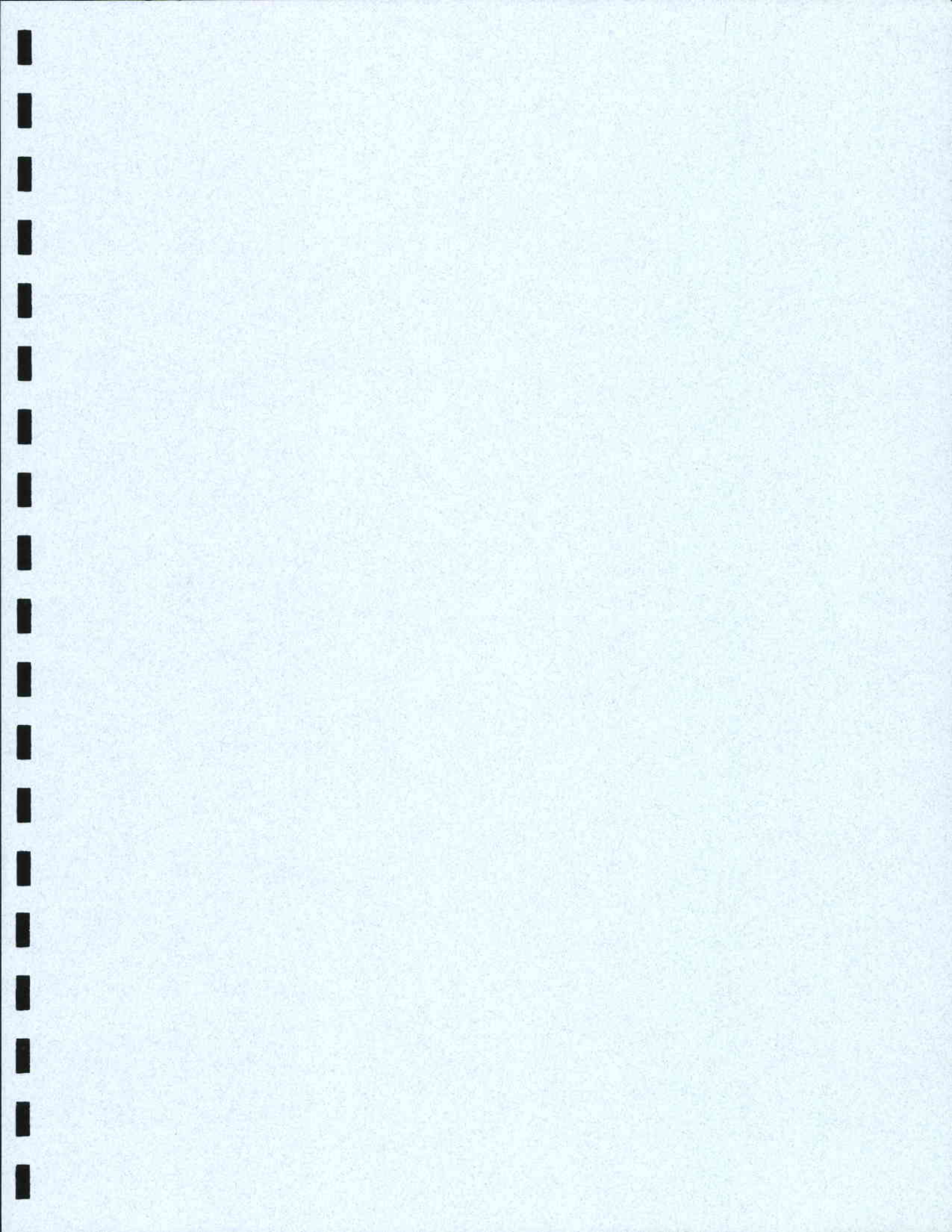
"Dull, inert cities, it is true, do contain the seeds of their own destruction and little else. But lively, diverse, intense cities, contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves."

I agree. We are seeing this in cities all over the State of Pennsylvania today, and in the downtowns of many of Pennsylvania's boroughs in rural areas of the state. I believe that with the additional tools the Pennsylvania Legislature has recently provided – and those it will provide in the future, as a result of the work of the House Urban Affairs Committee – the renaissance being enjoyed in cities throughout the United States will be achieved in all of Pennsylvania's cities and boroughs that develop successful revitalization strategies. It is just a matter of time!

About the author:

Jeri E. Stumpf is currently, and has been for the last 28 years, the Executive Director of the House of Representatives Urban Affairs Committee for the Republican Caucus. For 22 of those years, he was also the Executive Director of the House Local Government Committee, until the Committees were divided as a result of the increasing volume of work. Prior to being employed by the Pennsylvania Legislature, Mr. Stumpf served for five years as Director of City Planning with the City of York. Before that he was a planner with a Harrisburg consulting firm and the York County Planning Commission.





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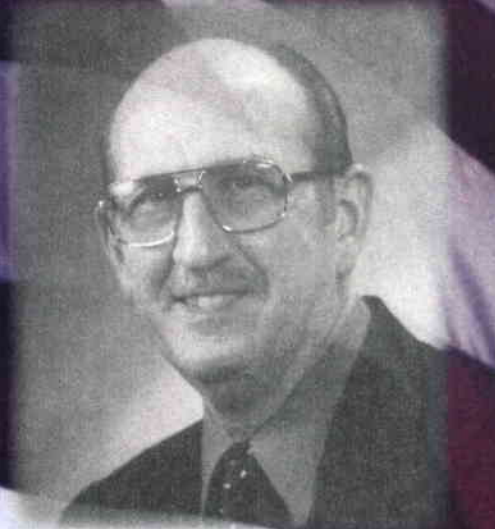
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FEATURE

PROSPECTIVE HOMEBUYERS: TELL THEM "THE SECRET"...NOW!

by Jeri E. Stumpf

How many gymnasts, tennis, volleyball, soccer, cross country, wrestling, and track and field athletes do you suppose there would be in high school sports today if, upon arriving in Middle School, the only sport new students ever knew the school offered was football? The point? You have to know about something, before it can become an option in one's list of choices!

The fact that the school faculty and coaching staff knows, is not enough. The kids who are about to make decisions regarding extracurricular activities, are the ones who must know, before they choose their life's sport "of choice."

So it is with urban living. City mayors, city planners, and local redevelopment and economic development professionals, are all keenly aware of the respective projects they are involved in to make their community a better place in which to live and raise a family. But so what? Will the fact that they know, or the projects themselves, make people choose their community as a location of choice to live or retire in? No.

It's all about "marketing." To restate, "you have to know about something, before it can become an option in one's list of choices," including where to purchase a home and live.

Urban areas in Pennsylvania today face a daunting challenge. While they have significant problems, they are making great strides in resolving them, and turning their communities around. Revitalization is alive and well, and Governor Rendell's economic stimulus programs are helping. But is this general knowledge among homebuyers in the counties and regions in which Pennsylvania's urban areas are located? No.

Regardless of the progress being made by Pennsylvania's cities and boroughs, many people still believe urban areas are unsafe and blighted, with under-performing schools – hardly a place they would want to buy a home and live. But is that perception true? No.

Not that there aren't problems; certainly there are. But the problems are not as great as the public's perception, and a renaissance is underway which is transforming these urban "diamonds in the rough." Through "Elm Street and Main Street"; new building facades and streetscapes; restaurants and en-

tertainment venues; landscaping, parks, and recreational opportunities; infrastructure and mass transit improvements; restoration of community historic and cultural assets; and the investment of millions of dollars in public and private funds in other revitalization activities and projects, Pennsylvania's urban areas are not what they were ten, or even five, years ago. They are rapidly changing, and with their many assets – including the dynamic architectural features associated with the buildings and homes located there – they are becoming attractive, affordable, charming, and exciting areas to consider when choosing a place to live.

But guess what? Just like the aforementioned football analogy, if empty nester baby boomers looking for a community to retire in, or a young couple deciding where to buy their first home, aren't shown any properties in a city or borough's beautiful neighborhoods with their historic brick sidewalks and large mature trees when out looking at properties with their realtor – and are unaware of all the new economic development activity taking place in the town, along with the advantages of living there – "they are going to play football" (buy a home in the suburbs).

To restate again, "you have to know about something, before it can become an option in one's list of choices."

The time has come for prospective homebuyers in Pennsylvania to be told the "secret" that mayors, planners, and economic development and redevelopment professionals know about Pennsylvania's cities and boroughs.

Cities and boroughs offer home purchasers more "bang for their buck" in terms of the housing (square footage) they can buy. This translates into larger bedrooms for their family, for example, not to mention architectural features not even available in tract suburban housing. Add walkable neighborhoods, at a time when gas is \$3.00 a gallon, and people are choosing walking, running, and cycling to keep healthy and lose weight. Then there's the aesthetics – mature trees, landscaping, rivers, neighborhood parks, and greenways. Factor in outdoor restaurants, libraries, new baseball stadiums, historic and cultural activities, and a front porch on which to read and get to know your neighbors, and... well... you get the picture!



So, what needs to be done? How can this "secret" be divulged to those unaware of the ambiance of urban living? Here's what I think.

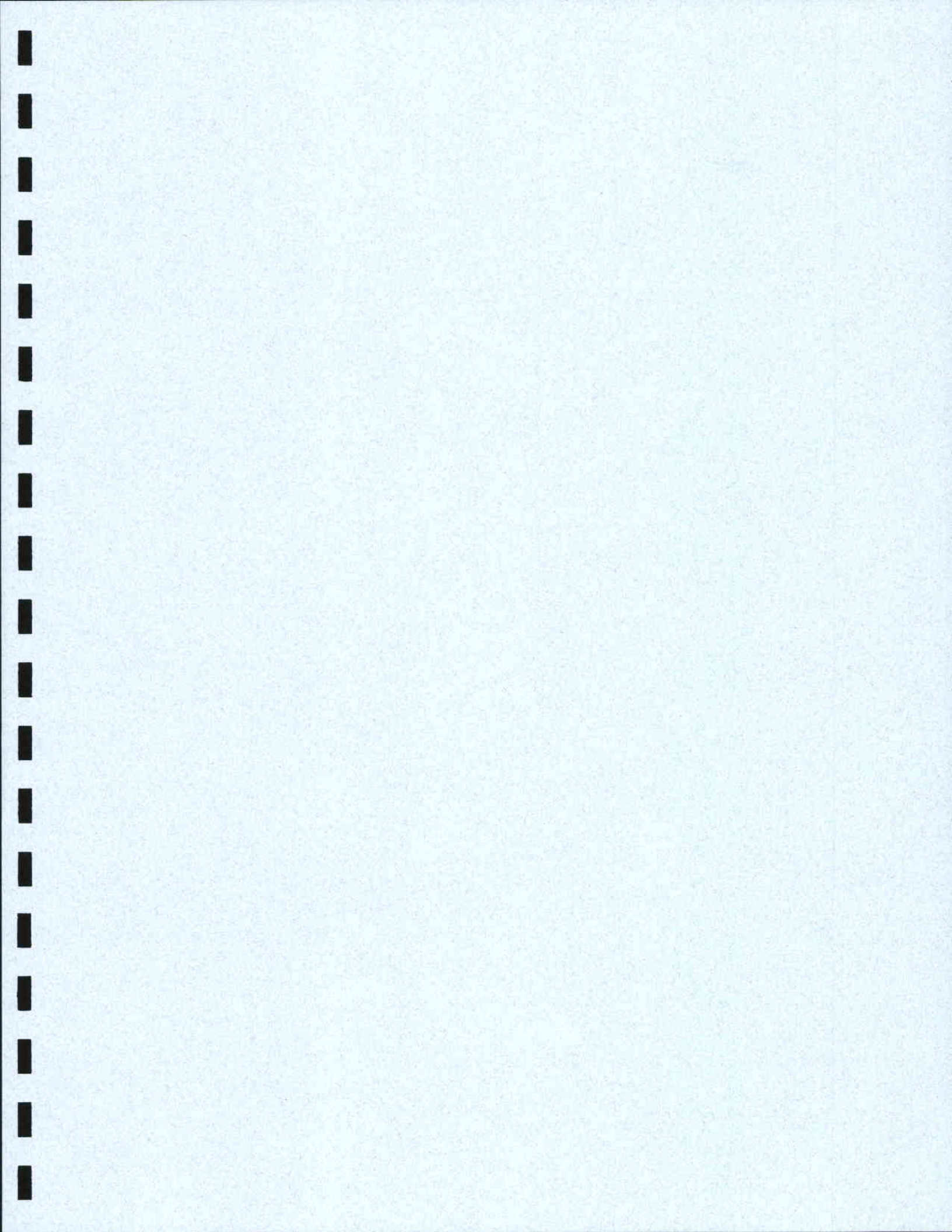
Pennsylvania, with its cities and boroughs, needs to begin to seriously market the virtues of living in its older urban neighborhoods. I feel it is important for the state to do likewise, working in concert with its urban communities.

To that end, I helped develop a proposal for a study to develop a marketing strategy to do just that. It has the support of the Pennsylvania League of Cities and Municipalities, and would be prepared with the goal in mind of providing the results to all of Pennsylvania's cities and boroughs, for use in marketing their communities to new homebuyers. We also envision the results being used by the Commonwealth in developing state marketing initiatives to support the efforts of Pennsylvania's older urban communities.

This study was just funded by DCED and the Pennsylvania Downtown Center and will be underway shortly. I will report on its progress and results in a future article.



Jeri E. Stumpf is currently employed by the Governor's Office of Housing and Community Revitalization, where he is helping to develop a new statewide housing and community revitalization strategy for the Commonwealth. Recently, his work on blight and abandoned property, while the Executive Director of the House Local Government & Urban Affairs Committees for the Pennsylvania Legislature, was used by the American Planning Association in Chicago in the development of their newly adopted public policy for neighborhood revitalization. Prior to being employed by the Pennsylvania Legislature, for whom he worked for 28 years, Mr. Stumpf served for five years as Director of City Planning with the City of York, where he also was Director of the Redevelopment Authority for a year. Prior to that he was a planner with a Harrisburg consulting firm and the York County Planning Commission.



9. A BUILDING FACADE IMPROVEMENT PLAN
10. A STREETSCAPE IMPROVEMENT PLAN
11. A HOUSING PLAN- FOR NEW & REHAB HOUSING DOWNTOWN
12. MAIN STREET OR ELM STREET DESIGNATION
13. BUSINESS OR NEIGHBORHOOD IMPROVEMENT DISTRICT
14. PUBLIC/ PRIVATE PARTNERSHIPS & FUNDING SOURCES, INCLUDING:
 - LOCAL, STATE & FEDERAL GOVERNMENT
 - PRIVATE SECTOR
 - FOUNDATION & NON-PROFIT SECTOR
15. A PLAN FOR MARKETING THE COMMUNITY

Now that we've established what I believe is needed, let's begin examining how to put the needed pieces together, using Brownsville as the example.

It should be apparent from the 15 items listed, that accomplishing all of them will take some time, as there are legal aspects to most, and the issues are technical and complicated.

In addition, since the disinvestment problems facing Pennsylvania's cities and boroughs didn't occur overnight, they can't be resolved immediately. But, they can be resolved, if local officials and residents work together and utilize the state's new economic development stimulus programs, and follow some of the ideas contained in this article.

I should point out that I was named the Strategic Investment Officer (SIO) for Brownsville, Pennsylvania, by Governor Rendell in October 2004, as part of his new \$3 billion economic stimulus program to help revitalize Pennsylvania's small cities and boroughs.

What is an SIO, you might ask? For those unfamiliar, it is an individual in state government who is the liaison between a specific municipality and all state agencies and departments. The goal is to expedite the processing of state funding requests from the municipality, as well as requests for technical assistance. Additionally, the SIO is there to give guidance and direction to local officials with respect to the development and implementation of a revitalization plan for the community. Making "the right" things happen locally... and happen faster... while using state

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people from small cities and towns moved to the suburbs; followed shortly, by the shops and businesses that once made their downtowns, including Brownsville, the hustling and bustling places people wanted to be. With them went the municipality's tax base. What to do?

This is the difficult question; and it has been since the original exodus in the late 50's and 60's. Pennsylvania's cities and towns changed; almost it seems, overnight. Less people, fewer businesses, and decreasing jobs, meant significantly less tax revenue on which local officials could depend to meet ever increasing demands for police and municipal services. Less income, also made it more difficult for people and businesses to maintain their properties.

Vacant storefronts downtown, and blighted and abandoned buildings, soon became the norm, not the exception. Unfortunately, it has been this way to some degree or another, for almost 40 years, as urban areas in Pennsylvania, including Brownsville, continue to struggle to establish their new identity and purpose, in their county's, region's, and state's 21st Century economy.

In the interim, many properties have been purchased by slumlords, who after "milking all the equity out of them", simply board them up and abandon them; expecting the taxpayers(federal, state, and local governments) to "clean up the mess" they left.

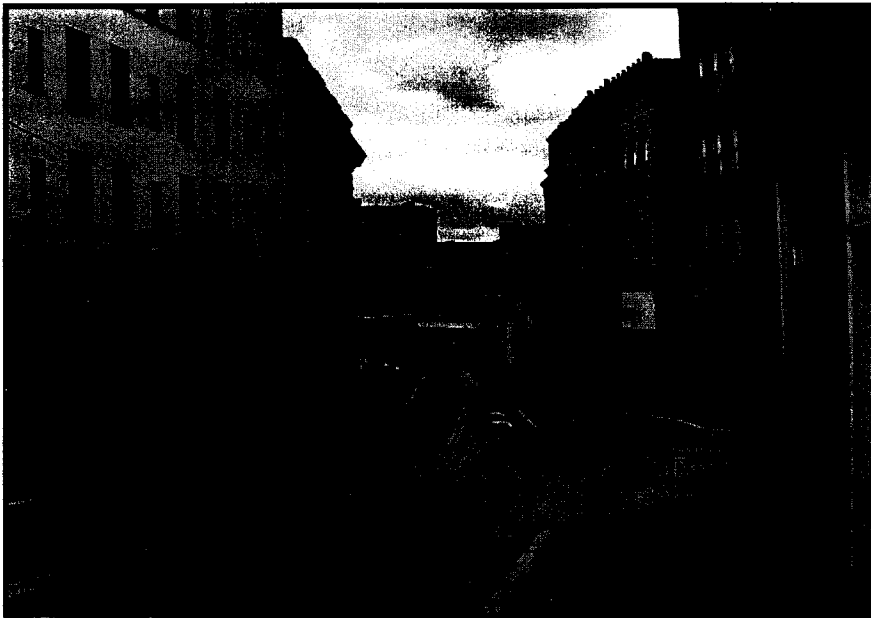
Fast forward to 2005. Brownsville Borough, along with Brownsville Township, just adopted a joint comprehensive plan. This is encouraging, because it signals the beginning of a new era of increased cooperation between the two municipalities. This is the type of environment that all urban areas in the Commonwealth, large and small, embarking on revitalization, should strive for; cooperation with all surrounding municipalities, leading to joint purchasing, and perhaps, the eventual joint provision of some municipal services in the future.

The joint comprehensive plan recently adopted by Brownsville Borough, also lays the groundwork for what the currently vacant and abandoned properties downtown might someday look like, when the Borough completes its newly inaugurated revitalization initiative. But let's not get ahead of ourselves! Let's start from the beginning.

How does one start? Given limited financial resources, what are the ingredients for the successful revitalization of Brownsville; or, for that matter, any distressed urban area in Pennsylvania?

I believe at a minimum, they include the following:

1. DYNAMIC LOCAL LEADERSHIP
2. COMMUNITY COMMITMENT TO SUCCEED
3. AN UPDATED AND ADOPTED COMPREHENSIVE PLAN
4. A MARKET DRIVEN PLAN FOR DOWNTOWN REVITALIZATION BASED ON COMMUNITY VISIONING & THE COMMUNITY'S REALISTIC ROLE IN THE COUNTY'S, REGION'S, AND STATE'S ECONOMY
5. UP TO DATE & FLEXIBLE ZONING ORDINANCES AND SUB-DIVISION REGULATIONS
6. UP TO DATE AND ENFORCED, PROPERTY MAINTENANCE, BUILDING, & HOUSING CODES
7. BUILDING DESIGN STANDARDS & GUIDELINES
8. HISTORIC DISTRICTS



To give readers some perspective, over the last 15 years, a great deal of the properties in Brownsville's downtown (former central business district), were purchased by a single individual. Little, if any, money was put back into the maintenance of the properties by the individual over the years, and now, most buildings downtown are abandoned and deteriorating as depicted in the photograph of Brownsville's former downtown on page 12 of this article, creating a fire hazard and a threat to the public's health and

funding in the most efficient manner possible... is the ultimate goal!

Having an SIO is also helpful in reducing the burden on local officials, to have to be knowledgeable about all the state funding programs available, as well as the individuals responsible for administering them.

In addition, SIO's can "run interference" for local officials, with state officials in Harrisburg, while eliminating any "red tape" involved with providing state assistance.

While not all communities may have an assigned SIO, I hope to show in this article, how to accomplish, in any of Pennsylvania's distressed urban areas, what is being developed in Brownsville.

Let's begin with dynamic local leadership. In Brownsville it is Norma Ryan, Mayor; Jack Lawver, Council President; and Andrew French, Director of the Fayette County Redevelopment Authority. This team met frequently over several months to develop a plan for code enforcement in the Borough. We all felt this was the needed **first step**, in developing a successful market driven revitalization plan for the Borough.

safety. So bad is the present situation, that volunteer firemen are not even allowed to enter the structures to fight a fire, as a result of the life threatening conditions which exist.

Based on the code enforcement plan developed, in cooperation with the aforementioned individuals, which the Governor approved, a new code enforcement office was recently opened in a remodeled, formerly vacant, building downtown, and a code enforcement staff was hired.

We began by numbering all properties for inspection purposes, from 1 to 128 (total number of properties in the former central business district) based on a "windshield" survey. Building number 1 is in the worst condition of the 128 buildings, and building number 128 is in the best condition.

A computer generated chart of all properties was then developed, which includes the following:

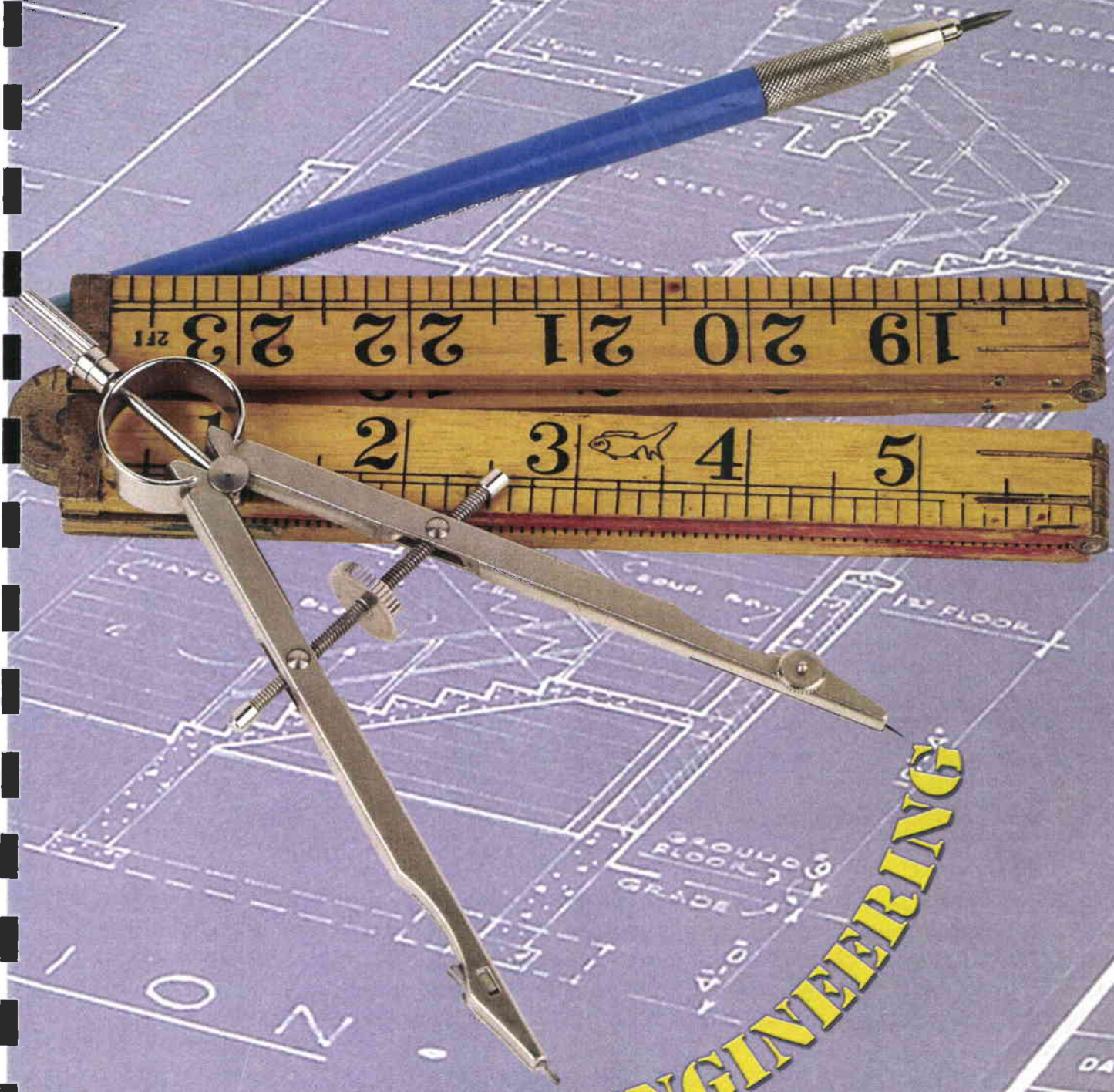
- a. Priority number for inspection purposes
- b. Tax map parcel identification number
- c. Street address

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REVITALIZATION 101:

BROWNSVILLE, PA

**BY/ JERI STUMPF, SPECIAL ASSISTANT FOR URBAN AFFAIRS
AT THE GOVERNOR'S OFFICE OF HOUSING & COMMUNITY REVITALIZATION**

Ever wonder what it takes to revitalize a small town which has fallen on tough times? Ever wonder why it takes so long and what impedes it from happening faster? Well, answering those questions, and others, is the purpose behind this article.

Whether a borough, small city, or larger urban area; the causes of urban disinvestment, and the “tricks” to overcoming same, are no different. Let me explain.

We are going to use for our example, Brownsville, Pennsylvania. Historically, this small borough, nestled in the southwest corner of the state, was a thriving center of commerce along the Monongahela River, rivaling Pittsburgh at one time as Pennsylvania’s “economic engine” west of the Alleghenies.

Brownsville quickly became a nationally recognized frontier transportation, trade, and manufacturing center; well known to the likes of George Washington and General Braddock, during the French and Indian War. In fact, most of the settlers needed to

expand and develop this new nation, passed through Brownsville and bought supplies there, on their migration west.

Later came international recognition for “boat building”. Our nation’s first steamboat, the Enterprise, was built in Brownsville in 1814 and became the first steamboat to travel to New Orleans on the Monongahela, Ohio, and Mississippi Rivers, and return on its own power.

In 1839, Brownsville became the site of the first cast iron bridge ever built in America; crossing Dunlap Creek along the National Road; the first highway, begun in 1818, built entirely with federal funds, which also happens to run through Brownsville. According to the American Society of Civil Engineers, this historic bridge is the oldest, all metal bridge still in use in the United States today.

Now for the “bad news.” Brownsville, like so many of Pennsylvania’s older urban communities with a rich historical past, fell on tough times during the late 50’s and 60’s. This is the period of time when

d. Small map outlining the property in relation to other properties in the same block

e. Photograph of the building

f. Status of inspection activities

Also developed was a chart giving the status of all of the legal aspects of the property inspections related to the code enforcement initiative. Included are:

a. Initial inspection date

b. Date right of entry letter sent

c. Inspection findings

d. Date violation notice sent and date given for compliance

e. Date citation letter sent

f. Date of district magistrate hearing

g. Date of County Court hearing-if magistrate decision appealed

For those unfamiliar, a right of entry letter, is a letter to a property owner, requesting permission to enter the property at a convenient time, for the express purpose of making an interior inspection of the property for code violations.

Next, a colored coded computerized map was prepared for all 128 properties in the concentrated code enforcement area (former central business district) which shows:



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a. properties not inspected yet

b. inspected with major violations

c. inspected with minor violations

d. pending interior inspection

e. exterior & interior inspection complete-major violations

f. exterior & interior inspection complete-minor violations

g. court case pending

h. condemned

i. demolition in progress

j. completed required repairs

These two computerized charts and map, allow for (1) a close monitoring of the overall code enforcement initiative, and (2) the preparation at any time, of reports for the Mayor and Council, of the code enforcement initiative.

As the SIO, I coordinate what we refer to as code enforcement SWAT Team meetings every two weeks, to monitor the inspection progress and to address any problems which may arise. Sometimes I am actually able to attend in person, and when I can't, I conduct the meetings via speaker phone with all code enforcement staff, the mayor, redevelopment authority director, council president, and solicitor, present in the code enforcement office. Notes are prepared following each meeting for distribution to SWAT Team members, to ensure that all agreed to actions are carried out expeditiously by the responsible parties, including myself.

We are currently in the process of determining which buildings, as a result of neglect and the lack of maintenance over the years, are (1) structurally unsound and (2) must be acquired and demolished. Because of Brownsville's historic past, and the irreplaceable architectural features of the existing buildings downtown, our primary goal is to save as many buildings and facades as possible for future restoration. **Only buildings that are structurally unsound**, will be demolished.

It is worth noting that while employed as the Executive Director of the House Local Government & Urban Affairs Committees for the Pennsylvania Legislature for 28 years, I was involved in drafting legislation to strengthen the powers of municipalities in Pennsylvania in dealing with slumlords and urban blight.

When I would speak, I would state, "If I rob a bank and steal people's money, I go to jail." But if as an investor, I "milk all the equity out of a property" and then board it up and abandon it, with municipal water, sewer, and tax liens, and the property values

in the neighborhood drop overnight as a result, and other property owners in the neighborhood lose all the equity in their properties, nothing happens to me! What's the difference? Haven't I stolen their money too by my actions?

Now, as a result of changes in state laws (state crimes code etc), slumlords can face significant fines and imprisonment of up to 5 years for failing to correct serious code violations affecting their properties that are a threat to the public's health and safety.

Thus the owners and investors, who created the problem in the first place, and **not the taxpayers**, are responsible for "cleaning up the mess." This is an historic change, that most people in Pennsylvania are not yet aware of.

That's why it is important to note that the Judiciary in Brownsville and Fayette County, have been very supportive of this aggressive code enforcement initiative against slumlords, as this is an essential first step for any successful community revitalization. In fact, it is critical!

If municipally issued citations for serious property code violations **are not upheld** by Magisterial District Judges, or judges in the County Courts of Common Pleas who hear appeals, and unnecessary continuances are allowed over and over again, blighting conditions will never be abated and no revitalization initiative can ever begin or be successful. No one, will invest significant money in restoring a community that does not enforce its property maintenance codes.

Now that the Pennsylvania Legislature has provided municipalities with new tools to fight blight and penalize slumlords who create it, it is important that communities seize the opportunity. That is certainly what is being done in Brownsville, and it can be done in your community too.

(continued on page 16)

The ultimate goal is to also help financially, those individuals and businesses that are making a good faith effort to maintain their properties and make property repairs where code violations exist, while removing only those structures, that are structurally unsound and which pose a serious health and safety risk to residents.

Historic structures, and those that are structurally sound, will be restored and rehabilitated in Brownsville; as they should be in every community. New uses, that are compatible with the revitalization plan, can then be found for cleared sites where buildings have to be taken down as a result of their deterioration and poor physical condition.

This is where a community's visioning and planning come in. As the SWAT team in Brownsville begins the effort of obtaining site control within the former central business district, planning is now underway to determine future uses for vacant and abandoned structurally sound buildings, as well as vacant lots.

Future uses for the sites, will be those that are needed and desired by the community, and which can be most successful, based on market studies, and market conditions, in Brownsville; in Fayette County; and in the southwestern region of Pennsylvania.

Community Revitalization Plans, to achieve desired results, **must** be based on market studies and desired future uses that can be financially successful. Too many individuals make the mistake of thinking of revitalization as aesthetics only.

That is not to say a community doesn't need facade and streetscape improvement programs to improve the appearance of the community's downtown. That is a given. But to work... the revitalization plan must be market driven, otherwise the downtown will look better for a short period of time, then

vacancies will begin to appear, followed closely by signs of deterioration again.

As part of a successful revitalization plan, it is also important for the community to do a state, national, and perhaps international, search, to determine the type of niche businesses and employers that the community desires, and which could be successful in the community, based on the needs of both, and the existing demographics of the community, county, and region.

I am presently working with the Pennsylvania State Data Center on the development of a "do it yourself market study" for communities in Pennsylvania without the financial resources to pay a private consultant to prepare one. I will write more about this and its use in a community's revitalization plan in a future article.

The revitalization plan currently being developed in Brownsville, will also rely a great deal on the ideas and suggestions currently contained in the recently completed Brownsville Borough/ Brownsville Township Joint Comprehensive Plan, which was just adopted after more than a year of meetings in the community between the residents and a planning consultant.

Also important, are up to date zoning ordinances and sub-division regulations, flexible enough to allow for the nuances of downtown redevelopment. Both are currently in place for Brownsville, and they can be amended as necessary to accommodate new development as it occurs. This should also be the case in your community, as you embark on a revitalization program.

Unfortunately, many zoning ordinances in Pennsylvania's older urban areas are presently outdated, or they are modeled after ordinances that regulate development in rapidly growing suburbs. Regardless of which is the case, they don't fit older urban

communities, and as a result, they can cause problems for municipalities and developers.

Basically they clash with the needs of older urban areas by applying unsuitable suburban measurement standards, to an urban setting ie. imposing rigid uniformity, inappropriate for diverse urban environments like downtowns. The net result is higher construction costs, without a public benefit, which discourages developers from investing downtown.

Therefore it is important that a community reviews its zoning and subdivision regulations, to make sure that they are flexible enough to be capable of achieving the goals and objectives of their revitalization plan.

This is also true of the building design guidelines and standards in place, for achieving the aesthetic character, quality, and feel, a community wants to achieve downtown with respect to any buildings rehabilitated or new structures that are built.

In Brownsville, the objective is to have new buildings blend in and appear as if they were built during the same time period as the other historic buildings were constructed.

Since new businesses downtown need to be supported financially in order to be successful, it is also important that a community's revitalization plan includes building new housing downtown, while rehabilitating existing housing that is structurally sound. Attractive, affordable, new market rate for sale and rental housing choices downtown, including special needs housing, is critical, in order to increase pedestrian traffic and the expendable income available, necessary to support existing and new businesses. Thus new housing downtown will also be a critical part of Brownsville's revitalization plan.

A new streetscape plan is also in the design phase for Brownsville, which will include new sewers downtown, street paving, curbs, sidewalks, trees,

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In fact, banners proclaiming the new proposed improvements for Brownsville already adorn the downtown. The theme? Project **BRIGHT TOMORROW**. It stands for, **Brownsville's Revitalization Initiative for a Great Home Town**. I wanted to develop a marketing slogan full of hope and encouragement, and I think that is important for any community. Marketing your community is critical!

Eventually, as new development occurs, and Brownsville's former downtown starts to be transformed, other activities, such as Pennsylvania's Main Street and Elm Street Programs, administered by the Pennsylvania Department of Community and Economic Development (DCED) and the Pennsylvania Downtown Center, can be applied for by the Borough. A business improvement, or neighborhood im-

provement district, as well as a historic district ordinance, are also distinct future possibilities for Brownsville. They may also be for your community's revitalization plans too. I will write more about them in a future article.

Governor Rendell has a vision to transform and revitalize all of Pennsylvania's small cities and boroughs, or "core communities", and **it is alive and well**. It is presently working in Brownsville, as well as in many other communities in Pennsylvania, and it can be successful in your community too!

Therefore you should be aware, if you aren't, of the variety of community development assistance programs to help you, which comprise Governor Rendell's Economic Development Stimulus Program. They are administered by the Pennsylvania Department of Community and Economic Development (DCED), and a variety of other state agencies and departments.

The **Governor's Resource Guide to Community and Economic Development** is available on the Pennsylvania Rural Development Council's

website at www.ruralpa.state.pa.us. You should go to this website; see what funding programs are available to help you, and determine if your community is interested in participating.

Your community **can be**, successfully revitalized, like we are doing in Brownsville. I will tell you more about how, in future articles. If you wish to contact me in the interim, please do so at:

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Jeri E. Stumpf is currently employed by the Governor's Office of Housing and Community



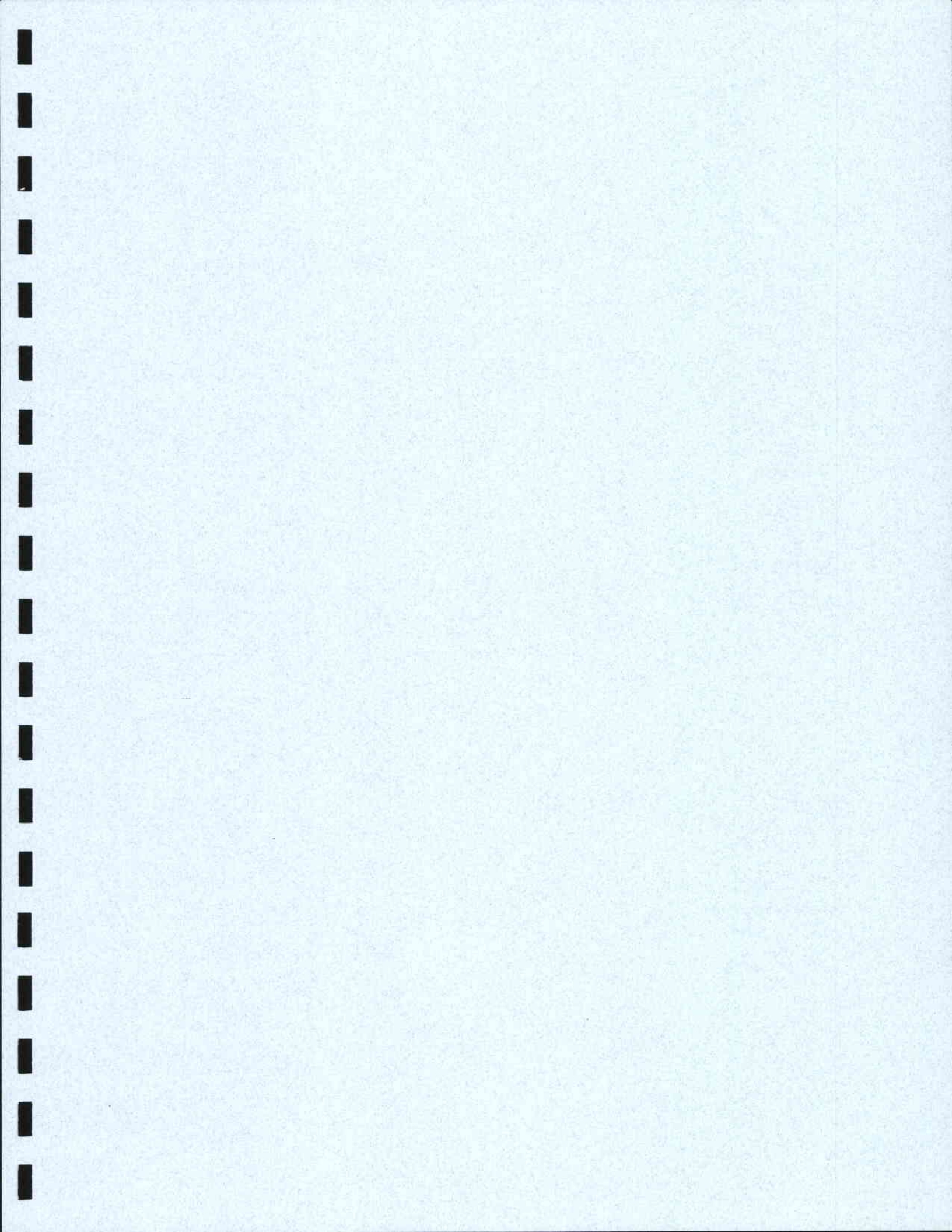
Revitalization, where he is helping to develop a new statewide housing and community revitalization strategy for the Commonwealth. Recently, his work on blight and abandoned property, while the Executive Director of the House Local Government and Urban Affairs Com-

mittees for the Pennsylvania Legislature was used by the American Planning Association in Chicago in the development of their newly adopted public policy for neighborhood revitalization. Prior to being employed by the Pennsylvania Legislature, for whom he worked for 28 years, Mr. Stumpf served for five years as Director of City Planning with the City of York, where he also was Director of the Redevelopment Authority for a year. Prior to that he was a planner with a Harrisburg consulting firm and the York County Planning Commission.

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PENNSYLVANIA

OCTOBER 2006

Borough News

The Magazine for Pennsylvania's Borough Government

Celebrating Borough Heritage



Tidioute Borough
1806-2006

Borough News

The Magazine for Pennsylvania's Borough Government

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OCTOBER 2006

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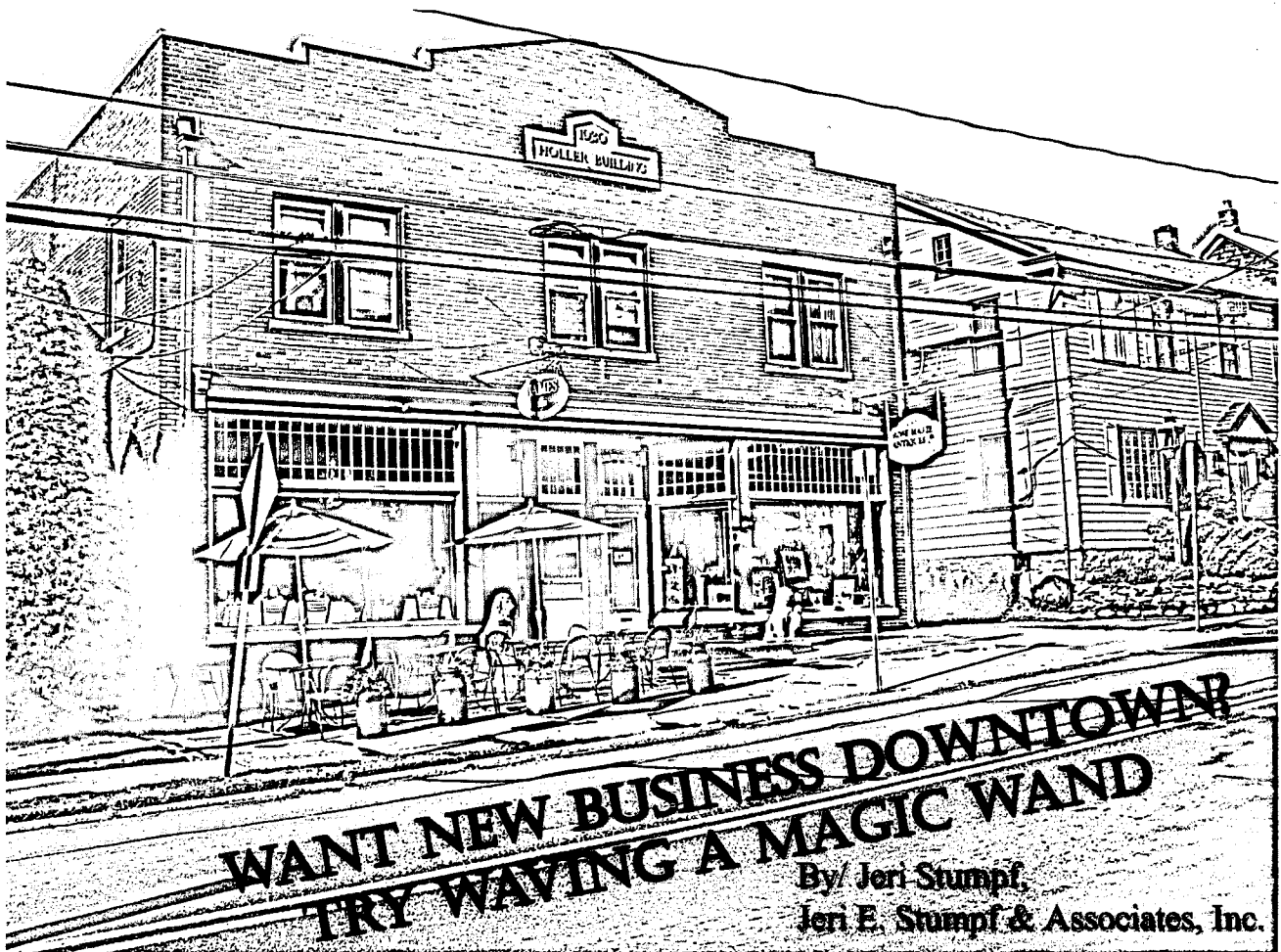
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Once upon a time there was a borough in Pennsylvania. It was a nice borough. Sure, time had taken its toll, and it wasn't bright and shiny anymore; and yes, many residents had moved, and there were many vacant buildings and storefronts downtown. But the people were nice, as were the local officials who ran the borough.

Then one day some people said, "Hey, why don't we try to get some new businesses to come to downtown. Yes, "that is a great idea, everyone said"! "Where do we start?" another asked.

Before you knew it, a committee had been formed. Everyone was excited about how the town might change, once eager new entrepreneurs downtown occupied all the vacant storefronts.

The meeting room at the borough building was overflowing at the first meeting. Everyone that wanted to, could not get in. Some even stood on the sidewalk, trying to hear what was being said.

The Mayor explained what needed to be done, followed by encouraging words from the President and members of Borough Council. Ideas flew back and forth at breakneck speed. That was, until someone said, who will take the responsibility of being in charge and who wants to help? The silence was deafening! No one spoke. Heads began to tilt downward, eyes focused on the floor, all hoping that no one would call on them.

"What about just waving a magic wand", someone cried out. Wouldn't that be easier? We heard that's how other successful boroughs attracted new businesses to their downtown. It's just too much work, doing what local officials have suggested this evening, another added.

It's not that we don't want to make our borough more attractive, and find new businesses for the vacant storefronts, or increase the hustle and

(continued on page 10)

bustle downtown. It's just, well, like the man said, "too much work."

Let's just wave a magic wand instead. Then we can all have the kind of borough everyone wants, without having to put forth any time or effort. "Yeah, that's the ticket" people cried out. If it worked for other boroughs, it can work for us!

Sound familiar? Unfortunately, many times there are people who want to revitalize their town, but who are unwilling to put forth the time and effort needed to be successful.

In this article, I will explain some things we are working on that can help you "market" your borough; to new families; baby boomers looking for a place to retire; and new businesses you want to attract. It may require a little "elbow grease", but the effort will definitely be worth the time!

Before beginning however, let's look at what didn't work in the past, and why, before we embark on discussing new ways of revitalizing and marketing your community. After all, everyone can learn from mistakes made in the past.

To begin:

1. Too much emphasis was placed on appearance and making the downtown look better. Not enough time was devoted to determining what needed to be done to get more pedestrian or "foot traffic" downtown.

That's not to say rehabilitated buildings, new street furniture, planters, benches, street lights, street trees, signage, kiosks, and brick sidewalks aren't nice; they certainly are. But so are people to walk on the new sidewalks, eat in the new restaurants, and shop in the stores downtown. While aesthetics is certainly important, in the end, without customers in sufficient numbers to make businesses profitable, it really doesn't matter how nice it looks.



2. If it's old and in need of repair, don't rehab it...tear it down.

Many irreplaceable historic buildings were lost forever in Pennsylvania's downtowns during the 1960's, including beautiful theaters and other architectural gems that masons and other local craftsmen spent careers constructing. Communities that had a vision however, and saved such structures through historic preservation and adaptive reuse, now have functioning treasures in their communities for future generations to admire and enjoy.

3. Vacant land downtown, resulting from urban renewal, was simply advertised for sale; hoping someone would buy and develop it.

Urban renewal, as practiced in the 1960's, resulted in vast areas of many community's downtowns being transformed into acres of vacant land. Too many buildings were demolished at one time without immediate buyers or development plans for the land. Some land still remains undeveloped today, as a result of the lack of strategic planning.

4. Downtowns became places for planners to experiment: Urban "Petty Dishes"

Remember all the downtowns where the thing to do was to close the main street to traffic so pedestrians could walk in the street while shopping? The "mall experience"... without the enclosed mall. Remember all the money spent later to reopen those same streets.

Then there was the conversion of two way streets downtown to one way streets, which simply allowed motorists to fly by businesses downtown, without stopping or noticing what they had to offer... faster!

And how about the ultra modern, new age buildings and concrete jungles constructed in some downtowns. These "star war sets" didn't exactly

blend in with the existing streetscape's historic architecture, and in many downtown's, still doesn't today.

5. Lack of coordination between local officials and the downtown business community, on "What to do" and "What to build"

Too many decisions made in a vacuum were not well thought out. Politicians and planners many times failed to adequately involve local business leaders and the business community in key decisions involving the future of the downtown. More strategic planning should have been initiated, including looking at things from the perspective of the business owner, as well as, the planner and politician.

In addition:

-Downtowns need to be operated more like businesses in order to compete with outlying malls and shopping centers. Where there are Main Street Programs in existence, the Elm Street Program, Business Improvement Districts, and Neighborhood Improvement Districts, have been an asset. This has been a tremendous help in making the downtowns in these communities more competitive.

-Too much emphasis has been placed on attracting new businesses, and not enough on helping existing businesses stay and expand. Both efforts need to be given equal attention.

-"Niche" businesses that are needed, and which will do well in the community, and complement existing businesses, have to be sought for vacant commercial storefront space downtown. This is equally true with respect to finding new industrial and commercial businesses and uses for vacant lots in the community.

-Data about your community is also critical. It is the basis on which lenders, and business leaders, make decisions on who to finance and where to locate, respectively.

-Information from surveys of existing businesses and their customers, pertaining to their concerns, wants, and needs... as well as income, expenditures, and buying trends, is also critical.

Successful downtowns have and use this type of information in their decision making everyday. Communities without this information, or market studies, find themselves at a competitive disadvantage.

6. Foaled state and federal public policy as it affects downtowns

Unfortunately, the way the state and federal government funded development projects downtown in the past, did more to exasperate, than resolve problems.

For example, there was a "shot-gun" approach mentality in effect. Everyone got something, but no one got enough for the project to make a real impact. Additionally, not enough investments were

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Sketch by Kevin Ohlinger

made in projects in close enough proximity to each other, for each one individually, to support the other economically.

The good news is that this has changed. Pennsylvania's economic stimulus programs are being focused on joint impact projects in the downtowns of Pennsylvania's core communities and it is working.

7. Lack of new "market rate" for sale and rental housing downtown

Failed federal housing policies over the last 30 years, along with discriminatory zoning, has resulted in a disproportionate concentration of subsidized housing units in many of Pennsylvania's cities and boroughs, including their downtowns.

A "fair share" is fine, as it is important for our communities to be able to provide affordable housing choices for everyone's needs, regardless of their income or situation. A disproportionate share however, hurts businesses downtown; as the expendable income of residents living there is not adequate to support local businesses.

Thus a community's revitalization plans for downtown should include new market rate for sale and rental housing, in addition to, any state or federally subsidized housing.

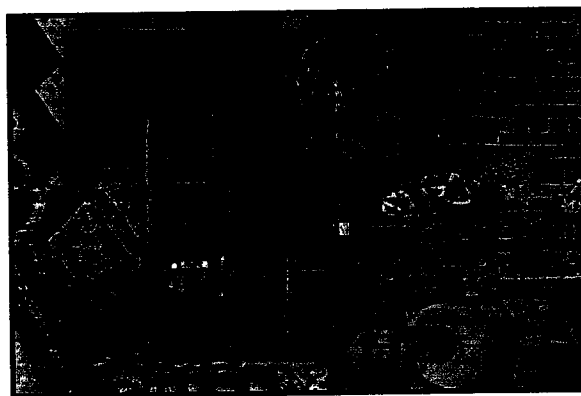
8. Blighted property: Property Maintenance Code

Slumlords in many communities let their properties deteriorate over the years to a point where they just walk away from them, leaving sewer, water, and tax liens unpaid.

The result of these abandoned, blighted properties, is a significant decrease in real estate values in the neighborhood and the loss of millions of dollars in equity, in property owned by others.

The existence of these type structures within a community's downtown, also sends the wrong message to potential investors, and those interested in rehabilitating buildings downtown as part of a community's revitalization initiative.

The real problem, is that most municipalities lack the financial resources to enforce a property maintenance code, or to demolish those blighted structures that are dangerous to the public's health and safety. However, some government financial assistance, is available.



Serving as the Executive Director of the House Local Government and Urban Affairs Committees for the Pennsylvania Legislature for 28 years involved being knowledgeable about local government law, including the Borough Code, and municipal problems and solutions. Drafting state municipal laws was also a daily activity.

One such activity involved, drafting a legislative package of over 30 bills to address the aforementioned code enforcement and blight related issues. Some, but not all, of the bills have been enacted into law.

It is my belief, based on research and work in this area, that a great deal more needs to be done to insure that Pennsylvania's municipalities, including boroughs, have the tools and financial resources they need to deal with code enforcement issues involving slumlords and the removal of dangerous blighted properties in their communities, especially downtown. In fact, it is critical, for the community's successful revitalization.

For now, let's turn our attention to how to market your downtown as part of your revitalization initiative, as well as better market your community, generally.

I am currently working, along with others, on the idea to develop a "do it yourself" marketing

(continued on page 14)

study for small boroughs and cities in Pennsylvania, since most municipalities this size lack the financial resources to do this otherwise.

What I envision is a “user friendly” manual, containing information and instructions to readers in “laymen’s” language, on the following:

1. The web sites currently on the internet that will provide free demographic data, needed in a market study of your municipality, along with a copy of the actual web site home page, in the appendix of the manual, and detailed instructions on how to obtain the needed demographic data.

This would include, what on the home page you click first, and subsequently, at each step of the process, to get the data you need.

2. How to use the information once obtained, to develop your community’s profile, along with sample charts, etc., you can create with the data.

3. Survey forms in the appendix, with instructions on how to conduct a survey of local businesses and their customers, to determine the type of niche businesses that are wanted, and for which there is a market in the community, in order the new businesses attracted would be successful, and complement existing businesses, as opposed to, competing with them for customers.

The information obtained from the surveys, would also be helpful to existing businesses, in determining ways for them to better serve customers, or expand services or products they provide downtown.

4. Instructions on what to do with the information obtained, once it is developed into the community profile.

In other words, once you have the demographic data which describes the purchasing power of the residents of your community, as well as their employment skills and other

socio-economic data, in the format desired by national businesses, who do you write to, and what do you say, to try to attract a major grocery store, drug store, or restaurant chain... or specific employer or business to your community?

Contact information, as well as sample letters you can use, would also be included in the appendix of the manual we are preparing, along with instructions on other important facts about your community and region, you should include when you write.

All your community will need is a PC, and an individual with the time to follow the instructions in the manual.

It is our goal to have this project completed by early fall of 2006, for distribution “free”, to all of Pennsylvania’s small cities and boroughs.

I also believe the time has come for prospective homebuyers in Pennsylvania to be told the “secret”, that mayors, planners, and economic development professionals know about Pennsylvania’s boroughs and cities.

Pennsylvania’s boroughs, and cities, offer home purchasers more “bang for their buck” in terms of the housing (square footage) they can buy. This translates into larger bedrooms for their family, for example, not to mention architectural features not even available in tract suburban housing. Add walkable neighborhoods, at a time when gas is almost \$3.00 a gallon, and people are choosing walking, running, and cycling to keep healthy and lose weight. Then there’s the aesthetics... mature trees, landscaping, rivers, neighborhood parks, and greenways. Factor in new baseball stadiums,

outdoor restaurants, libraries, restored old theatres downtown, historic buildings and cultural activities, and a front porch on which to read and get to know your neighbors, and...well...you get the picture!

Yes, Pennsylvania’s urban areas have much to



offer, and many are rapidly changing, as a result of revitalization. They are becoming attractive, affordable, charming, and exciting places to consider, when choosing a place to live or retire to.

But guess what? If empty nester baby boomers looking for a community to retire to, or a young couple deciding where to buy their first home, don't know about the aforementioned, and aren't shown any properties in a borough's beautiful neighborhoods with their historic brick sidewalks and majestic mature shade trees when out looking at properties with their realtor, they will buy in the suburbs.

The key is to make sure your borough is marketed properly. Individuals looking for new housing, whether for sale or rental, need to know about, and be shown:

- The advantages of living in your town
- Your historic and cultural assets
- The housing choices available
- A list of community activities and community events
- Maps of parks and recreational opportunities
- Other fun and interesting things to see and do in the region

The list is endless. Be creative! You know why you love living there.

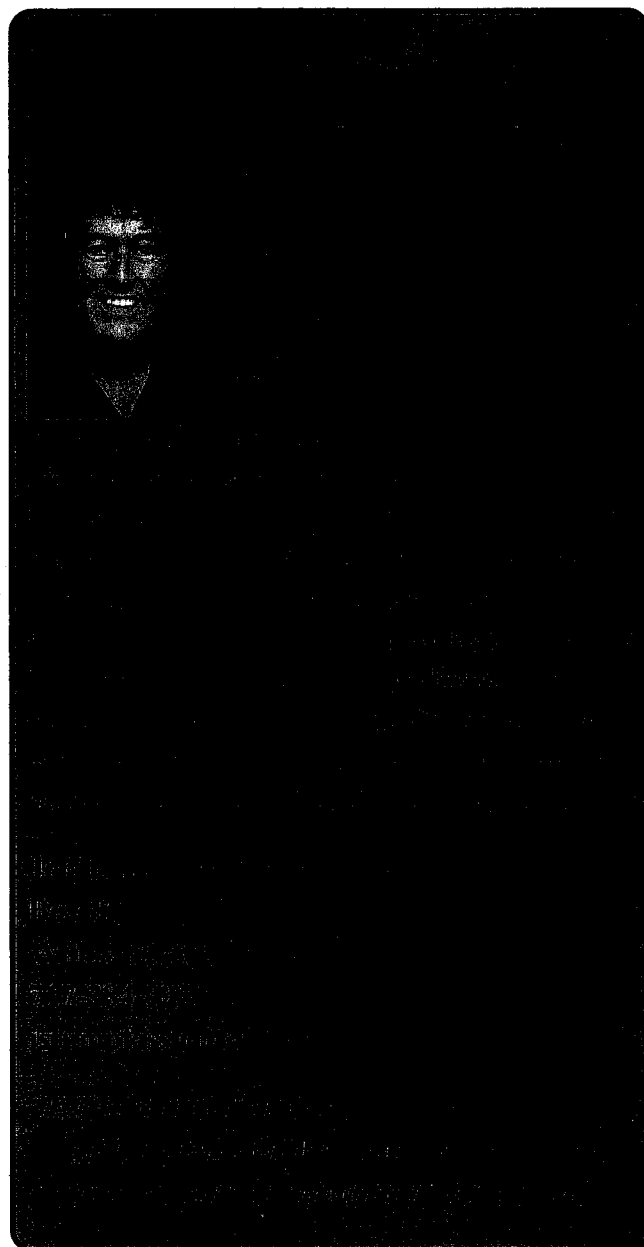
Equally important, is telling them about your community's vision for the future, and showing them the revitalization activities currently planned or underway, to make that happen.

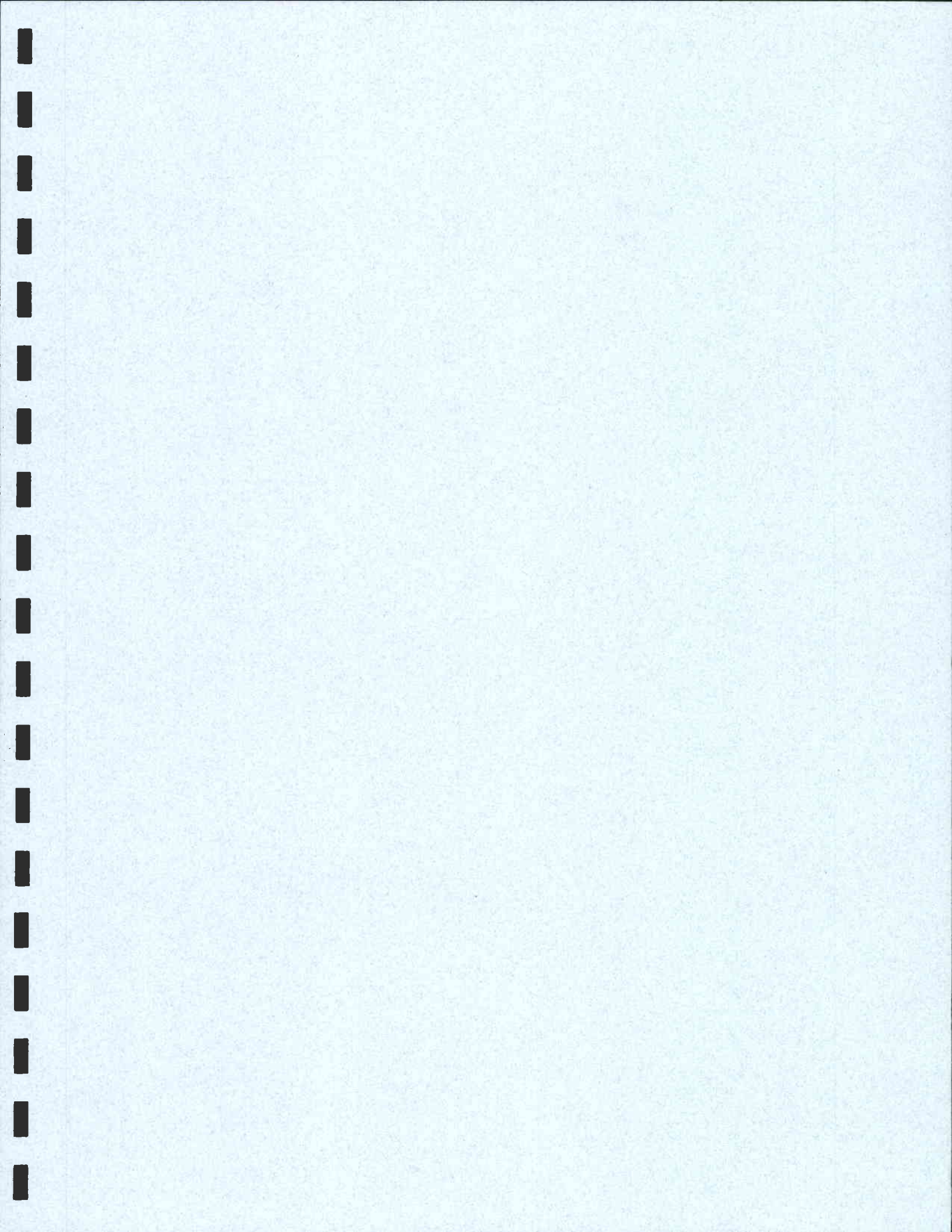
Prospective residents need to know, that your community is a dynamic, exciting, and fun place to live and raise a family, or retire to...and that the people living there... are just as nice as the surroundings!

So what needs to be done? How can this "secret" be divulged to those unaware of the ambiance of urban living? Here's what I think:

Pennsylvania, along with its boroughs and cities, needs to begin to seriously market, the virtues of living in, Pennsylvania's older urban neighborhoods...like those in your borough!

B.N.





Renovate or Replace?

The case for restoring and reusing older school buildings

The Pennsylvania Department of Education
The Pennsylvania School Boards Association

The Pennsylvania Historic Schools Task Force
AIA Pennsylvania, A Society of The American Institute of Architects



Pottstown Middle School
Built 1932 / Renovated 2000
Hayes Large / McKissick Architects

Neighborhood Schools Can Help Keep Older Communities Vibrant

By **Jeri E. Stumpf**

**President, Jeri E. Stumpf and Associates Inc.
Retired Director, Urban Affairs Committee,
Pennsylvania House of Representatives**

Neighborhood schools help keep older urban areas vibrant.

How do I know this? For more than 35 years, I've researched urban revitalization practices across the country. I've worked with economic development specialists, elected state and local officials, and private developers whose goal is revitalizing Pennsylvania's cities and boroughs. I've even arranged tours of model communities for Pennsylvania legislators and organized hearings at the Capitol in which state and national experts testified on the problems and potential of our cities and towns.

Traditional towns appeal to two distinct groups of homebuyers: baby boomers and young families with children. Why? Price, amenities, and the "value added" by neighborhood schools.

Both groups recognize they can get considerably more housing for less money in an older neighborhood. Families with young children get larger bedrooms and back yards for the kids to play in. "Boomers" find smaller lots mean less grass to mow and snow to shovel. Both groups are attracted by the unique architectural features of historic homes, unavailable in newer suburban housing.

Older people want to retire to communities like the ones in which they grew up. They remember knowing their neighbors and many of the people they saw while walking to school. They dislike the lack of personal interaction in suburbia and yearn for the friendly faces and "hellos" they experienced daily as young people. For them, seeing children walking to school brings a reassuring sense of community.

Families with children like having other families with children living nearby. A neighborhood school allows their children to walk to school with their siblings and playmates. It means PTA

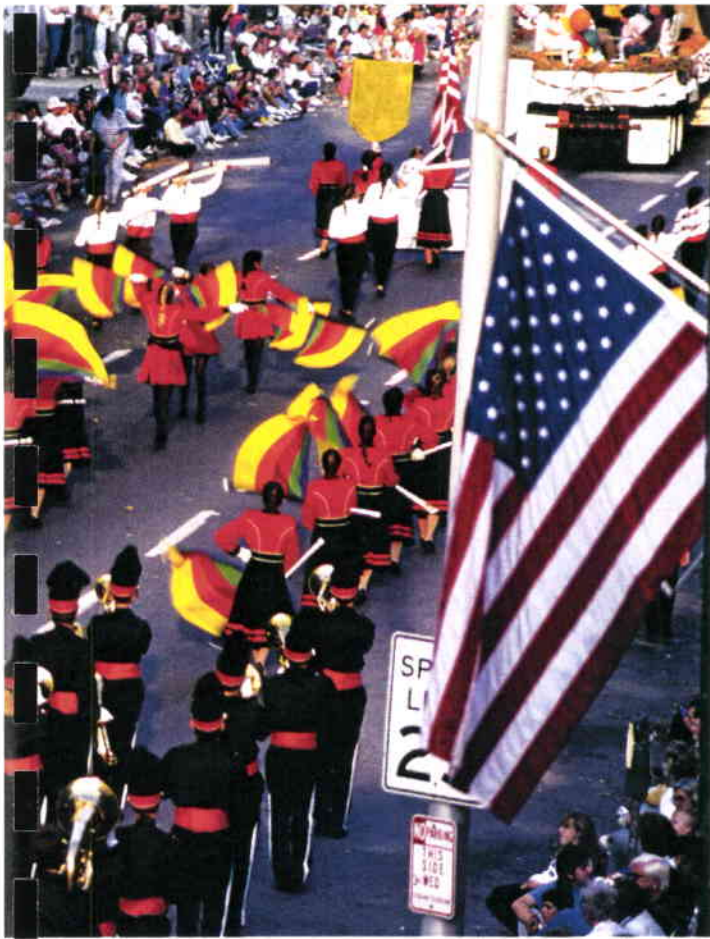


Photo: Blair Seitz

meetings, parent-teacher conferences, and other school activities are closer and more convenient. Most schools have a playground or open field where kids can play after school hours and during the summer. Many schools are activity centers, where adults play basketball outdoors or in the gym and where local programs can be conducted.

The presence of a neighborhood school functions much like a major retail store in a shopping center or mall; it is the anchor that attracts and retains the other stores. An abandoned school, much like a closed and abandoned store or factory building, adversely affects a community's morale even more than the loss of jobs. A closed building soon begins to deteriorate, and that adversely impacts the values of neighboring homes. People looking to buy a home in the neighborhood get the feeling that nobody cares.

On the other hand, a thriving elementary school, with lots of pedestrian activity surrounding it, says that people care about their neighborhood and take pride in their community. Although the feelings evoked may be intangible, the benefits—high property values, safe streets, stable taxes—are significant and unmistakable.



Neighborhood schools help create the feeling of community shown at the York Halloween Parade. York has six walkable neighborhood schools, three of which date to the early 20th century.

Proud kindergartners pose for their parents on their first day of school at the 1913 Francis A. March Elementary School in the College Hill neighborhood of Easton. The school was named for a professor at Lafayette College, located just a few blocks from the school.

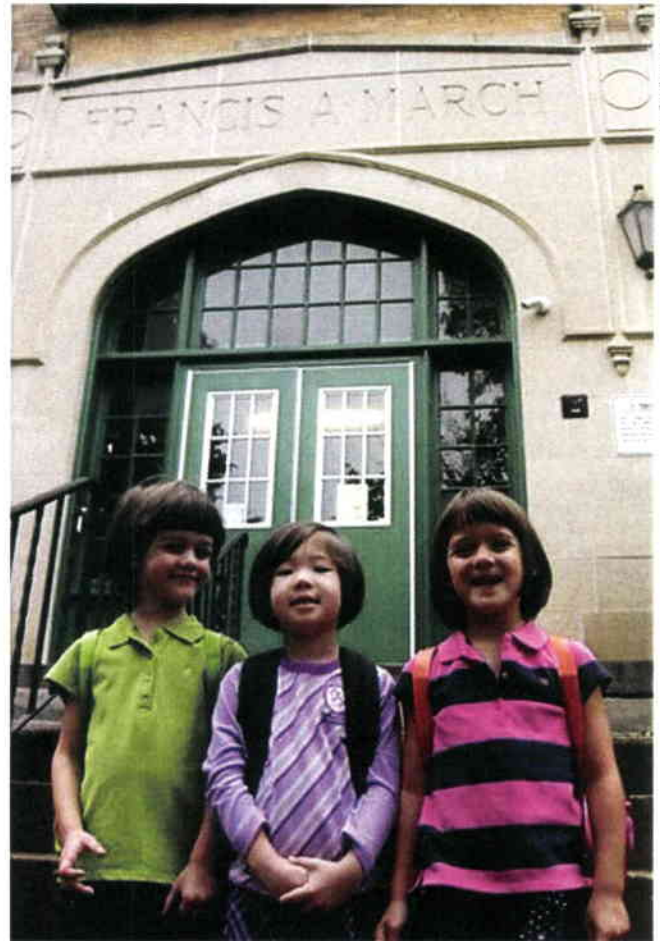
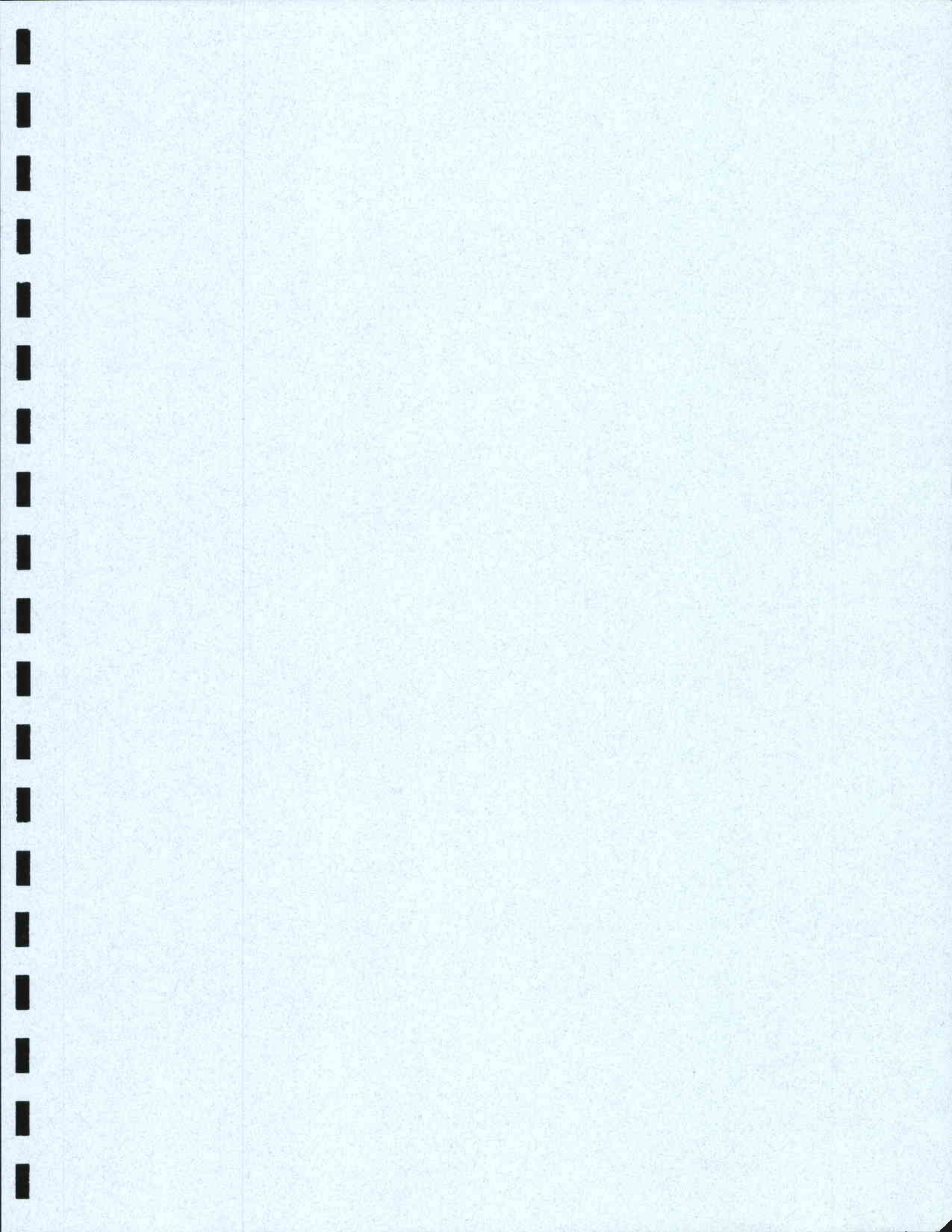


Photo: Jeremy Hillon



Children enjoy recess in the Palmerton Borough Park across the street from the 1924 S.S. Palmer Elementary School, originally built as Palmerton High School. The school is within walking distance of every home in Palmerton.

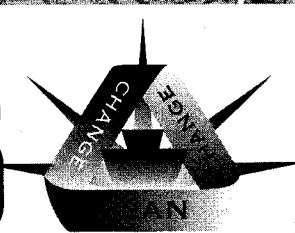
From The



The Vantage Point

September/October 2006
Number 134
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Don't delay - register NOW for the 2006 PPA Annual Conference, held this year October 22-25 at the Hilton Harrisburg. Under the leadership of **Craig Zumbrun** and a great group of volunteers, a solid educational program has been prepared for planning officials, professional planners, students, and others interested in planning Pennsylvania's communities. **Mobile workshops** highlight exceptional planning efforts in the southcentral region; plenary sessions offer opportunities for various department leaders to brief our members about current and future trends; social events offer time to network and rejuvenate.

A highlight of this year's conference is a **reception on Monday evening, October 23, 2006 at the State Capitol**. This month marks the centennial celebration of our Capital, and this is a fitting place for us to be. Tours have been arranged for our conference attendees, so we can see the beautiful art and architecture up close.

Additional conference highlights include the **annual awards program**, as well as the announcement of the **Irv Hand Professional Development Award winner**. Poster sessions and exhibits are two additional ways attendees will enhance their learning. And, the conference would not be complete without the **Scholarship Fundraiser**. A great assortment of auction items have been donated for this event.

Finally, through the support of DCNR and DCED, a **post-conference session** is being offered this year, called **Promoting Better Models for Development in Pennsylvania**. Participants will receive a toolkit of resources specifically designed to help them communicate more effectively on growth issues and to help guide implementation of Better Models in Pennsylvania communities.

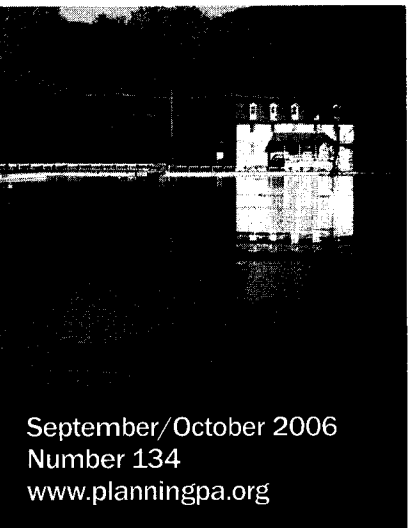
To register, visit the PPA Web site at www.planningpa.org, and download the registration form today. We look forward to seeing YOU in Harrisburg! ♦

register now at www.planningpa.org

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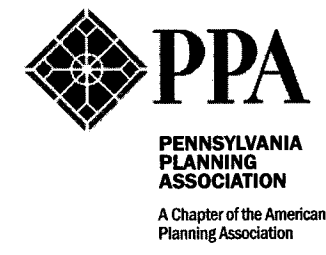
MYSTERY PHOTO: Can you identify the picture in the upper right corner of this page? Photo by Troy Truax, AICP
LAST ISSUE: Farmland in Adams County



Congrats to AICP Members

The following individuals from Pennsylvania passed the AICP exam this spring.

- CONGRATULATIONS TO:**
- Shawn Brede
 - Susan Elks
 - Kristen Goddard
 - Jeffrey Grim
 - Alison Hastings
 - Richard Hoch
 - Candace Kanapfue
 - Christopher Knarr
 - Hannah Mazzaccaro
 - Daniel Olpere
 - Shawn Raingh
 - Heather Reinbold
 - Amy Senopole
 - Andrea Soltysik
 - Nathan Walker



A Chapter of the American Planning Association

by JERI E. STUMPF, President, Jeri E. Stumpf and Associates, Inc.



Pennsylvania's (NO) Impact Fees

FOR THOSE TOO YOUNG TO REMEMBER, there used to be a time in Pennsylvania when subdivision approval also meant automatically requiring a developer to dedicate the right-of-way through the parcel(s) for a future street or highway shown on the municipality's "official map", as a condition of approval, and in order that as contiguous parcels were sub-divided and developed, the right-of-way would be there and not built upon, when the time came for the municipality and or state to build the road, highway, or needed infrastructure in the future.

IN ADDITION TO being "good planning", it was a prudent and fiscally responsible policy, as it meant no **expensive public acquisition** costs including eminent domain to acquire the right-of-way at that time, as **nothing** was built on the right-of-way, even if 20 years had passed since the approval of the first sub-division plan that started it all. It was a "trade off" for the sub-division approval and the money the developer was about to make from the development. Planners and municipal officials viewed the process as a "win-win" situation for all parties. That obviously changed over time as a result of court decisions.

Where are we today?

Well, municipalities and developers in Pennsylvania are still free to negotiate anything they care to in the course of approving a sub-division plan. A municipality **may ask** for off site infrastructure improvements to be paid for by the developer whose development cre-

ated the need for same in the first place...and a developer **may** choose to agree to pay. This is also true of the right-of-way through the development for a future public road; or the right-of-way along the developer's land where it abuts a state or municipal highway needed to widen the road. The developer may agree to provide same.

The operative word today is "**may.**"

A municipality can no longer legally require or mandate this as a condition of sub-division approval...and when a developer refuses, there is also little a municipality can do...unless of course, they have previously enacted a municipal impact fee ordinance under Article V-A of the Pennsylvania Municipalities Planning Code. But have most municipalities? And if not, why? That's what this article will discuss next.

Before doing so however, I would be remiss in not pointing out that at the present time, where

developers are concerned about working with municipalities and local planning commissions on future development approvals, they are more likely to and do, acquiesce and agree to **some** municipal request to pay for off site infrastructure improvements. If the municipality, however, **has not** enacted a municipal impact fee ordinance, there is a limit with respect to **what** they will agree to pay for, knowing "the law is on their side."

Back to the Future

Before the comprehensive amendments to the Municipalities Planning Code (MPC), Act 170 of 1988, became law, or Act 209 of 1990, which allowed for the enactment of municipal impact fee ordinances in Pennsylvania, by adding Article V-A to the MPC; I was involved with impact fees. In fact, I attended an Impact Fee Conference in Denver, Colorado in 1987, put on by the American Planning Association and taught by attorneys who had successfully argued impact fee cases before the U.S. Supreme Court. The first question asked at the conference, I asked. I was attending the Conference as the Executive Director of the House Local Government & Urban Affairs Committees for the Pennsylvania Legislature. What I asked was, "The Pennsylvania General Assembly has not yet enacted a state enabling statute to allow municipal impact fees. What advice, based on your experience with impact fees nationally, would you give them?" Their

answer was short and to the point!
KEEP IT SIMPLE.

Based on their advice, I drafted an amendment to Senate Bill 535 (which later became Act 170 of 1988) for Peck Foster, Chairman of the House Local Government Committee, allowing for municipal impact fees. It was, as I was advised, "enabling" and to the point. It was not, "municipal ordinance" language disguised as a state "enabling statute".

It also provided **safeguards for developers**, while meeting all the legal requirements at that time to be considered constitutional if challenged, **without mandated cost prohibitive** requirements for municipalities. This amendment **was voted into Senate Bill 535** when Senate Bill 535 **passed** the House. The Senate however, suspended the rules on final passage, and **removed** the Foster language from Senate Bill 535 upon returning the bill to the House for "Final Passage."

Thus the MPC (Act 170 of 1988) contained **no authority for municipal impact fees** when it went into affect in 1989. That would come later.

During the next session of the Legislature, the municipal impact fee amendment to Senate Bill 535, was introduced by Representative Foster in the House as House Bill 649, Printers Number 717.

Note: As a member of PPA's Legislative Committee, I had the privilege recently of testifying on behalf of PPA at the House Local Government Committee's hearing on House Bill 2564, a recent impact fee bill introduced by Representative Maitland. The PPA position on the bill, as well as the testimony reflecting the position of other groups and organizations that testified can be found on PPA's web site for those who are interested.

I will also provide to **PPA**, for inclusion on its web site for those who may be interested, the language referred to in this article contained in House Bill 649 of 1989, which was originally adopted into Senate Bill 535 and subsequently removed by the Senate.

In spite of the introduction of

House Bill 649 in March of 1989 by Representative Foster, the Pennsylvania State Association of Township Supervisors approached the Pennsylvania Builders Association and the State Association of Township Commissioners to form a Task Force, to develop language for a state enabling statute acceptable to all groups; as it had been a very controversial subject for many years prior to that time; **as it remains**, as of the writing of this article.

The work of the Task Force itself became controversial, as the Pennsylvania Builders Association was accused at the time of going public with the Task Force Report, prior to it being endorsed by the statewide membership of the two state local government associations, which subsequently rejected the report. The State Association of Township Supervisors also **rejected** the notion put forth by some at the time that the Task Force Report represented a "compromise on the issue, agreed to by all three statewide organizations comprising the Task Force."

Nevertheless, the Task Force Report became the "template" for the impact fee enabling legislation that ultimately passed (Act 209 of 1990), over 16 years ago, and the specific language presently contained in Article V-A of the MPC.

Several years ago, while Executive Director of the House Local Government & Urban Affairs Committees for the Pennsylvania House of Representatives, I initiated a survey of municipal solicitors in **all** of the municipalities in Pennsylvania's "high growth" areas, to determine "how well" the impact fee enabling statute was working in Pennsylvania. This included Delaware, Montgomery, Bucks, Chester, Lancaster, York, Dauphin, Cumberland, and Adams counties, as well as other counties in Northeastern Pennsylvania, and selected high growth geographic areas in western Pennsylvania near where Cranberry Township is located, etc.

What I asked them was simple:

1. Has your municipality taken advantage of the current provisions

of article V-A of the MPC, and enacted a municipal impact fee ordinance allowing them to charge developers a fee to mitigate the costs of needed transportation infrastructure improvements necessitated by the new development?

YES or NO.

2. If NO, why not?

3. What amendments would you suggest to Article V-A of the MPC, to facilitate the enactment of municipal impact fee ordinances by **more municipalities** in the high growth areas of Pennsylvania?

The results of this survey should be **alarming** to anyone in Pennsylvania interested in good planning and a reasonable growth management policy; especially in the areas of Pennsylvania experiencing unprecedented growth and development!

Less than 10 municipalities, out of several hundred, in all of Pennsylvania's highest growth counties, had enacted a municipal impact fee ordinance at the time. The reason given...the requirements contained in Article V-A were too complicated and costly to municipalities.

When asked how they would suggest amending Article V-A...most municipal solicitors surveyed suggested repealing Article V-A and starting over.

I informed **members of the House Local Government Committee** of this fact at the Committee's recent hearing on House Bill 2564, and from the comments from some, there appeared to be agreement that many municipal solicitors **may still** share this view.

Well, where does that leave us?

I think PPA's current position on municipal impact fees is the correct one, as reflected in the statement prepared and adopted by PPA which I had the privilege of presenting to the House Local Government recently, and which appears on PPA's website.

There has to be a fair balance between the needs of municipalities and school districts for revenue from developers to pay for infrastructure and educational improvements in the municipality and school district, necessitated by the

new development, and the developers and new residents paying same.

In other words, fees should be reasonable and paid for by the development(s) which created the need for the improvements in the first place. Additionally, those paying the impact fees **must benefit** from the improvements provided or built.

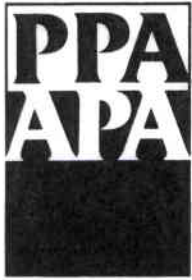
Since none of the impact legislation introduced recently in the Pennsylvania General Assembly, including House Bill 2564, on which the recent Local Government Committee hearing was held, is without need of amending, according to reviews by PPA's Legislative Committee, PPA's current position on municipal impact fees is that:

1. Municipal Impact Fees are an important and essential growth management tool.

2. Municipal Impact Fees do not negatively affect the provision of affordable housing.

3. PPA wants to work along with representatives from all of Pennsylvania's state local government associations, the Pennsylvania Builders Association, and others, in developing amendments to Article V-A of the MPC **which can be agreed to**, in order to make municipal impact fees, including those for educational purposes, **a real option** and growth management/planning tool for municipalities in Pennsylvania, especially in the Commonwealth's highest growth counties.

This position of PPA was explained to Committee members at the recent hearing and was **well received** by Committee members and staff. According to the comments, **PPA will be** "at the table", and will be a "player" in the discussions, as the Pennsylvania Legislature moves forward to address this most important issue: **municipal impact fees in Pennsylvania.** Any suggestions PPA members have on this subject should be forwarded to PPA's Legislative Committee. Your comments will be welcomed and well received by the Committee. ♦



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The Future of PPA: Proactive or Reactive?

by Jeri E. Stumpf, Director, House Urban Affairs Committee

Shortly after graduating from Dickinson College in Carlisle, Pennsylvania, I started my first job in the planning profession as a planning technician with the York County Planning Commission, having previously served as an intern with the York City Redevelopment Authority. I was amazed at the intellectual creativity of planners and their power to influence municipal decisions and solve county and municipal problems, or so I thought. I envisioned in the future, the creation of dynamic communities in Pennsylvania through good planning, i.e., well-crafted comprehensive plans and subdivision and zoning ordinances.

What I, perhaps, was too naïve to understand at the time and failed to realize, was that all of those wonderful ideas and solutions to municipal and county problems were not going to happen automatically simply because some planner suggested or recommended that it be done! I, instead, quickly learned why, in a municipal or county comprehensive plan that was officially adopted or in a planning study or report that was prepared, so many good ideas remained buried and never implemented! It was the lack of community support, funding, and/or political will to make tough decisions!

Over time, I learned that the political system in Pennsylvania tended to turn to planners and their comprehensive plans for advice, primarily when there was a crisis; as opposed to government at the state, county, and local level routinely seeking planners' opinions, and implementing their recommendations and plans as a normal part of doing business.

After 35 years in the planning profession in Pennsylvania, I believe now is the time

for planners in this state to become the driving force in making public policy, relative to issues that affect the lives of all Pennsylvanians, and not to simply react to what has been proposed by others, including the Governor and the Pennsylvania Legislature via proposed state laws and departmental regulations. I don't believe there is any profession that is better educated or trained, or that possesses the knowledge, experience, and expertise needed by state and local decision-makers than the hard-working, dedicated, and, to-date, unappreciated planning professionals in Pennsylvania, most of whom are, or should be, members of PPA.

We all know that Pennsylvania, at the present time, neither has a state planning board or a state agency solely dedicated to guiding, directing, and advising the Commonwealth and its municipalities with respect to current and future growth management problems, nor does it have, what I would consider to be, strong growth management enabling legislation.

I have worked on growth management issues for the Pennsylvania Legislature since 1973. While I feel the most recent legislation passed, Act 67 and Act 68 of 2000, part of which I was involved in drafting, is a beginning, and the subject is now on the "Legislature's radar screen," much more needs to be done, and there is no one, in my opinion, in a better position to see that it gets done in the right way, than PPA!

Revitalizing Pennsylvania's cities and older boroughs can result in saving Pennsylvania's limited farmland, open space, and natural resources, just as

farmland preservation and the purchase of development rights and easements has done in the past. Again, I believe PPA can be the leader and driving force to see that this happens!

The MPC Task Force of PPA could be the catalyst that leads to the needed changes to the MPC. This, in my opinion, is an excellent example of a proactive initiative by PPA, as opposed to PPA's simply commenting on proposals that come before the Pennsylvania Legislature or are proposed by the Governor. Why can't PPA propose and advocate its own ideas of what is needed to be done in Pennsylvania? Everyone else does, and many advocates have much less expertise and experience than does the PPA!

Good, sound planning, I believe, holds the *continued on page 6*

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The Future of PPA...continued

promise for making communities in Pennsylvania, as well as our state, better places in which to live, by improving the quality of life for those living there. Well-prepared, local, county, and regional comprehensive plans, and good community planning, which direct and chart the course, can be our guide! Who better than PPA, to "be the sherpa" out front, leading a proactive agenda for legislation, policies, and programs PPA wants to see enacted or implemented by the Governor's Office, the Pennsylvania Legislature, County Commissioners, or municipal officials throughout Pennsylvania!

A tremendous opportunity exists for improving future communication between planners, local and state officials, and the public. If we want "good government" in Pennsylvania and we want comprehensive planning to succeed and lead the way, then students at the kindergarten and elementary levels, on through high school, need to have a better understanding of what planning is, how it works, and why it is important for citizens to serve on a planning commission, recreation board,...or become an elected local official! It will be imperative for governmental officials, at all levels, to have this kind of understanding of planning and planners if we ever hope to have them embody the principles of good planning in their decision-making process and make the use of planners' good ideas routine, not something sought only in a crisis!

I believe this can happen! Improved communication and cooperation between professional planners and state and local government decision-makers in Pennsyl-

vania will result in better decisions being made in the future, based less on politics and more on "doing the right thing," with planners and their comprehensive plans leading the way!

This is not to say that politics will not still play an important role in decision-making in Pennsylvania, as we all know it will, and there is nothing wrong with that. I firmly believe, however, that in the future, we must rely less on politics influencing decisions affecting growth management, urban revitalization, and other "quality of life" issues important to planners and the residents of this state, and more on what planners, especially those represented by PPA, believe is needed and should be done!

I strongly believe this, and hope to help PPA become a major player and PPA's voice play a major role in the development of solutions to Pennsylvania's municipal problems in the future!

THE AUTHOR: Jeri E. Stumpf is currently, and has been for the last 28 years, the Executive Director of the House of Representatives Urban Affairs Committee for the Republican Caucus. For 22 of those years, he was also the Executive Director of the House Local Government Committee until the Committees were divided as a result of the increasing volume of work. Prior to being employed by the Pennsylvania Legislature, Mr. Stumpf served as Director of City Planning with the City of York, Pennsylvania, for five years, one year of which he also served as the Executive Director of the City's Redevelopment Authority. Before that, he was a planner with a Harrisburg consulting firm and the York County Planning Commission.

- COMMENTARY -

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Planning Director. The Centre Region Council of Governments is accepting applications for the position of Director of the Centre Regional Planning Agency which provides regional and local planning services to six municipalities (population 80,000) and transportation planning services to fifteen member organizations. The position also provides staff support to the Centre Regional Planning Commission and the Centre Region MPO. Annual budget is \$820,000 with 10 full-time positions. The Centre Region is located in Central Pennsylvania and includes the University Park Campus of the Pennsylvania State University.

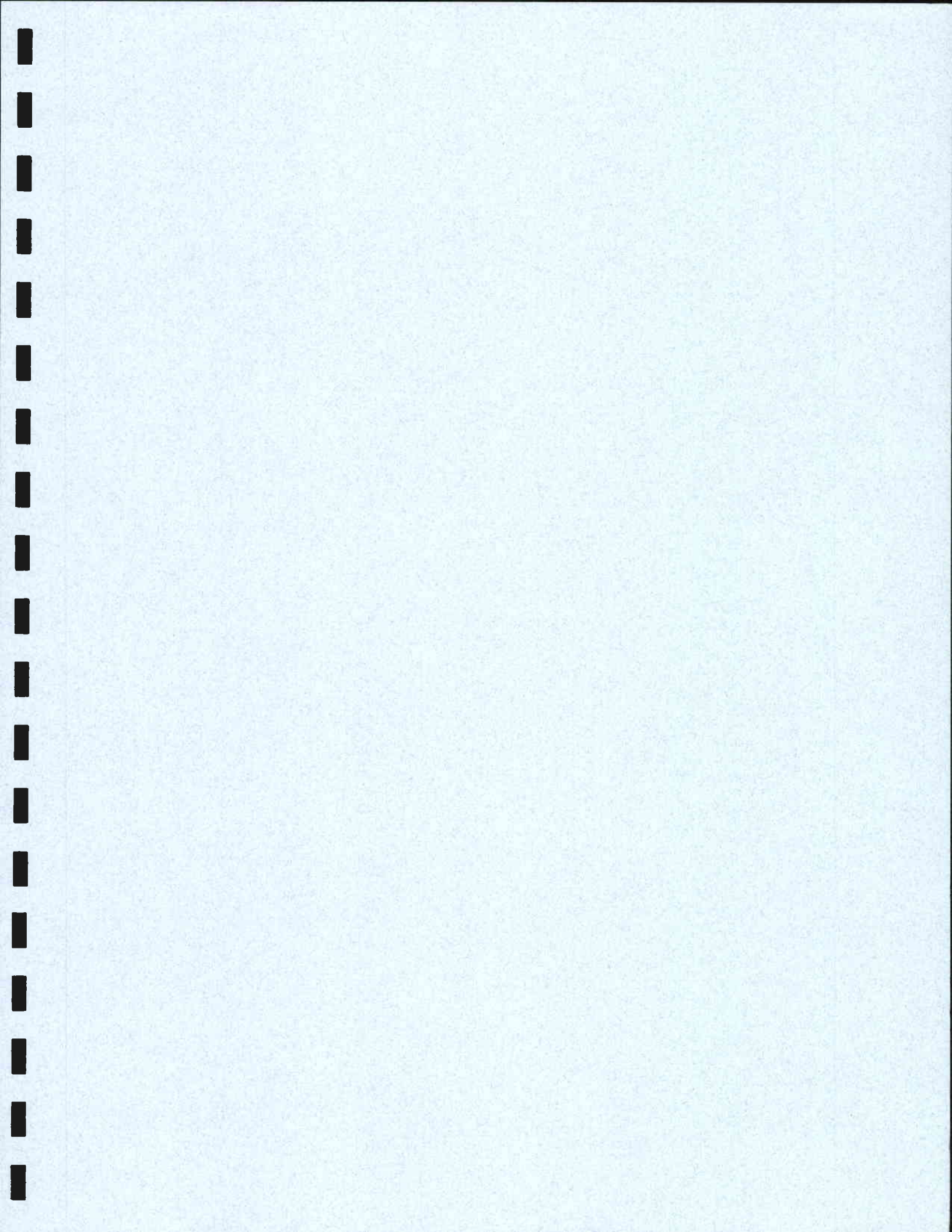
The Director is responsible for planning, implementing and monitoring all Agency activities including; comprehensive and long range transportation planning, budget preparation, financial administration, personnel management; development of annual work program; and public information.

Candidates must have a Bachelor's Degree in urban planning, geography or a closely related field. A Master's Degree is preferred, but years of service may be substituted. A minimum of five years full-time planning experience is required. AICP is required within one year of employment. Candidates should possess outstanding communication and consensus building skills; a willingness to be accessible and visible to the community; the ability to manage and complete projects. Candidates should demonstrate successful leadership and creative ability to anticipate and recommend options to address the challenges of rapid development and demographic change.

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THE BLIGHT

Pennsylvania is currently embroile



Just like cancer is an insidious disease that can destroy the human body over a long period of time, blight can do the same to our communities, spreading from one building to another. It is time that we fight to eliminate blight in Pennsylvania's communities, just as we are fighting to eliminate cancer.

BATTLE

In a fight to preserve our communities.

By Jeri E. Stumpf, President, Jeri E. Stumpf & Associates, Inc.

THE BLIGHT BATTLE (continued from page 11)

IN THE 1950s and '60s, an initial attempt was made to curtail the problem. It was called urban renewal, and the federal government spent hundreds of millions of dollars to attack the issue. Because federal money was available,

thousands of blighted buildings across America were demolished, along with irreplaceable historic structures and structurally sound buildings that could have been saved and rehabilitated. This could be called the "bull in the china shop" approach to resolving the problems of blight. Guess what? The blight returned and we need to ask why.

The federal urban renewal program failed to adequately examine what caused the blight in the first

place and what needed to be done to prevent it from occurring in the future, which left as many (or more) blighted properties as there were 50 years ago when urban renewal first started.

The solution is complicated and the causes of blight vary; however, I consider the worst blighted buildings in Pennsylvania today to be caused by greed.

While most landlords in the state are good business people providing affordable and well-maintained rental housing or commercial space, there are others referred to as slumlords. Slumlords operate by milking all the equity out of their properties then abandoning them, leaving sewer liens,

water liens and tax liens. All of the rental income from their properties goes into their pockets instead of being used to maintain the property or pay the taxes or municipal utility bills that are due. The properties are abandoned once they are deteriorated to the point of being unsafe for human habitation because they have lost all viable economic life. Besides creating an eyesore in the community, the blighted properties create many serious consequences.

First, the substantial revenue that municipalities and municipal authorities lose due to the slumlord's unpaid property taxes and other bills must be recouped

somewhere. It is usually through higher property taxes and increased sewer and water rates, for individuals in the community who do maintain their properties.

While municipalities and authorities can place a lien on the blighted and abandoned property to try to recover the taxes and fees owed, the liens are rarely paid and no revenue is received. In fact, when a blighted and abandoned property must be demolished to protect the health and safety of the community's residents, the municipal costs of demolition normally exceed the value of the land once the building is torn down, making the lien on the property worthless.

A second consequence is the decrease in property values in communities with abandoned properties. Homeowners who do maintain their property lose equity in their property simply because an abandoned property is nearby. For

Slumlords operate by milking all the equity out of their properties then abandoning them, leaving sewer liens, water liens and tax liens.



example, if an elderly couple has maintained their home their entire life and have it valued at \$80,000 without a mortgage, it represents a major portion of the couple's life's savings. If a slumlord abandons a blighted building in their neighborhood, their home value automatically declines. Next, fearing what may eventually happen in the neighborhood, several other owners bail out and sell their properties well below the market value to buyers looking for a bargain. Within a few months, the bottom can fall out of the real estate market in the neighborhood and the couple's \$80,000 home could be worth only \$40,000, a 50% loss, if it can even be sold.

This is a crime, and something needs to be done to stop it now. If someone walks into a bank and robs it, a crime has been committed and the person is jailed; however, if a person abandons a blighted property, causing others to lose \$40,000 of equity in their property, nothing happens. What is the difference? Wasn't money taken in both situations? It's time we start looking at this problem differently in Pennsylvania.

Blighted and abandoned properties pose other risks for communities, especially when considering public safety. Blighted and abandoned buildings are the frequent target of arsonists, thus placing the lives and property of everyone living in the neighborhood at risk, including firemen and police called upon to protect the public.

Municipalities must also continually use their limited state and local financial resources to board up and secure abandoned buildings to prevent access to them. This is a necessity for two reasons. First, these buildings pose risks for curious children who view such sites as exciting places to explore and play, unaware of the potential danger they contain. Additionally, gang members and criminals see the properties as a refuge and meeting and hiding place, calling for an increased police presence in the neighborhood. Again, though a lien can be placed on these buildings by the municipality, the costs are rarely recovered.



Another hidden, but equally important, cost to municipalities as a result of blighted and abandoned properties, is the negative image their existence sends to potential investors looking to open a business or purchase a home in the area. If the blighted conditions are not effectively dealt with, it appears that the community lacks pride in itself and has no positive vision for its future. Thus, why would anyone want to make an investment there?

An increase in insurance rates to taxpayers is another hidden cost of blighted and abandoned buildings in the community. Because these buildings increase the threat of fire to surrounding homes and businesses, insurance rates in the neighborhood are increased. Potential buyers may find that fire insurance is either not available or is too costly.

Having briefly examined a few negative effects that blight has on communities, let's look at why more hasn't been done in Pennsylvania to date to prevent it.

First, the issue of blight has not been taken as seriously as it should be by the Legislature and courts. Cases involving serious property



code violations by slumlords are first referred to magisterial district judges. They must be made to realize, that allowing properties to deteriorate and become blighted to the point of abandonment, is an economic crime that affects the health, safety and finances of taxpayers.

Pennsylvania's antiquated

statutes governing the sale of tax delinquent property need to be modernized and updated; and adequate funding to demolish existing blighted and abandoned buildings must also be provided. Eventually, these buildings could be replaced by economic development projects which could become a catalyst for change and positively affect the quality of life in the community. Ultimately, stronger deterrents and punitive consequences are also needed in Pennsylvania to prevent slumlords from allowing their properties to become blighted in the first place.

Because municipalities have no true enforcement mechanism, they need increased powers to effectively deal with slumlords in their com-

An increase in insurance rates to taxpayers is another hidden cost of blighted and abandoned buildings in the community.



THE BLIGHT BATTLE (continued from page 13)

munities. Municipalities often become mired in a paper chase over a slumlord because of the property owner's legal records. It is usually difficult to identify the specific owner of a property in a corporate name because the corporate ownership changes frequently.

Several years ago, State Representative John Fictner recognized that there was a distinct problem with blight in Pennsylvania's communities. I was the Executive Director of the House Local Government and Urban Affairs Committees for Pennsylvania Legislature at the time and he asked me how to combat the issue.

His question resulted in my drafting House Resolution 91 (HR 91) that was passed unanimously by the Pennsylvania House of Representatives. Under HR 91, the House Urban Affairs Committee held eight public hearings across the state examining the causes of blight and how to stop it. The Urban Affairs Committee adopted and made public the report I drafted on our findings. A legislative package of over 30 bills was subsequently introduced in the General Assembly to implement the report recommendations. Unfortunately, little has happened since then; until now.

State Senator James Rhoades (R-29) recognized the problems blight causes in the communities in his legislative district and wanted to do something about it. As a result, he called me to a meeting at his office in the Capitol several months ago, during which he learned of the work I had done with the House Urban Affairs Committee pursuant to HR 91, as well as the fact that the American Planning Association recently adopted the HR 91 report as their new national policy regarding redeveloping blighted properties.

Senator Rhoades asked me who should be on the new Statewide Blight Task Force he was creating to examine what needed to be done in Pennsylvania to win the battle against blight. As key stakeholders in the issue, the following entities were identified as participants: Pennsylvania State Association of



Municipalities often become mired in a paper chase over a slumlord because of the property owner's legal records.

Boroughs; Pennsylvania League of Cities & Municipalities; Pennsylvania State Association of Township Supervisors; Pennsylvania County Commissioners Association; Pennsylvania Planning Association; Pennsylvania Association of Housing & Redevelopment Authorities; Pennsylvania Downtown Center, 10,000 Friends of Pennsylvania; Housing Alliance of Pennsylvania; Department of Community & Economic Development; Key Committee staff of the Pennsylvania Legislature and Jeri E. Stumpf & Associates, Inc. (Task Force consultant).

These statewide organizations were suggested to Senator Rhoades not only because they have a vested interest in the issue of blight in Pennsylvania due to the nature of their members, but also they collectively represent a politically powerful group in terms of constituents. Using this political power

will be critical in getting funding and the new statutes enacted into law.

The Task Force has been meeting regularly over the past several months. They expect to issue the final report, along with a legislative blight package for introduction, at a Capitol press conference later this month.

It is important to note that legislation alone will not solve Pennsylvania's current blight problems. It will also be necessary to educate the public, as well as judges and magisterial district judges, about the importance of blight issue and the new legislation enacted.

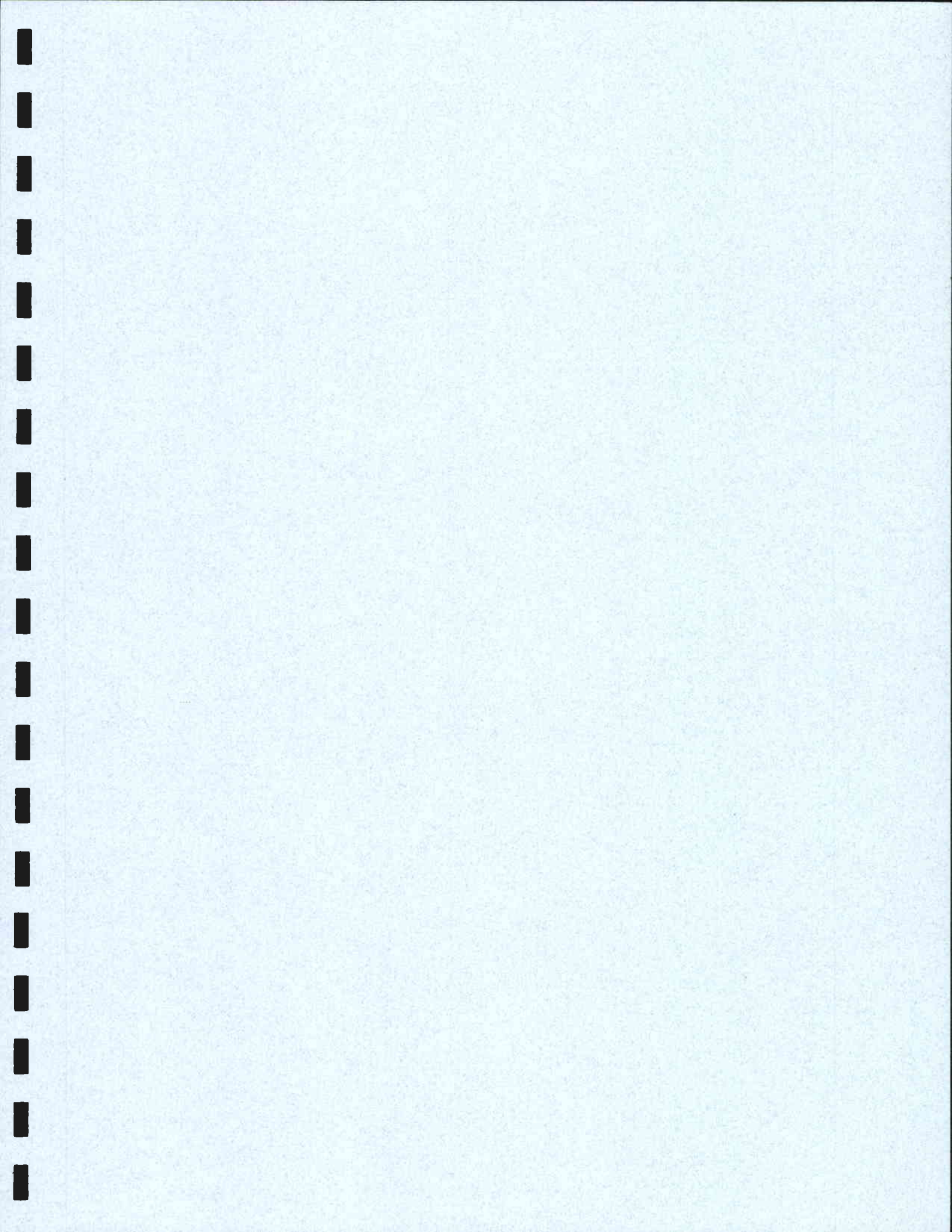
It is equally important to realize that Pennsylvania took the lead nationally in creating new state economic development stimulus programs to revitalize older core communities through new public/private partnerships. However, if we hope to achieve the

desired economic results, we must (1) eliminate the existing blight in the neighborhoods surrounding project areas, while (2) preventing marginal properties in our communities from becoming blighted in the future. Elimination and prevention measures can assist in securing a viable future for these transforming capital investments.

Unfortunately, if the current blight problems are not successfully addressed, Pennsylvania will be doing urban renewal again in another 30 years or sooner. Together, we must work towards making the necessary changes.

PPA is a leader on the Task Force and is in the forefront of helping to win back our communities from blight. If you feel this is an important issue to PPA, planners, and the Commonwealth, please contact your state representative, state senator, and PPA to express your support of the forthcoming legislation and the Task Force. ♦

EDITOR'S NOTE:
Carl Hess, AICP, PPA's President, is an active member of the Task Force.

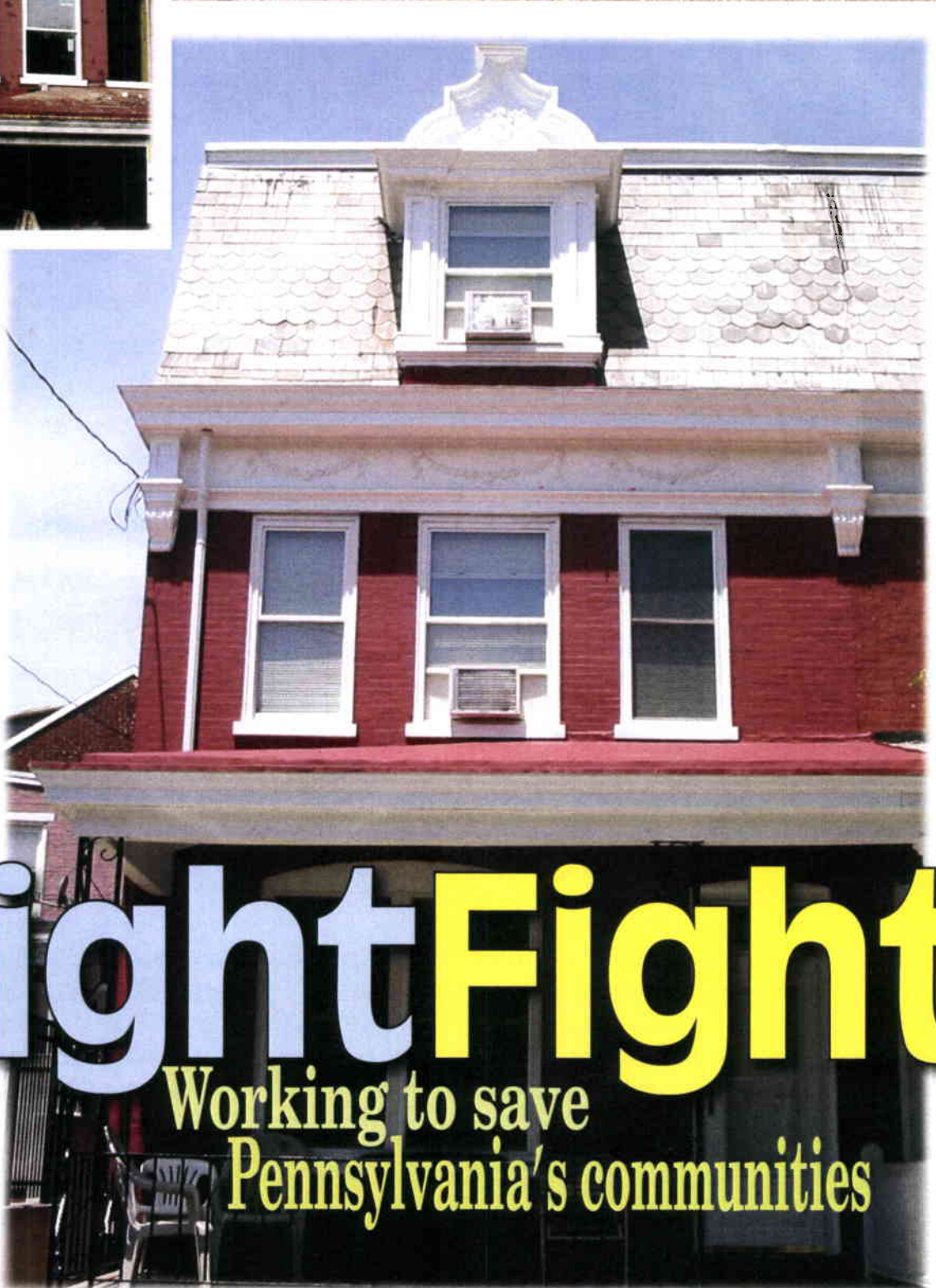


PENNSYLVANIA

OCTOBER 2007

Borough News

The Magazine for Pennsylvania's Borough Government



The

Blight Fight

Working to save
Pennsylvania's communities

The

Battle

**Pennsylvania is currently embroiled in a
fight to preserve our communities.**

01250

**By/ Jeri E. Stumpf, President,
Jeri E. Stumpf & Associates, Inc.**

Just like cancer is an insidious disease that can destroy the human body over a long period of time, blight can do the same to our communities, spreading to one building at a time. It is time we fight to eliminate blight in Pennsylvania's communities just as we are fighting to eliminate cancer.

In the 1950s and '60s, an initial attempt was made to curtail the problem. It was called urban renewal, and the federal government spent hundreds of millions of dollars to attack the issue. Because federal money was available, thousands of blighted buildings across America were demolished, along with irreplaceable historic structures and structurally sound buildings that could have been saved and rehabilitated. This can be called the "bull in the china shop" approach to resolving the problems of blight. Guess what? The blight returned and we need to ask why.

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While most landlords in the state are good business people providing affordable and well-maintained rental housing or commercial space, there are others referred to as slumlords. Slumlords operate by milking all the equity out of their properties then abandoning them, leaving sewer liens, water liens and tax liens. All of the rental income from their properties goes into their pockets instead of being used to maintain the property or pay the taxes or municipal utility bills that are due. The properties are abandoned once they are deteriorated to the point of being unsafe for human habitation because they have lost all viable economic life. Besides creating an eyesore in the community, the blighted properties create many serious consequences.




Christine Goldbeck, Photographer

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A second consequence is the decrease in property values in communities with abandoned properties. Homeowners who do maintain their property will still lose equity in their property simply because an abandoned property is nearby. For example, if an elderly couple has maintained their home their entire life and have it valued at \$80,000 without a mortgage, it represents a major portion of the couple's life's savings. If a slumlord abandons a blighted building in their neighborhood, their home value automatically declines. Next, fearing what may eventually happen in



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*Christine Goldbeck,
Photographer*

the neighborhood, several other owners bail out and sell their properties well below the market value to buyers looking for a bargain. Within a few months, the bottom falls out of the real estate market in the neighborhood and the couple's \$80,000 home could be worth only \$40,000, a 50% loss if it can even be sold.

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The issue of blight is not taken as seriously as it should be in both the legislative and judicial branches. Cases involving serious property code violations by slumlords are first referred to magisterial district judges, who must realize that allowing properties to deteriorate and become blighted to the point of abandonment is an economic crime that affects the health, safety and finances of taxpayers.

Pennsylvania's antiquated statutes governing the sale of tax delinquent property need to be modernized and updated, and the funding needs to demolish existing blighted and abandoned buildings must also be provided. Eventually, these buildings could be replaced through economic development projects, becoming a catalyst for change and positively affecting the quality of life in the community. Ultimately, stronger deterrents and punitive consequences are needed in Pennsylvania to prevent slumlords from allowing their properties to become blighted.

Because municipalities have no true enforcement mechanism, they need increased power to effectively deal with slumlords in their communities. Municipalities often become mired in a paper chase over a slumlord because of the property owner's financial records. It is usually difficult to identify the specific owner of a property in a corporate name because the corporate owner may frequently change.

Several years ago, State Representative John Fictner recognized that there was a distinct problem with blight in

Blight Legislation Enacted as a Result of HR 91

Acts 64 of 1997, Acts 44 & 54 of 1998, & Act 12 of 2002. Municipalities may give blighted properties to non-profits for affordable housing & economic development.

Act 70 of 1998. Allows for prison time for slumlords under Pennsylvania's Crime Code of up to 2 years & 5 years respectively upon the 4th and 5th conviction.

Act 99 of 2000. Requires purchasers of blighted property at a delinquent tax sale to bring the property up to code standards or demolish within 18 months of purchase.

Act 171 of 2006. Allows redevelopment authorities to administer estates where there is a vacant property and no heirs to maintain the property before it becomes blighted.

Legislation Under Consideration for Introduction by the Task Force

Permit Denials: Municipal

Would allow municipalities to deny building permits, zoning variances, occupancy permits, or any other approvals for any property owned by slumlords in any municipality in Pennsylvania, until any existing property they own with serious code violations is brought up to code standards or demolished and the site cleared.

Permit Denials: State

Would allow the Commonwealth of Pennsylvania to deny a liquor license for a bar/restaurant owned by a slumlord; a PennDot curb cut permit for ingress and egress module approval for a housing development owned by a known slumlord etc, until any property a slumlord owned in any municipality in Pennsylvania with serious code violations, is either brought up to code standards or demolished and the site cleared.

Statewide Slumlord Registry with Properties that have Serious Code Violations

Establish a registry to be maintained by the DCED that can be used by the Commonwealth and its municipalities to track egregious slumlords, in order to implement the aforementioned permit denial system.

Asset Attachment

Allow municipalities to go after all other assets owned by slumlords to pay for any municipal costs incurred that are associated with the blighted and abandoned property in the municipality. Included would be costs to bring the property into code compliance or to demolish and clear the site, where it is cost prohibitive to repair the building. Municipal legal costs associated with any code enforcement proceedings would also be included.

Municipal Code Enforcement Grant Program

Make grants available to municipalities from a \$10 million DCED fund to establish a property maintenance code enforcement program individually, jointly or with other municipalities through a COG. Where a code enforcement program already exists, these funds would also be available to municipalities to concentrate on blighted properties. Grants would be limited to a maximum of 3 years.

\$100 Million "Fight Blight" Fund

Grants would be made available from this DCED administered fund to municipalities and COGs for the acquisition and demolition of blighted and abandoned properties, provided the municipalities had plans to initiate a blight remediation & prevention program. Assistance with municipal legal costs associated with fighting slumlords in court would also be eligible.

Blight Prevention Receivership Program

In cooperation with municipalities, non-profit corporations with experience could petition courts to be

named a "receiver" to take over the administration and management of vacant or occupied multi-family properties showing initial signs of potential deterioration. This would include having access to any rental income from the property to make necessary repairs.

Amend Unfair Insurance Practices Act

Require insurance companies to provide individuals with fire insurance on their homes and businesses, at reasonable and competitive rates, even if there are blighted or abandoned properties located in the block in which their property is located.

Mortgage Lenders Responsibility Act

Require that all mortgage lenders (in state and out of state), be responsible for maintaining the physical condition of all properties for which they hold the mortgage to property maintenance code standards, from the time of any default on the mortgage until a new owner occupies the property.

Blighted Property Rehab-stabilization Fund

Create a revolving fund in DCED to which municipalities can apply for funds to rehabilitate blighted and abandoned property, including historic properties. Any funds obtained by municipalities from owners of blighted and abandoned property from asset attachments and or fines, beyond those needed to reimburse municipal costs, could be deposited into the revolving fund to assist other municipalities.

New Recording Requirements

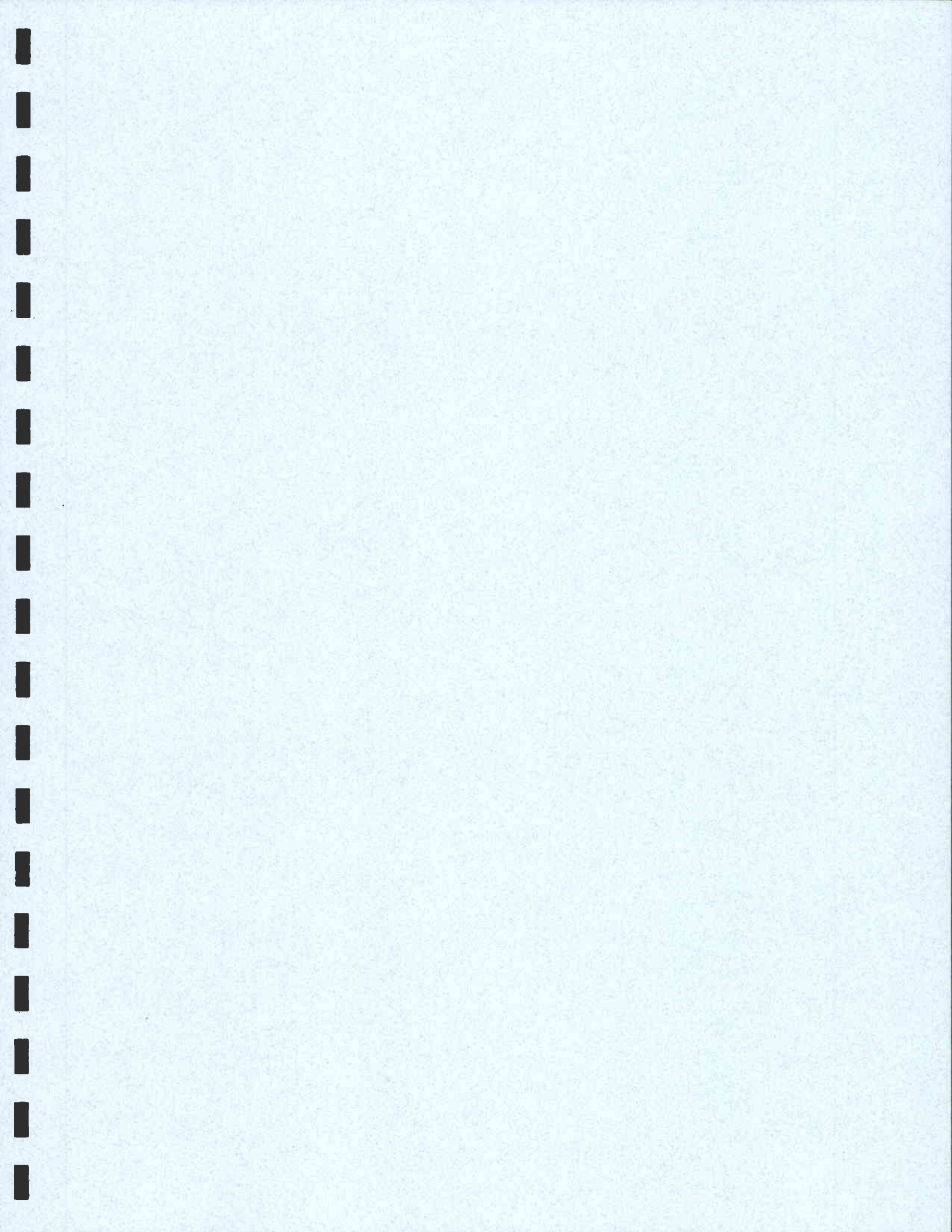
Where such property is sold to, or owned by, a corporate entity, any time the property is sold and "title" changes, any individual with a financial interest in the property (corporation) would be required to file the deed and a photo copy of the current, state issued driver's license with the recorder of deeds. The address appearing on the individual's driver's license would be used for all municipal legal mailings, including the initial code violation notice mailing. Mailing to such address would constitute good service and fulfill the due process provisions of the constitution.

County Option of Establishing a Housing Court where Appropriate

Such a court is presently operating in Dauphin County under orders from the President Judge.

Special Tax Sale for Vacant & Abandoned Properties

Would allow certain blighted, vacant & abandoned properties with potential to be removed from the current tax sale procedures in order to expedite the process for a municipality, county, redevelopment authority, non-profit corporation or private developer, if done in cooperation with an aforementioned entity.



Pennsylvania

December 2007 ■ www.psats.org

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BATTLING BLIGHT

BATTLING BLIGHT

Pennsylvania Embroiled in Fight to Preserve its Communities

PSATS Partners with New Task Force to Develop Anti-Blight Proposals

Have you ever driven down a street and seen an ugly, abandoned building? That's blight, an economically devastating problem for Pennsylvania and its townships, cities, and boroughs. Past efforts to curb the problem have been less than successful. However, a new statewide task force is hoping it can make a difference. The group recently unveiled a legislative package that it is urging lawmakers to embrace so Pennsylvania can finally say goodbye to blight.

BY JERI E. STUMPF / PRESIDENT, JERI E. STUMPF & ASSOCIATES, INC.

Just like cancer is an insidious disease that can ravage the human body, blight can do the same to our communities, spreading from one building to another.

For many years, we have been fighting to eliminate cancer, and the time has come to renew efforts to eliminate blight in Pennsylvania's municipalities.

In the 1950s and 1960s, under the banner of urban renewal, the federal government spent hundreds of millions of dollars to attack the problem. Thousands of blighted properties across America were demolished, along with irreplaceable historic structures and other buildings that could have been saved and rehabilitated.

These tactics represented a "bull-in-the-china-shop" approach to resolving blight. And guess what? The blight returned. Now, we need to ask why and

embrace a new anti-blight plan proposed by a statewide task force.

More blight, more problems for municipalities

In hindsight, it appears the federal urban renewal program failed because it did not adequately examine the causes of blight and how to prevent it, which left as many — if not more — blighted properties as there were 50 years ago.

The solution is complicated, and the causes of blight vary; however, it's safe to say that greed is at the root of Pennsylvania's worst blighted buildings.

While most landlords are good business people who provide affordable and well-maintained rental homes and commercial spaces, the commonwealth has its share of slumlords who milk the equity out of their properties and then abandon them. These dilapidated buildings are not only eyesores in the

The federal urban renewal program failed because it did not adequately examine the causes of blight and how to prevent it.

community, but they also lead to serious consequences.

First, townships and municipal authorities must try to recoup the substantial revenue they lose when a slumlord fails to pay his property taxes and utility bills. Usually, this means higher taxes and increased water and sewer rates for the remaining responsible residents who take care of their properties.

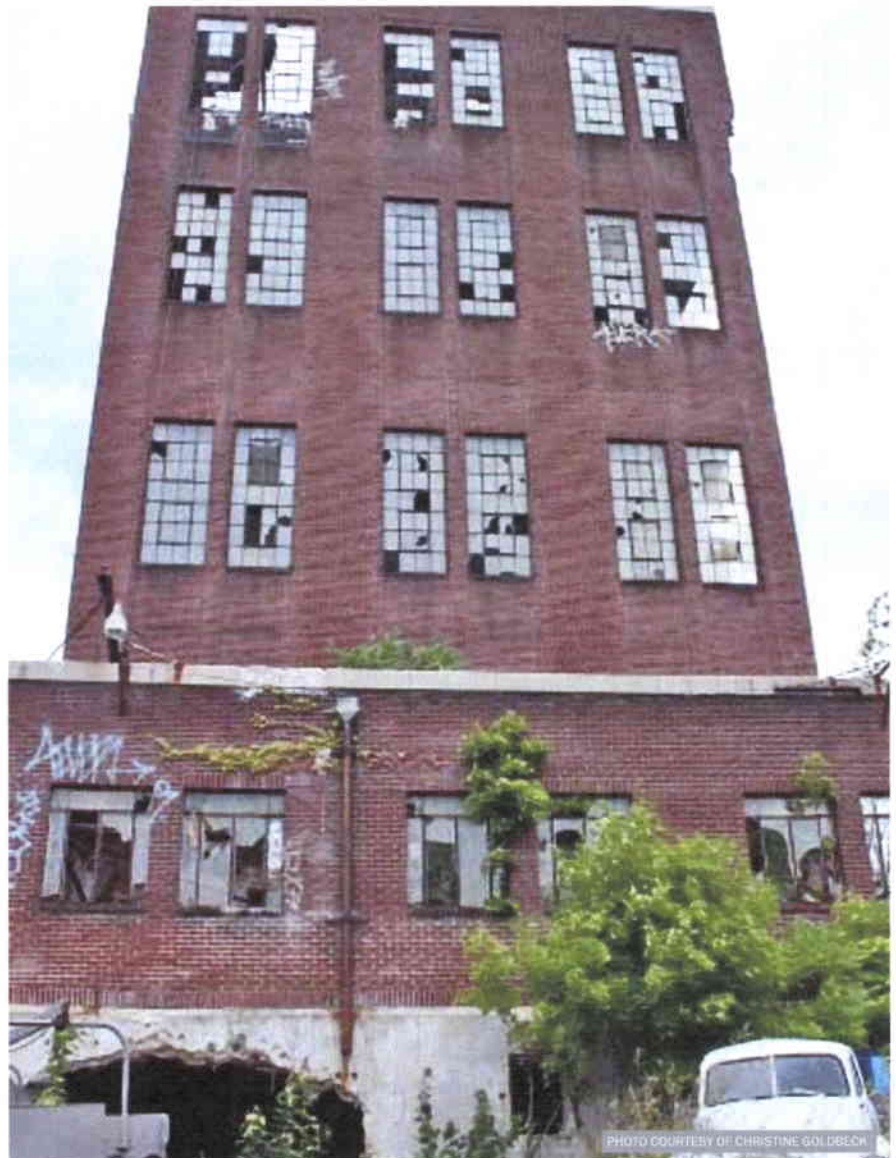
While municipalities and authorities may place liens on a blighted property to recover taxes and fees, the liens are rarely paid. To add insult to injury, it often costs a township more money to demolish the property than it is worth, making these liens virtually worthless.

Blighted properties also increase insurance rates — in fact, potential buyers of neighboring buildings may find that fire insurance is either unattainable or unaffordable — and decrease the value of nearby homes.

Take, for instance, the elderly couple who for many years has maintained their \$80,000 home. One day, a property owner abandons a nearby blighted building, which automatically decreases the value of the couple's home. Seeing the writing on the wall, several other neighbors decide to sell their properties well below the market value to buyers looking for a bargain.

Within a few months, the bottom of the real estate market in the neighborhood could fall out, leaving the couple with a home that's worth \$40,000, not \$80,000, if the property can even be sold. This is a crime. Yet, when a slumlord abandons a blighted property, he faces few, if any, penalties.

Beyond the financial consequences, blighted properties also pose public safety risks. Often the target of arsonists, abandoned buildings put people and property in danger, including firefighters and other first responders. Townships must also spend taxpayers' money to secure and police abandoned buildings because they pose a risk to



Blight strikes cities, but it also affects townships, where it creates a negative first impression, lowers property values, and poses public safety risks. PSATS is among the organizations participating in the new Statewide Blight Task Force, which is urging state lawmakers to take a no-nonsense approach to solving the problem — once and for all.

curious children and create a haven for gang members and criminals.

Another hidden but equally important cost to townships is the negative first impression that blighted buildings create in the minds of potential investors in the community. These properties, if left as they are, send a very clear

message: The municipality lacks pride in itself and a positive vision for the future, so why would anyone want to make an investment there?

It's time to take blight seriously

Why hasn't more been done to pre-

BATTLING BLIGHT

vent blight in Pennsylvania?

Unfortunately for our communities, blight has not been taken as seriously as it should. Property code violations are first referred to district magistrates, who need to realize that anyone who allows a property to deteriorate is committing an economic crime that affects the health, safety, and finances of taxpayers.

Pennsylvania's antiquated statutes governing the sale of tax-delinquent property also need to be updated, and adequate state funding must be allocated to demolish these buildings or turn them into catalysts for positive

change in a community. Townships also need to be given increased powers to effectively deal with and track down slumlords. Ultimately, though, Pennsylvania needs stronger deterrents and punitive consequences to prevent property owners from allowing their buildings to become blighted in the first place.

Several years ago, state Rep. John Fichter realized that blight had become a serious problem. At the time, I was the executive director of the House Local Government and Urban Affairs committees, and he asked me how to combat the problem. As a result, I drafted House Resolution 91, which led the House Urban Affairs Committee to hold eight public hearings statewide to examine blight and how to stop it. The committee reported its findings,

and lawmakers subsequently introduced more than 30 bills to implement its recommendations.

Unfortunately, little has happened since then — until now.

State Sen. James Rhoades has created a new Statewide Blight Task Force, which has reopened the books on blight and re-examined what Pennsylvania must do to win the battle.

PSATS is among the stakeholders serving on the task force, whose members were chosen because they have a vested interest in blight and represent a politically powerful group of constituents. Harnessing this power will be critical to securing funding and getting new anti-blight laws enacted. (A list of organizations represented on the task force appears on Page 28.) ➤

Municipalities need to be given increased powers to effectively deal with and track down slumlords.

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BATTLING BLIGHT

Following a series of meetings, the task force issued a report in October that was accompanied by a number of legislative proposals to give Pennsylvania's townships and others the muscle and the money to fight blight.

Among other things, the task force is recommending that the state create a slumlord registry and authorize townships to deny permits and variances to anyone who fails to address serious property code violations. It also wants lawmakers to create a \$100 million Fight Blight Fund to help municipalities defray the costs of demolishing blighted buildings. (For more details about the task force's legislative recommendations, see the sidebar on the next page.)

"People often think that blight is a city problem, but it's not," PSATS Executive Director R. Keith Hite says. "Townships are fighting it, too. That's why the Association is a committed partner in the Blight Task Force and will be encouraging lawmakers to take aggressive action to help our members rid their communities of this economically devastating problem."

New laws aren't enough to fight blight

Legislation alone, however, will not solve Pennsylvania's blight problems. It will also be necessary to educate the public, as well as judges and district magistrates, about the consequences of blight and the importance of enacting

Members of the Statewide Blight Task Force

STATE SEN. JAMES RHOADES recently created the new Statewide Blight Task Force, which has unveiled a number of legislative proposals to fight blight in Pennsylvania's municipalities. Task force members are:

- PSATS
- Pennsylvania State Association of Boroughs
- Pennsylvania League of Cities and Municipalities
- County Commissioners Association of Pennsylvania
- Pennsylvania Planning Association
- Pennsylvania Association of Housing and Redevelopment Authorities
- Pennsylvania Downtown Center
- 10,000 Friends of Pennsylvania
- The Housing Alliance of Pennsylvania
- Pennsylvania Department of Community and Economic Development
- Key committee staff of the Pennsylvania legislature

updated laws to curb it.

Recently, Pennsylvania took the lead nationally in creating a new economic development stimulus package to revitalize older communities through public-private partnerships. However, if the commonwealth hopes to achieve the desired economic results, we must do two things: Eliminate blight in neighborhoods surrounding project areas and prevent marginal properties in our communities from becoming blighted.

If the current blight problems are not successfully addressed, Pennsylvania will be looking at urban renewal strategies again in another 30 years — maybe sooner. Together, we must work toward

making blight a thing of the past.

PSATS is a leader on the Statewide Blight Task Force and is at the forefront of helping to win back our communities from this eyesore. If blight is an important issue for your township, please do your part and contact your state lawmakers to express your support for the new anti-blight legislation and the work of the task force. ♦

* * *

About the author: *Jeri E. Stumpf is president of Jeri E. Stumpf & Associates, a community development, governmental affairs, consulting, lobbying, and development firm that specializes in code enforcement and downtown revitalization and is the consultant for the Statewide Blight Task Force. Before starting his firm, Stumpf worked in the Governor's Office of Housing and Community Revitalization, where he helped to develop a revitalization strategy for Pennsylvania. He was also the first executive director of the state House of Representatives' Local Government and Urban Affairs committees. The American Planning Association recently used his award-winning work on local government, blight, community revitalization, and land development as the basis for its national policy for redeveloping underused and blighted properties. Stumpf can be reached at (717) 284-9930 or jstumpfassoc@aol.com.*

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Bye-bye, blight

Task force urging lawmakers to take tough stance on slumlords, abandoned buildings

The Statewide Blight Task Force is hoping that Pennsylvania lawmakers embrace its proposals to make property owners more accountable for blighted buildings and put municipalities in a better position to battle the problem.

PSATS is among the organizations serving on the task force, which recently released the following legislative recommendations:

Municipal Permit Denials — This proposal would allow municipalities to deny permits and variances to property owners until they address serious code violations or demolish the blighted buildings.

State Permit Denials — This proposal would allow the state to deny such things as liquor licenses, highway occupancy permits, and sewer modules to alleged slumlords until they address serious code violations or demolish the blighted buildings.

Statewide Slumlord Registry — Under this proposal, the state Department of Community and Economic Development would maintain a registry to help the state and municipalities track and identify "egregious" slumlords.

Asset Attachment Program — This proposal would allow municipalities to recover their costs, including legal fees, related to a blighted property by going after the owner's assets. Townships could be reimbursed for rehabilitating or demolishing the property.

Municipal Code Enforcement Grant Program — Under this proposal, DCED would administer \$10 million

in grants to help municipalities establish individual or joint property maintenance code enforcement programs. If a municipality already has such a program, it would be authorized to use the funding to rehabilitate or eliminate blighted properties. Grants would be limited to a maximum of three years.

\$100 Million Fight Blight Fund — Under this proposal, DCED would administer a \$100 million grant fund to help municipalities and councils of governments acquire and demolish blighted properties and offset the legal fees they incur fighting slumlords in court.

Blight Prevention Receivership Program — Under this proposal, certain nonprofits, in cooperation with municipalities, would be able to petition the courts to take over the administration and management of deteriorating vacant or occupied multifamily properties. The organization would collect the rent and use it to repair the buildings and prevent them from becoming blighted.

Amendment to Unfair Insurance Practices Act — This proposal would amend the Unfair Insurance Practices Act to provide property owners with fire insurance at reasonable and competitive rates, even if their property is located near a blighted or abandoned building.

Mortgage Lenders Responsibility Act — This proposal would require mortgage lenders to maintain the exterior of a property, including the roof, from the time the owner defaults on

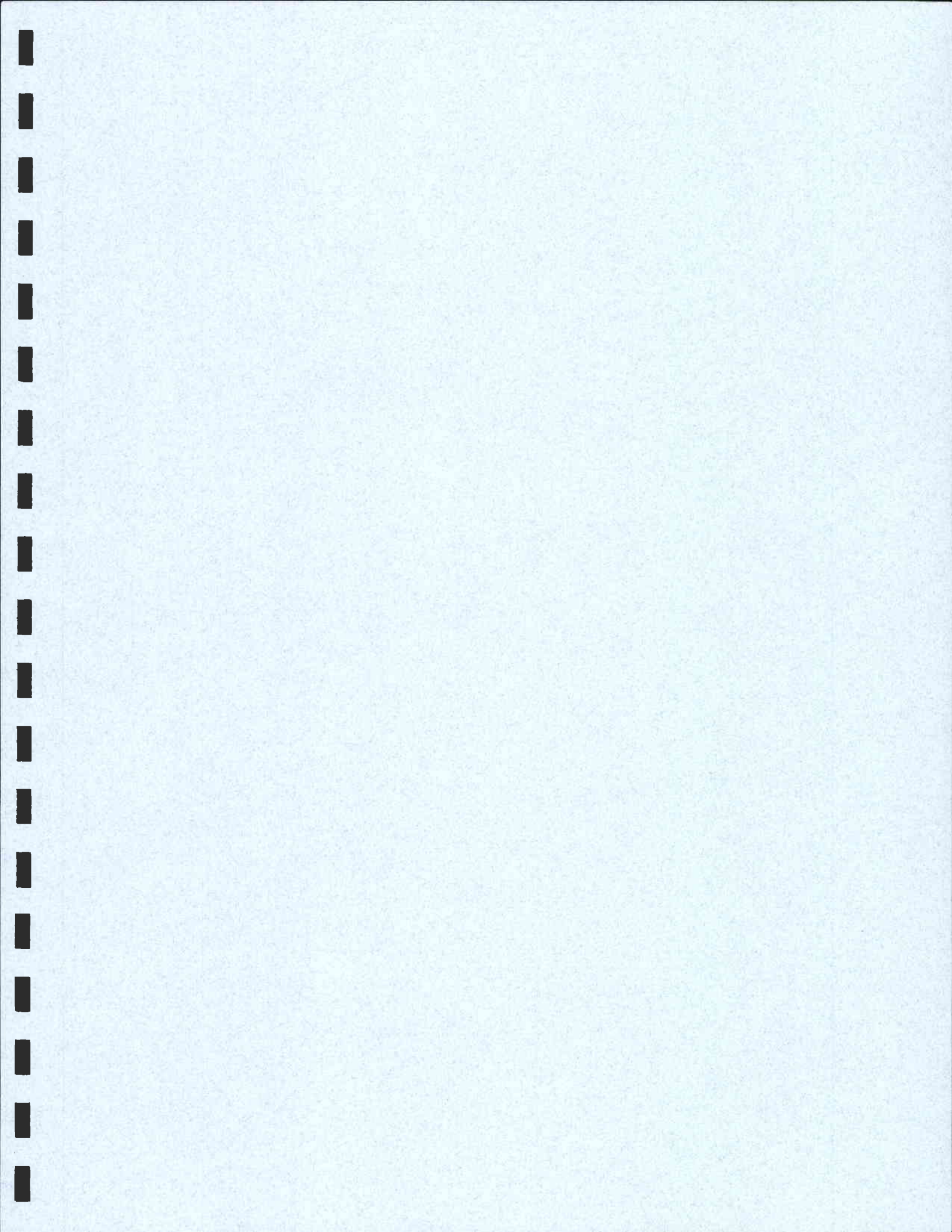
the loan until a new owner occupies the building, regardless of whether foreclosure has been initiated.

Blighted Property Rehabilitation and Stabilization Fund — Under this proposal, municipalities would be able to receive money from a DCED revolving fund to rehabilitate blighted and abandoned properties, including historic buildings. Funds that municipalities receive from asset attachments and fines, beyond those needed to reimburse their costs, could be deposited into this fund to help other communities.

New Recording Requirements — Under this proposal, whenever a corporate-owned property is sold, the buyer would have to file a photocopy of his current driver's license with the deed. Municipalities would mail all legal documents, including code violation notices, to the address on the driver's license. Such mailings would constitute "good service" and fulfill the "due process" provisions of the state constitution.

Establishment of Housing Courts — Under this proposal, counties would be authorized to establish a housing court, similar to the one recently created in Dauphin County. This court would deal exclusively with absentee landlords, blighted properties, and nuisance homes.

Special Tax Sale for Vacant and Abandoned Properties — This proposal would exempt certain blighted, vacant, and abandoned properties from tax sale procedures to expedite their redevelopment.



M U N I C I P A L REPORTER

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Information Highlights

The Blight Battle

Pennsylvania is currently embroiled in a fight to preserve our communities

by Jeri E. Stumpf, President, Jeri E. Stumpf & Associates, Inc.

Just like cancer is an insidious disease that can destroy the human body over a long period of time, blight can do the same to our communities, spreading from one building to another. It is time that we fight to eliminate blight in Pennsylvania's communities, just as we are fighting to eliminate cancer.

In the 1950s and '60s, an initial attempt was made to curtail the problem. It was called urban renewal, and the federal government spent hundreds of millions of dollars to attack the issue. Because federal money was available, thousands of blighted buildings across America were demolished, along with irreplaceable historic structures and structurally sound buildings that could have been saved and rehabilitated. This could be called the "bull in the china shop" approach to resolving the problems of blight. Guess what? The blight returned and we need to ask why.

The federal urban renewal program failed to adequately examine what caused the blight in the first place and what needed to be done to prevent it from occurring in the future, which left as many (or more) blighted properties as there were 50 years ago when urban renewal first started.

The solution is complicated and the causes of blight vary; however, I consider the worst blighted buildings in Pennsylvania today to be caused by greed.

While most landlords in the state are good business people providing affordable and well-maintained rental housing or commercial space, there are others referred to as slumlords. Slumlords operate by milking all the equity out of their properties then abandoning them, leaving sewer liens, water liens and tax liens. All of the rental income from their properties goes into their pockets instead of being used to maintain the property or pay the taxes or municipal utility bills that are due. The properties are abandoned once they are deteriorated to the point of being unsafe for human habitation because they have lost all viable economic life. Besides creating an eyesore in the community, the blighted properties create many serious consequences.

First, the substantial revenue that municipalities and municipal authorities lose due to the slumlord's unpaid property taxes and other bills must be recouped somewhere. It is usually through higher property taxes and increased sewer and water rates, for indi-



viduals in the community who do maintain their properties.

While municipalities and authorities can place a lien on the blighted and abandoned property to try to recover the taxes and fees owed, the liens are rarely paid and no revenue is received. In fact, when a blighted and abandoned property must be demolished to protect the health and safety of the community's residents, the municipal costs of demolition normally exceed the value of the land once the building is torn down, making the lien on the property worthless.

A second consequence is the decrease in property values in communities with abandoned properties. Homeowners who do maintain their property lose equity in their property simply because an abandoned property is nearby. For example, if an elderly couple has maintained their home their entire life and have it valued at \$80,000 without a mortgage, it represents a major portion of the couple's life's savings. If a slumlord abandons a blighted building in their neighborhood, their home value automatically declines. Next, fearing what may eventually happen in the neighborhood, several other owners bail out and sell their properties well below the market value to buyers looking for a bargain. Within a few months, the bottom can fall

out of the real estate market in the neighborhood and the couple's \$80,000 home could be worth only \$40,000, a 50% loss, if it can even be sold.

This is a crime, and something needs to be done to stop it now. If someone walks into a bank and robs it, a crime has been committed and the person is jailed; however, if a person abandons a blighted property, causing others to lose \$40,000 of equity in their property, nothing happens. What is the difference? Wasn't money taken in both situations? It's time we start looking at this problem differently in Pennsylvania.

Blighted and abandoned properties pose other risks for communities, especially when considering public safety. Blighted and abandoned buildings are the frequent target of arsonists, thus placing the lives and property of everyone living in the neighborhood at risk, including firemen and police called upon to protect the public.

Municipalities must also continually use their limited state and local financial resources to board up and secure abandoned buildings to prevent access to them. This is a necessity for two reasons. First, these buildings pose risks for curious children who view such sites as exciting places to explore and play, unaware of the potential danger they contain. Additionally, gang members and criminals see the properties as a refuge and meeting and hiding place, calling for an increased police presence in the neighborhood. Again, though a lien can be placed on these buildings by the municipality, the costs are rarely recovered.

Another hidden, but equally important, cost to municipalities as a result of blighted and abandoned properties, is the negative image their existence sends to potential investors looking to open a business or purchase a home in the area. If the blighted conditions are not effectively dealt with, it appears that the community lacks pride in itself and has no positive vision for its future. Thus, why would anyone want to make an investment there?

An increase in insurance rates to taxpayers is another hidden cost of blighted and abandoned buildings in the community. Because these buildings increase the threat of fire to surrounding homes and businesses, insurance rates in the neighborhood are increased. Potential buyers may find that fire insurance is either not available or is too costly.

Having briefly examined a few negative effects that blight has on communities, let's

look at why more hasn't been done in Pennsylvania to date to prevent it.

First, the issue of blight has not been taken as seriously as it should be by the Legislature and courts. Cases involving serious property code violations by slumlords are first referred to magisterial district judges. They must be made to realize, that allowing properties to deteriorate and become blighted to the point of abandonment, is an economic crime that affects the health, safety, and finances of taxpayers.

Pennsylvania's antiquated statutes governing the sale of tax delinquent property need to be modernized and updated; adequate funding to demolish existing blighted and abandoned buildings must also be provided. Eventually, these buildings could be replaced by economic development projects which could become a catalyst for change and positively affect the quality of life in the community. Ultimately, stronger deterrents and punitive consequences are also needed in Pennsylvania to prevent slumlords from allowing their properties to become blighted in the first place.

Because municipalities have no true enforcement mechanism, they need increased powers to effectively deal with slumlords in their communities. Municipalities often become mired in a paper chase over a slumlord because of the property owner's legal records. It is usually difficult to identify the specific owner of a property in a corporate name because the corporate ownership changes frequently.

Several years ago, State Representative John Ficner recognized that there was a distinct problem with blight in Pennsylvania's communities. I was the Executive Director of the House Local Government and Urban Affairs Committees for Pennsylvania Legislature at the time, and he asked me how to combat the issue.

His question resulted in my drafting House Resolution 91 (HR 91) that was passed unanimously by the Pennsylvania House of Representatives. Under HR 91, the House Urban Affairs Committee held eight public hearings across the state examining the causes of blight and how to stop it. The Urban Affairs Committee adopted and made public, the report I drafted on our findings. A legislative package of over 30 bills was subsequently introduced in the General Assembly to implement the report recommendations. Unfortunately, little has happened since then; until now.

State Senator James Rhoades (R-29) recognized the problems blight causes in the communities in his legislative district and wanted to do something about it. As a result, he called me to a meeting at his office in the Capitol several months ago, during which he learned of the work I had done with the House Urban Affairs Committee pursuant to HR 91, as well as the fact that the American Planning Association recently adopted the

HR 91 report as their new national policy regarding redeveloping blighted properties.

Senator Rhoades asked me who should be on the new Statewide Blight Task Force he was creating to examine what needed to be done in Pennsylvania to win the battle against blight. As key stakeholders in the issue, the following entities were identified as participants: Pennsylvania State Association of Boroughs; Pennsylvania League of Cities & Municipalities; Pennsylvania State Association of Township Supervisors; Pennsylvania County Commissioners Association; Pennsylvania Planning Association; Pennsylvania Association of Housing & Redevelopment Authorities; Pennsylvania Downtown Center, 10,000 Friends of Pennsylvania; Housing Alliance of Pennsylvania; Department of Community & Economic Development; Key Committee staff of the Pennsylvania Legislature and Jeri E. Stumpf & Associates, Inc. (Task Force consultant).

These statewide organizations were suggested to Senator Rhoades not only because they have a vested interest in the issue of blight in Pennsylvania due to the nature of their members, but also because they collectively represent a politically powerful group in terms of constituents. Using this political power will be critical in getting funding and the new statutes enacted into law.

The Task Force has been meeting regularly over the past several months. They expect to issue the final report, along with a legislative blight package for introduction, at a Capitol press conference.

It is important to note that legislation alone will not solve Pennsylvania's current blight problems. It will also be necessary to educate the public, as well as judges and magisterial district judges, about the importance of the blight issue and the new legislation enacted.

It is equally important to realize that Pennsylvania took the lead nationally in creating new state economic development stimulus programs to revitalize older core communities through new public/private partnerships. However, if we hope to achieve the desired economic results, we must (1) eliminate the existing blight in the neighborhoods surrounding project areas, while (2) preventing marginal properties in our communities from becoming blighted in the future. Elimination and

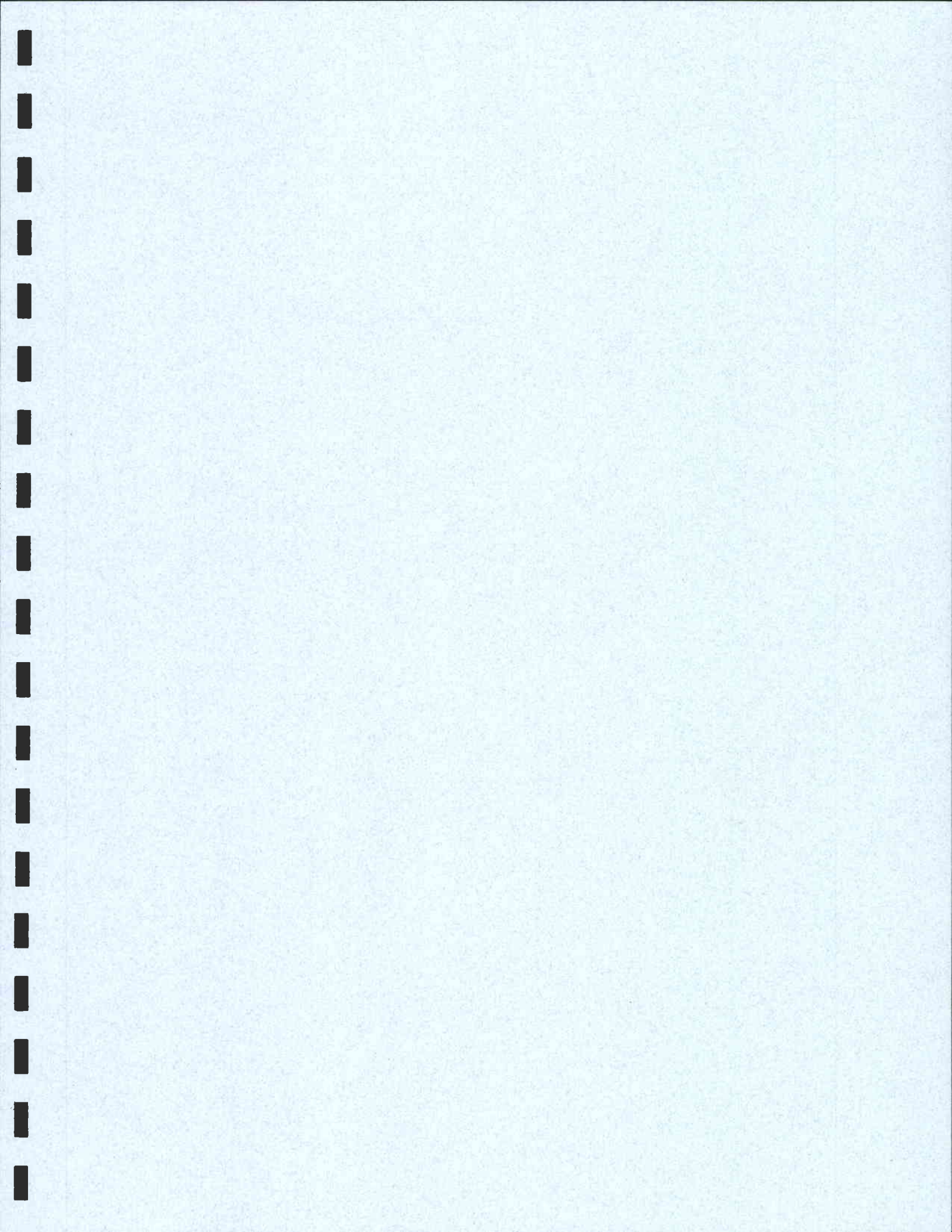
prevention measures can assist in securing a viable future for these transforming capital investments.

Unfortunately, if the current blight problems are not successfully addressed, Pennsylvania will be doing urban renewal again in another 30 years or sooner. Together, we must work towards making the necessary changes.

PPA is a leader on the Task Force and is in the forefront of helping to win back our communities from blight. If you feel this is an important issue to PPA, planners, and the Commonwealth, please contact your state representative, state senator, and PPA to express your support of the forthcoming legislation and the Task Force.



About the Author – In addition to having direct experience with municipal code enforcement programs (most recently in Brownsville Borough) while employed by the Governor's Office of Housing & Community Revitalization, Jeri E. Stumpf & Associates, Inc., recently affiliated with two of Pennsylvania's top municipal code enforcement officials. The company's goal is to help Pennsylvania's municipalities set up and administer cost effective municipal property maintenance code programs individually, or in cooperation with other municipalities. They are also available for troubleshooting and evaluating existing municipal property maintenance code enforcement programs already in effect to make them more successful and cost efficient. Jeri Stumpf can be reached by phone at 717-264-9930 or by e-mail at jstumpfassoc@aol.com.





Monitor

A REPORT ON HOUSING, COMMUNITY DEVELOPMENT AND REDEVELOPMENT IN PENNSYLVANIA

WINTER 2008



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*Harrisburg Hilton & Towers
(Legislative Conference Agenda & Registration Inside)*

The Pennsylvania Association of Housing and Redevelopment Agencies' (PAHRA) 2008 Legislative Conference has an information-packed agenda. The conference sessions will present federal and state legislative issues and funding; legal and regulatory matters; and alternative and innovative sources and uses of funding for housing, redevelopment and community development. A special focus on Upfront Income Verification (UIV) and Enterprise Income Verification (EIV) will be conducted by HUD staff. In addition, a special track on planning and financing public infrastructure is scheduled. Asset management and stop loss provisions also figure prominently on the agenda.

There will be a **press conference** in the capital rotunda at **11:00 A.M., Monday, February 11**, to outline the **housing crisis caused by inadequate funding for public housing and the need to address this problem in Pennsylvania via PA House Bill 1484**. PAHRA members and residents of public housing are encouraged to attend.

A **Legislative Reception** will be held on Tuesday, February 12 at the Whitaker Center. Conference highlights include:

- Federal legislative update with NAHRO and PHADA representatives, **John Bohm** and **Tim Kaiser**

Continued on Page 5 . . .

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FY 2008 Federal Funding Short Changes Housing and Community Development

President Bush signed the Consolidated Appropriations Act for FY 2008 on December 26, 2007. According to the National Association of Housing and Redevelopment Organizations (NAHRO Direct New: Washington Update: 12/21/07) public agencies in both housing and community development will again face a significant shortfall between need and funds authorized.

Public Housing Operating Fund

Amount appropriated:	\$4,200,000,000
Estimated amount available for formula distribution:	\$4,110,060,000
HUD estimated need:	<u>\$4,986,000,000</u>
Shortfall:	\$875,940,000

Estimated proration: 82.43% of need!

Continued on Page 7 . . .

The Blight Battle

Pennsylvania is currently embroiled in a fight to preserve our communities.

By: Jeri E. Stumpf, President, Jeri E. Stumpf & Associates, Inc.

Just like cancer is an insidious disease that can destroy the human body over a long period of time, blight can do the same to our communities, spreading to one building at a time. It is time we fight to eliminate blight in Pennsylvania's communities just as we are fighting to eliminate cancer.



In the 1950s and 60s, an initial attempt was made to curtail the problem. It was called urban renewal, and the federal government spent hundreds of millions of dollars to attack the issue. Because federal money was available, thousands of blighted buildings across America were demolished, along with irreplaceable historic structures and structurally sound buildings that could have been saved and rehabilitated. This can be called the "bull in the china shop" approach to resolving the problems of blight. Guess what? The blight returned and we need to ask why.

The federal urban renewal program failed to adequately examine what caused the blight in the first place and what needed to be done to prevent it from occurring in the future, which left as many (or more) blighted properties as there were 50 years ago when urban renewal first started.

The solution is complicated and the causes of blight vary; however, I consider the worst blighted buildings in Pennsylvania today to be caused by greed.

While most landlords in the state are good business people providing affordable and well-maintained rental housing or commercial space, there are others referred to as slumlords. Slumlords operate by milking all the equity out of their properties then abandoning them, leaving sewer liens, water liens and tax liens. All of the rental income from their properties goes into their pockets instead of being used to maintain the property or pay the taxes or municipal utility bills that are due. The properties are abandoned once they are deteriorated to the point of being

unsafe for human habitation because they have lost all viable economic life. Besides creating an eyesore in the community, the blighted properties create many serious consequences.

First, the revenue that municipalities and municipal authorities lose due to the slumlord's unpaid property taxes and other bills must be recouped somewhere. It is usually through higher property taxes and increased sewer and water rates for individuals in the community who do maintain their properties.

While municipalities and authorities can place a lien on the blighted and abandoned property to try to recover the taxes and fees owed, the liens are rarely paid and no revenue is received. In fact, when a blighted and abandoned property must be demolished to protect the health and safety of the community's residents, the municipal costs of demolition normally exceed the value of the land. Once the building is torn down, the lien on the property is worthless.

A second consequence is the decrease in property values in communities with abandoned properties. Homeowners who do maintain their property will still lose equity in their property simply because an abandoned property is nearby. For example, if an elderly couple has maintained their home their entire life and have it valued at \$80,000 without a mortgage, it represents a major portion of the couple's life's savings. If a slumlord abandons a blighted building in their neighborhood, their home value automatically declines. Next, fearing what may eventually happen in the neighborhood, several other owners bail out and sell their properties well below the market value to buyers looking for a bargain. Within a few months, the bottom falls out of the real estate market in the neighborhood and the couple's \$80,000 home could be worth only \$40,000, a 50% loss if it can even be sold.

This is a crime, and something needs to be done to stop it now. If someone walks into a bank and robs it, a crime has been committed and the person is jailed; however, if a person abandons a blighted property, causing others to lose \$40,000 of equity in their property, nothing happens. What is the difference? Wasn't

money taken in both situations? It's time to start looking at this problem differently in Pennsylvania.

Blighted and abandoned properties pose other risks for communities, especially when considering public safety. Blighted and abandoned buildings are the frequent target of arsonists, thus placing the lives and property of everyone living in the neighborhood at risk, including the firemen, police and other public services called to protect the public.

Municipalities must continually use their limited state and local financial resources to board up and secure abandoned buildings to prevent access to them. This is a necessity for two reasons. First, these buildings pose risks for curious children who view such sites as exciting places to explore and play, unaware of the potential danger they contain. Additionally, gang members and criminals see the properties as a refuge, meeting and hiding place, calling for an increased police presence in the neighborhood. Again, though a lien can be placed on these buildings by the municipality, the costs are rarely recovered.

Another hidden, but equally important, cost to municipalities as a result of blighted and abandoned properties is the image their existence sends to potential investors looking to open a business or purchase a home in the area. If the blighted conditions are not effectively dealt with, it appears that the community lacks pride in itself and has no positive vision for its future. Thus, why would anyone make the investment?

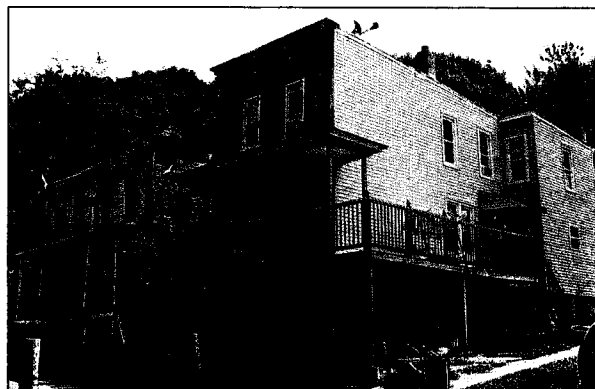
An increase in insurance rates to taxpayers is another hidden cost of blighted and abandoned buildings in the community. Because these buildings increase the threat of fire to surrounding homes and businesses, insurance rates in the neighborhood are increased. Potential buyers may find that fire insurance is either not available or is too costly.

Having briefly examined a few negative effects that blight has on communities, let's look at why more hasn't been done in Pennsylvania to prevent it.

The issue of blight is not taken as seriously as it should be in both the legislative and judicial branches. Cases involving serious property code violations by slumlords are first referred to magisterial district judges, who must realize that allowing properties to deteriorate and become blighted to the point of abandonment is an economic crime that affects the health, safety and finances of taxpayers.

Pennsylvania's antiquated statutes governing the sale of tax delinquent property need to be modernized and

updated. Funding needed to demolish existing blighted and abandoned buildings must also be assessed. Eventually, these buildings could be replaced through economic development projects, becoming a catalyst for change and positively affecting the quality of life in the community. Ultimately, stronger deterrents and punitive consequences are needed in Pennsylvania to prevent slumlords from allowing their properties to become blighted.



Because municipalities have no true enforcement mechanism, they need increased power to effectively deal with slumlords in their communities. Municipalities often become mired in a paper chase over a slumlord because of the property owner's financial records. It is usually difficult to identify the specific owner of a property in a corporate name because the corporate owner may frequently change.

Several years ago, State Representative John Fictner recognized that there was a distinct problem with blight in Pennsylvania communities and approached the Executive Director of the House Local Government and Urban Affairs Committees for Pennsylvania Legislature about how to combat the issue.

His question resulted in House Resolution 91 (HR 91) that was passed unanimously by the Pennsylvania House of Representatives. Under HR 91, the House Urban Affairs Committee held eight public hearings across the state examining the causes of blight and how to stop it. The Urban Affairs Committee adopted and made public the report findings. A legislative package of over 30 bills was introduced in the General Assembly shortly after the report. Unfortunately, little has happened since that session. Until now.

State Senator James Rhoades (R-29) recognized the problems blight causes in the communities of his legislative district and wanted to do something about it. As a result, he called a meeting at his office in the Capitol

several months ago, during which he learned of the work done with the House Urban Affairs Committee pursuant to HR 91, as well as the fact that the American Planning Association recently adopted the HR 91 report as their new national policy regarding redeveloping blighted properties.

Senator Rhoades indicated that the newly developed Statewide Blight Task Force (Task Force) would examine what needed to be done in Pennsylvania to win the battle against blight. As key stakeholders in the issue, the following entities were identified as participants: Pennsylvania State Association of Boroughs; Pennsylvania League of Cities & Municipalities; Pennsylvania State Association of Township Supervisors; Pennsylvania County Commissioners Association; Pennsylvania Planning Association; Pennsylvania Association of Housing & Redevelopment Agencies; Pennsylvania Downtown Center, 10,000 Friends of Pennsylvania; Housing Alliance of Pennsylvania; Department of Community & Economic Development; Key Committee staff of the Pennsylvania Legislature and Jeri E. Stumpf & Associates, Inc. (Task Force consultant).

These statewide organizations were suggested to Senator Rhoades not only because they have a vested interest in the issue of blight in Pennsylvania due to the nature of their members, but also they collectively

represent a politically powerful group in terms of constituents. Using this political power will be critical in getting funding if the new statutes are enacted into law.

The Task Force has been meeting regularly over the past months. They expect to issue a final report, along with a legislative blight package for introduction, later this month.

It is important to note that legislation alone will not solve Pennsylvania's current blight problems. It is also necessary to educate the public, as well as

judges and magisterial district judges, about the blight issue and legislation enacted.

It is equally important to realize that Pennsylvania took the lead in creating state economic development stimulus programs to revitalize older core communities through new public/private partnerships. If we hope to achieve the desired economic results, we must eliminate the existing blight in the neighborhoods surrounding project areas. We must also prevent marginal properties from becoming blighted in the future. Elimination and prevention measures can assist in securing a viable future for these transforming capital investments.

If the current blight problems are not successfully addressed, Pennsylvania will be doing urban renewal again in another 30 years or sooner. Together we will work towards making the necessary changes.

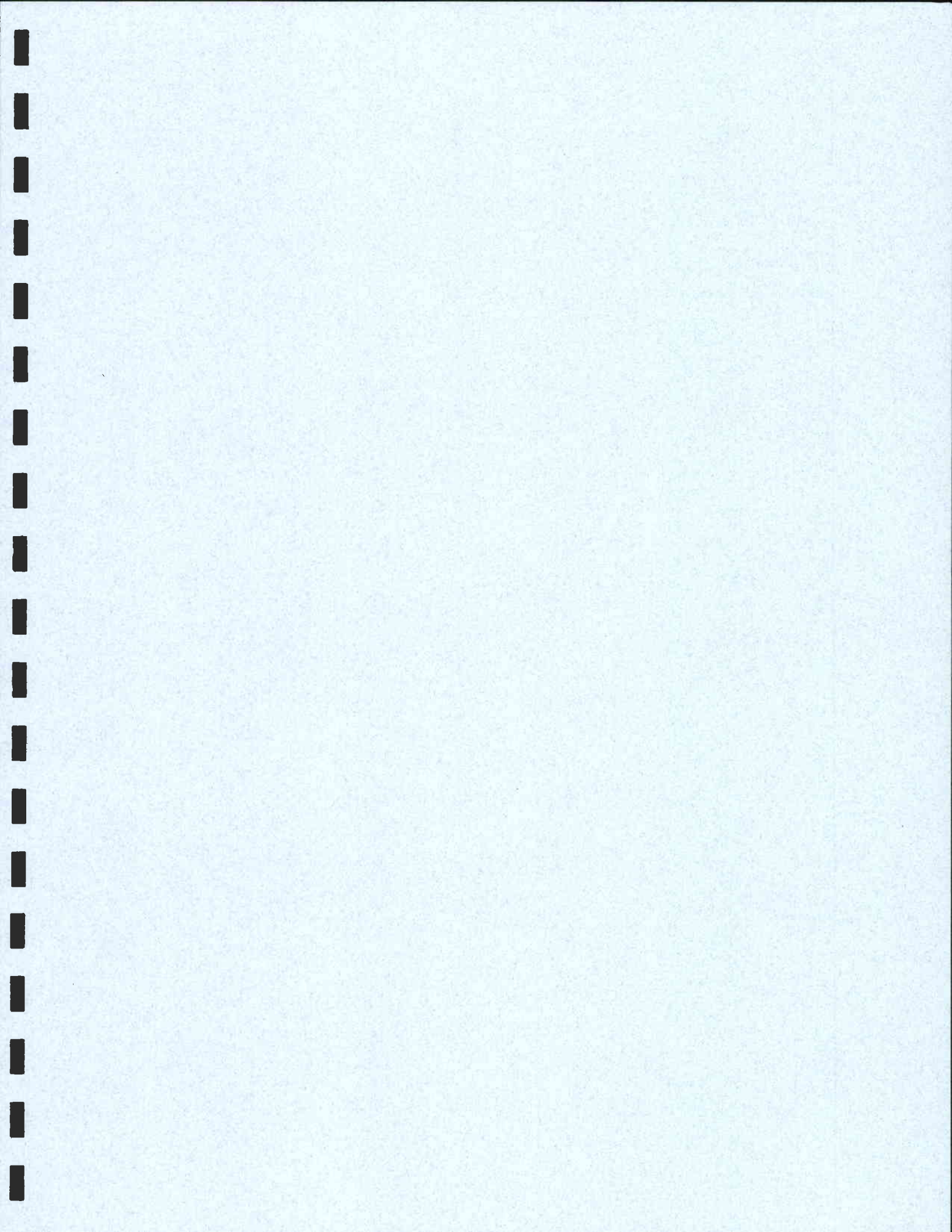
PSAB (Pennsylvania State Association of Boroughs) is a leader on the Task Force and is in the forefront of helping to win back our communities from blight. If you feel this is an important issue to your community and the Commonwealth, contact your state representative, state senator and PSAB to express your support of the forthcoming legislation and the Task Force.

About the Author

In addition to having direct experience with municipal code enforcement programs (most recently in Brownsville Borough) while employed by the Governor's Office of Housing & Community Revitalization, Jeri E. Stumpf & Associates, Inc., recently affiliated with two of the top municipal code enforcement officers. The company's goal is to help Pennsylvania's municipalities set up and administer cost effective municipal property maintenance code programs individually or in cooperation with other municipalities. They are also available for troubleshooting and evaluating existing municipal property maintenance code enforcement programs already in effect to make them more successful and cost efficient. Jeri Stumpf can be reached by phone at 717-284-9930 or by e-mail at jstumpfassoc@aol.com.

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TAB

6

Ex-Yorker helps Pennsylvania revitalization

Jeri E. Stumpf, a former Yorker, and now of Lancaster, will help implement Gov. Edward Rendell's housing and revitalization program.

He is now on staff with Larry Segal, who is the first director of housing and revitalization and housing cabinet. The department was created by executive order.

Segal becomes the state's "housing czar."

The new program will oversee developments and resource allocations of state governmental departments and agencies, act as the governor's representative in forming partnerships with



Stumpf

businesses, chart charitable entities, foundations and government sponsored enterprises. Segal will advise the administration on housing policy, including legislative needs.

"The department can also assist in improving government's response to housing needs identifying factors that impede the ability of Pennsylvanians to find good places to live," the capsule explanation of the department's duties, according to the Pennsylvania Housing Finance Agency.

Rendell hopes to reduce duplication of effort of all related agencies.

Segal was already in York and toured the city's housing area. He was also here on Monday with Gov. Rendell to present a check to local organizers.

Stumpf had been director of York City Planning, and served as redevelopment

authority director. He was also on the York County Planning Commission staff. He served as the first executive director of both the state house local government and urban affairs committees.

He also worked with a private planning consulting firm in Harrisburg. He is a graduate of Dickinson College, where he majored in political science.

"You can imagine how exciting it is for me to be using my background and experience including my time in York on the county planning commission staff and as director of York City Planning, to continue to



HARRY McLAUGHLIN

help the City of York, and other urban areas throughout the state, realize their potential and the dreams of the people living there," Stumpf writes *Around Town*.

Old timers who frequented the Valencia Ballroom in the late 1930s and early 1940s will remember that the biggest crowd ever was at a dance where the Kay Kyser orchestra performed. Its male singer was Harry Babbitt. Over the weekend, Babbitt, at age 95, died.

This Friday night will be a great one for local music lovers. At the Strand Performing Arts Center, Michael Feinstein, "America's Ambassador of Song" will perform under the sponsorship of Farm and Natural Lands Trust. Tickets for the 7:30 p.m.

show are \$75 for patron seating and \$48 for the reserved section. For details, phone 843-4411.

At 7 p.m. Friday, at the York Expo Center Toyota Arena, country performers, Vince Gill, Patty Loveless, New Freedom's Del McCoury Band and Rebecca Lynn Howard, will entertain. Tickets are \$38 for floor front and \$33 for floor back.

The program is sponsored by Grand Ole Opry American Road Show of 2004. For details, phone 848-2033.

Woodrow "Jim" Emig of York is hoping *Around Town* readers can furnish information about the "Motor Light House" in the 1200 block of West Market Street. He sends along an undated photo of the site of the "Motor Light House,"

then under construction.

Write to Woodrow W. Emig, 1369 W. Market St., York 17404-3401.

Harry McLaughlin's local *Around Town* column runs Mondays, Wednesdays and Fridays in *The York Dispatch*. Reach Harry at — hmclaughlin@yorkdispatch.com

Corrections and clarifications

A story on page C1 of yesterday's street edition incorrectly identified the amount of delinquent taxes on the Lauxmont Farms property. As stated correctly in the home edition of the York Dispatch/Sunday News, more than \$60,000 is owed for 2002 and 2003 property taxes.

Yorker's property plans getting attention

Former Yorker Jeri E. Stumpf's work on critical issues of a policy on reuse and redevelopment of underutilized property is winning national attention.

The American Planning Association in Chicago adopted a new

national redevelopment policy based in part on the work of Stumpf for the Pennsylvania Planning Association.



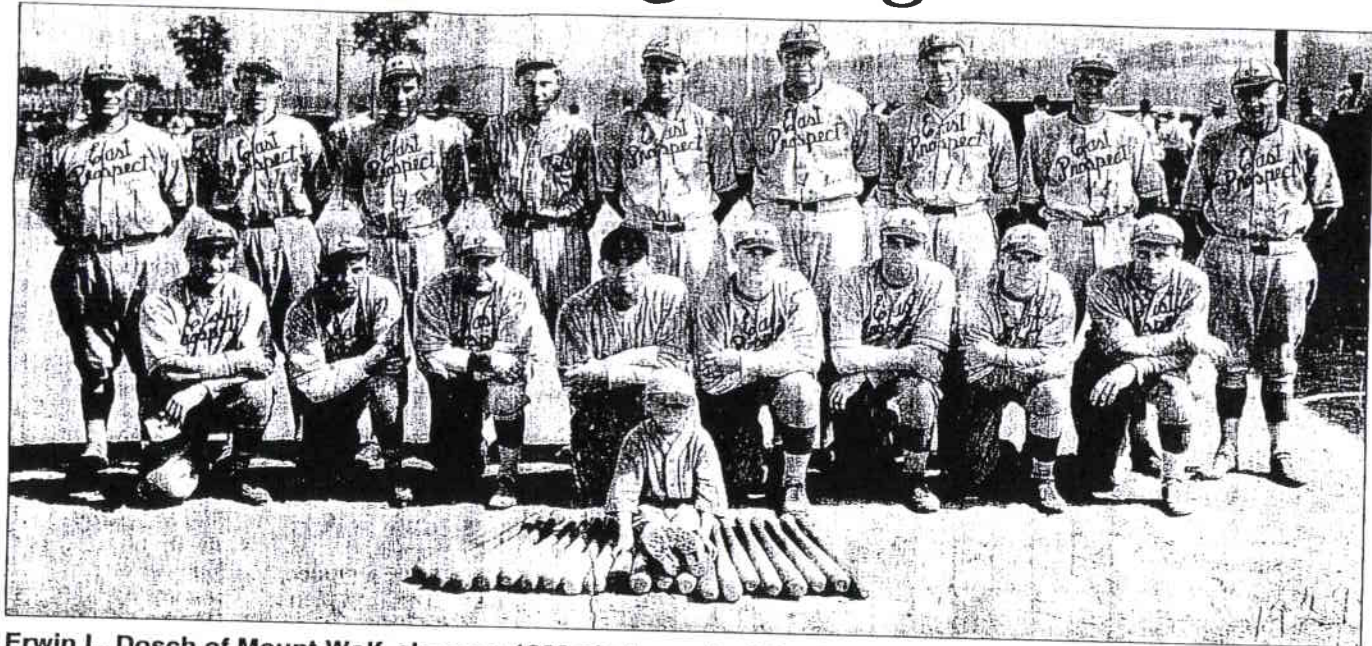
"HARRY" McLAUGHLIN

Stumpf's policy guide for the Pennsylvania Planning Association covers redevelopment critical issues, including legislative trends, maintaining planning's role in development practice, unique places, public/private partnerships and the changing definition of blight.

The American Planning Association used several sources in the development of the policy guide, including Stumpf's work. His report, "Urban Opportunities, Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st century; a Report to the Pennsylvania General Assembly Pursuant to House Resolution 91 from House Urban Affairs Committee" was issued in 1996.

Since then it has been used by groups in Pennsylvania and nationally, to help shape important planning efforts around the community redevelopment, according to *The Vantage Point*, a Pennsylvania Planning Association publication.

Stumpf was the executive director of the State House Local Government and Urban Affairs committee of the legislature for over 20 years.



Erwin L. Dosch of Mount Wolf, shares a 1929 photograph of the East Prospect team, champion of the York County Twilight League and county play-off runner-up. Dosch, shown sixth from left in the first row, says he is the only remaining survivor of the team. Others, left to right, are, first row, Allen Kauffman, Ray Haines, Harry Shelly, William Sittler, William Burg, Bishop Burg, Elwood Dosch, and back row, Charles Burg, James Fry, Jennings Heim, Kenneth Kindig, Fred Gilbert, Perry Dietz, Glen Burg, Chester Abel, Edward Sittler, and in front, batboy Birchard Abel.

Stumpf also worked on among other things the comprehensive rewrite of the Pennsylvania Municipalities Planning Code in 1988 and subsequent amendments which included the growth management amendments which were added in 2002.

Stumpf is currently working for Gov. Edward G. Rendell's newly created office of Housing and Community Revitalization. He is helping to develop a new housing and community revitalization strategy for the state, according to *The Vantage Point*.

He has been involved with planning and planning issues for over 30 years, first with the York County Planning Commission and then a highly respected Harrisburg planning consulting firm and later

as director of planning for the City of York, where he also served for a year as Redevelopment Authority director.

Stumpf also serves on the Pennsylvania Planning Association legislative committee and MPC Task Force.

"The PPA has been and remains a driving force in Pennsylvania for comprehensive planning and innovative land use and growth management policies and practices," Stumpf tells *The Vantage Point*.

Congratulations to Jeri E. Stumpf for bringing national attention to Pennsylvania and York for his development of policy issues and planning of underutilized and reused land.

fourth member of the Philadelphia Athletics Historical Society Inc. of Hatboro.

Jerry Gingerich of York e-mails the column that he has been an A's society fan since 1950. He answered a column inquiry whether there were other A's society members here besides Bill Sterner of Spring Grove; Barry Sparks of York and this writer.

The society publishes a newsletter and holds a reunion dinner attended by ex-A's players and fans. For information, write the A's society, 6 North York Road, Hatboro, Pa. 19040.

Harry McLaughlin's local *Around Town* column runs Mondays, Wednesdays and Fridays in

Former planner to help York from private sector

Jeri E. Stumpf has moved from the public sector of helping to revitalize communities throughout Pennsylvania to the private sector where he plans to continue a similar service.

He plans to open a York office. His phone is 284-0569.

Stumpf, local public leaders will recall, served as the City of York's Planner in 1967. He was also on the York County Planning staff.



**HARRY
McLAUGHLIN**

For more than 22 years, Stumpf has been the executive director of the State House of Representatives Urban Affairs Committee for the Republican Caucus.

Among numerous prized letters is one from former **State Rep. Joseph Gladeck**, who chaired the House Labor Relations Committee. It says, in part, that Stumpf helped develop a redevelopment plan for cities and other municipalities that later became known as the Keystone Opportunity Zone, a label designated by former **Gov. Tom Ridge**.

Harrisburg **Mayor Stephen R. Reed** writes in a complimentary letter that Stumpf shows exceptional work ethic, diligence, dedication, skill and leadership.

"So comprehensive and significant have been the initiatives under Mr. Stumpf's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting the cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations," writes Mayor Reed.

State Rep. Robert L. Freeman adds that Stumpf is an expert in planning, growth management, local government and economic

development issues. His high energy, bi-partisan spirit and total-community-involvement approach to solving municipal problems have contributed greatly to improving Pennsylvania's approach to solving land use and growth management problems.

Planner hopes proposals will give cities opportunities

Former city planner **Jeri E. Stumpf** hopes his legislative proposals will provide new opportunities for revitalization of Pennsylvania municipalities and eradicate blight.

Stumpf, director of the urban affairs committee of the state House of Representatives for 28 years, writes



HARRY McLAUGHLIN

Around Town that the proposals should be "of great assistance" to the city of York. He expects to present the proposals at the new session of the House of Representatives and Senate this fall and have it signed into law by **Gov. Tom Ridge** by the year's end.

"Pennsylvania urban areas are on the way back. The future of Pennsylvania cities looks bright, in my opinion. Those who fled Pennsylvania's urban areas for the suburbs are now finding that every day the rural landscape — the rolling hills and fertile farms that attracted them in the first place — is being replaced by sprawling housing developments, indistinguishable from one another," says Stumpf.

He adds that they also are subjected to endless miles of architecturally uninteresting commercial malls, industrial parks and identical national chain restaurants and retail stores, which repeat themselves every so many miles.

"Successful community revitalization must be market-driven and developed with the input and support of neighborhood residents and the local business community. Quality urban school systems and public safety are as critical to the success of urban revitalization efforts as any economic development project contemplated," writes Stumpf in *Municipal Reporter*, a publication of the Pennsylvania League of Cities and Municipalities.



FILE PHOTO

Proposals in the state Legislature would help improve blighted city areas with projects similar to the Susquehanna Commerce Center, on West Philadelphia Street at the Codorus Creek.

Development of urban areas will expedite the renaissance of Pennsylvania's cities and urban areas and will aid in eliminating sprawl and managing growth in the suburban areas, says Stumpf. "It will result in saving vital and limited farmland, natural resources and open space, from developments in the future," writes Stumpf.

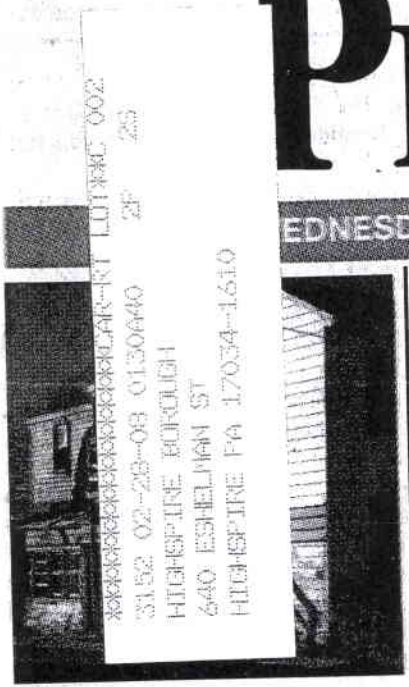
Some of the legislative proposals are technical, but they call for financial assistance for renovations, support of Main Street, business improvement districts and commercial incubators funding, increased penalties for landlords in violations of building codes, and the creation of a Pennsylvania Community and Economic Development Advisory Committee. Also, there would be funding for renovation programs aimed at converting vacant second and third floor office space above downtown businesses as affordable housing or new office space.

The proposals also would establish a state tax credit to encourage individuals to purchase urban area homes.

PRESS AND

WEDNESDAY, Jan. 2 2008

12 PAGES



Boro manager on blight

See Page A-6

Sound Off of the Week

"About the Ron Paul article written in last weeks P&J: It was wonderful and although his supporters go to 'extremes' and put bumper stickers places they're 'not supposed to be,' we [yes, I am] have to get his name out somehow. The media is so biased whether or not its towards the Democrats or Republicans. They care about the 'big contenders' only. Sorry to tell every-

Leaders: How do we fight blight?

Legislation would withhold permits from slumlords

By Jeremy Long
Press And Journal Staff

Almost every community in Pennsylvania has them in common: blighted and abandoned properties.

Few towns have successfully addressed the problem.

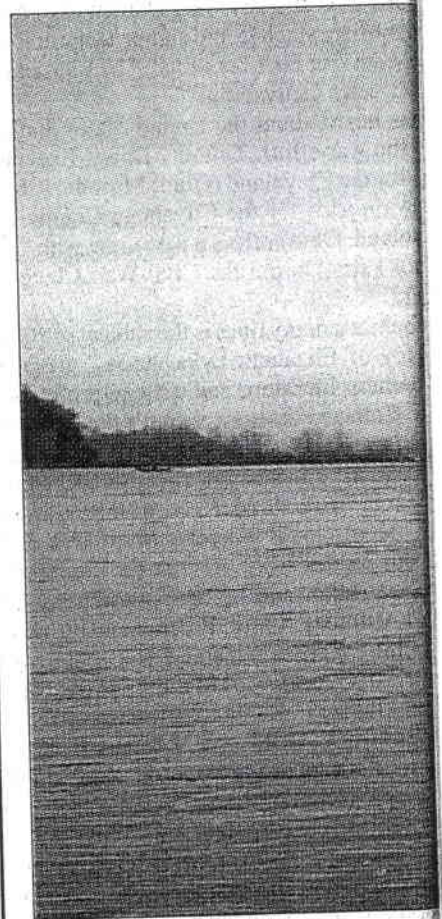
Jeri E. Stumpf, president of Jeri E. Stumpf and Associates, Inc., came to Highspire on Dec. 18 and explained to local mayors, council members, and borough managers how to bring the dilapidated properties count under control. Enforcing what is contained in municipal codes is the key, he said.

"Code enforcement is so critical in our municipalities," Stumpf said. "In the past 20 or 30 years everyone knew it was there but really didn't do anything with it."

Stumpf, a former member of the state Urban Affairs committee, reminded those in attendance that problems with blighted properties

Please See BLIGHT,
Page A-6

A S



CHARTER MEMBER - John Garver Boat Club property along the shore left is the edge of Hill Island, where

Boat club marks h

By Maria Coole
Press And Journal Staff

Perhaps no one knows Hill Island better than John Garver.

It is one of the larger islands on the River in Londonderry Township, and

a week, according to DEP estimates.
Pine Manor.

Blight

Continued From Page One

will eventually have an effect on the municipal budget.

"Yes, it's an aesthetic problem," Stumpf said. "But it affects property value. The more blight, the more it scares investors away and the surrounding property values go down. And municipal budgets work on property tax revenue and that is determined by assessed property value."

The 28-year veteran of the state legislature expressed confusion on the lack of strict legislation on blighted properties.

"We have strict legislation to go after drug lords because they destroy our families and children," Stumpf continued. "Slum lords destroy our community and children, too."

Among those in attendance were Middletown Borough manager Jeffrey Stonehill, Highspire Borough Code Enforcement Officer Rob Brady, several Highspire Borough councilors and a few concerned residents.

"[Stumpf] was right in identifying the problem of blight," Stonehill said. "I'm very interested to read the proposed legislation."

Recently, a Schuylkill County senator came to Stumpf and asked how a statewide task force can be established to address blight.

Stumpf and Sen. James Rhoades have put together a package of bills deemed the Quality of Life Act.

The Quality of Life Act would attempt to stabilize tax revenue and

insurance rates, and aim at bringing a "better quality of life to the community," explained Stumpf.

The Quality of Life Act will try to accomplish this by suspending any building permits, occupancy permits, and zoning variances requested by someone who owns a blighted property or abandoned building. Once the property is brought up to code, the owner will be allowed to obtain permits again.

Stumpf's legislation also establishes a statewide database to keep track of the property owners and to make sure they cannot get permits for property they own in another part of the state if they own abandoned property elsewhere.

Rep. John Fichter spoke to Stumpf in the mid-'90s and asked him to draw up legislation on blighted properties. Stumpf created House Resolution 91, which established the Urban Affairs Committee to "review issues concerning abandoned and blighted property."

Stumpf was unsuccessful with the legislation.

"That legislation died on the Senate floor, because the slum lords spent an awful lot of money," said Stumpf.

The fight is just beginning for Stumpf and he believes this time will be different. Stumpf said Rhoades has been able to bring together Democrats and Republicans on this issue because it affects everyone.

Stumpf hopes to announce the Quality of Life Act at a press conference in January. He said the goal is to get it passed before the legislature recesses for the summer.

Grove

Continued From Page One

as a pension administrator before landing a job in his hometown of

Stonehill speaks on blight: License landlords

By Jeremy Long
Press And Journal Staff

Licensing landlords may be the best way to put a stop to blight, according to Middletown Borough Manager Jeffrey Stonehill. Stonehill suggested to Jeri Stumpf, president of Jeri E. Stumpf and Associates Inc., that statewide legislation requiring landlords to be licensed may be a better way to crack down on blight than permit revocations for failures to meet code.

Stonehill made the suggestion on Dec. 18 at a meeting of Stumpf with local government officials held in Highspire. Stumpf was there to explain new legislation he was working on called the Quality of Life Act.

According to Stonehill, many municipalities have adopted a multi-family business license, which requires landlords to apply for a license to operate and own apartments. Stonehill explained municipalities have put their own spin on the legislation, with inspection provisions; if a landlord owns less than a certain number of apartments they do not have to be licensed. There are

some shortcomings to this program, he said.

"Since it is only done on a municipality-by-municipality basis, there is a lack of information sharing," Stonehill said. "A landlord could lose his license in one municipality but still be operating in another."

The creation of a statewide licensing program would create a database to track landlords who lose their licenses.

Middletown considered adopting a multi-family unit business license several years ago but decided against it.

"[The program] would be costly to administer," Stonehill said. "And [having] no information sharing between communities is a significant drawback."

Despite not passing a multi-family business license ordinance, Middletown has taken steps to reduce blight in the community.

The borough adopted the Uniform Construction Code [UCC] and the property maintenance code in 2005.

The UCC enforces several existing construction codes.

A goal for the UCC is "for the pro-

tection of life, health, property and environment, and for the safety and welfare of consumer, general public and the owners and occupants of buildings and structures."

The property maintenance code outlines the way a person's property should be maintained. The code defines what constitutes a public nuisance such as: "any premises which has unsanitary sewage or plumbing facilities" and includes motor vehicle nuisances.

The borough employs three full-time code enforcement officers to enforce the UCC and property maintenance code.

Code enforcement
Middletown Borough Code Enforcement Officer Ed Kazlauskas said the most difficult part of code enforcement is when people do not cooperate.

"It's difficult to tell people to maintain their property," Kazlauskas said. "But, you shouldn't have to tell people how to store garbage or keep their yards clean."

Kazlauskas offered some words of wisdom on how to make a town successful.

"You can't make a town successful

through code enforcement," said Kazlauskas. "There has to be a culture change, people have to want to do the right thing."

Some code violations are as simple as un-mown lawns.

Kazlauskas said normally when a property starts to deteriorate it is because the owner suffered a health or domestic problem.

The elderly are often responsible for these types of code violations.

Kazlauskas has a simple solution - "the community needs to help the community."

"Mr. [Henry] Smith, as a volunteer, would work with police and find someone to take care of a yard for someone who was unable to," explained Kazlauskas. "Unfortunately, Mr. Smith passed away and no one picked up where he left off."

Even though it appears there are a lot of blighted properties in Middletown, Kazlauskas still has hope.

"The community has tremendous ground support," Kazlauskas said. "[The Code Enforcement office] gets a lot of help from the community, but we could use more."

Air

Continued From Page One

at the airport for both Guard personnel and the aircraft, said Lt. Jay Ostrich of the 193rd. It will also save money in the long term, he said, partly because the new space the Guard will gain when the project is completed will be more accessible to Guard personnel who need to move and work on aircraft

driver renting a car from a short-term rental agency rather than leasing a car from a dealer. The lease would be less costly, he said.

The Guard will build a larger tarmac and apron area and turn the angle of the present apron, redirecting commercial traffic slightly but significantly increasing safety for the Guard, said Ostrich.

The apron and tarmac area are maintained by the Guard to meet

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FRIDAY, SEPTEMBER 15, 2006

Task force formed to fight blight

By CHRISTINE HAINES
Herald-Standard

Brownsville is still in the midst of fighting blight in its downtown area, but its plight may help bring an end to dilapidated downtowns across the state.

A newly formed task force met Wednesday in Harrisburg

to examine the causes of blight and to look at ways of getting rid of existing blight while preventing it in the future. The task force was formed by state Sen. James J. Rhoades, R-Schuylkill County.

"His district has communities with buildings in bad repair that remain year after year," said Jeri Stumpf, a con-

sultant to the task force. "It's a statewide problem, so he's creating a statewide task force."

Stumpf was the governor's liaison to Brownsville Borough for the Brownsville Revitalization Initiative for a Great Home Town Tomorrow, known as BRIGHT Tomorrow. He is also

Please see State, Page B8

State

Task force formed to fight blight

Continued from B1

the former executive director of the state House Urban Affairs Committee.

Stumpf wrote an article using Brownsville as a case study, which appeared in February in the Pennsylvania Borough News, a publication of the Pennsylvania State Association of Boroughs: "Revitalization 101: Brownsville PA."

Stumpf, who now has a private consulting firm, spoke this week to the newly formed blight task force. The task force includes representatives of the boroughs association, the Pennsylvania League of Cities, the Pennsylvania Association of Housing Authorities, the Township Supervisors Association, the Pennsylvania Planning Association, the office of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Pennsylvania Housing Alliance and 10,000 Friends of Pennsylvania, an alliance of organizations dedicated to improving the quality of life in the state.

According to Stumpf, there

“If I’m going to make an investment, the first thing I’m going to look at is what’s going on in the community.”

Jeri Stumpf
task force consultant

are five main causes of blight: a lack of code enforcement, weak laws on abandoned property, a lack of deterrents for slum landlords, a lengthy tax lien process and a judiciary that needs to recognize the significance and cost of blight. Stumpf said blight has definite effects on a community, including reducing the quality of life.

“If a community looks like Brownsville does, it’s depressing,” Stumpf said.

The mental depression is accompanied by economic depression, Stumpf said, by causing a loss of equity in surrounding properties and a loss of tax revenue to the community.

“The other taxpayers have to make up the difference,” Stumpf said. “It’s also a deterrent to new investment.”

Stumpf said economic stimulus packages that provide funds to construct new buildings would be worthless in the long run if today’s blight and the causes of blight aren’t addressed.

“If the buildings in the sur-

rounding area are blighted and the others that are marginal are marginal aren’t taken care of, in 30 years we’ll be tearing down buildings and doing urban renewal just like we did in the ‘60s,” Stumpf said.

Stumpf said entire neighborhoods were torn down in the 1960s without development plans in place and many of those sites are still vacant.

Stumpf said that while some people may view property maintenance codes as burdensome and a potential hindrance to development, the opposite is actually true.

“If I’m going to make an investment, the first thing I’m going to look at is what’s going on in the community. Is it just talk and pretty pictures, or are you really moving forward? You’ve got to enforce code to maintain the safety and the aesthetics,” Stumpf said.

Stumpf said the state legislature has made some progress against blight in the past 10 years, making building maintenance violations a felony after

the fourth conviction, changing laws to allow non-profit groups to acquire dilapidated buildings for renovation without going through the bid process and requiring property purchased at tax sales to be brought up to code within 18 months of the purchase, but more is needed.

“If the state did only two things, these are the things I think should be done,” Stumpf said. “One is state and local permit denial. Until you clean up your properties, officials don’t have to issue you a permit for any other development.”

Stumpf suggests that the “no permit” policy could be administered through a statewide registry of building code citations with the state Department of Community and Economic Development similar to the way motor vehicle violations are tracked.

The second state action Stumpf would like to see is the attachment of the assets of slum landlords to cover the costs of demolition.

“Municipalities end up with worthless liens. Why shouldn’t the guy who caused the problem use his money to tear it down?” Stumpf said.

Stumpf said the task force members are reviewing the legislative proposals and will meet again in 45 days to suggest any changes that may be needed before the bills are introduced in the legislature.

**SENATOR RHOADES
STATEWIDE BLIGHT TASK FORCE**

PENNSYLVANIA ASSOCIATION OF BOROUGHES

PENNSYLVANIA LEAGUE OF CITIES & MUNICIPALITIES

PENNSYLVANIA ASSOCIATION OF TOWNSHIP SUPERVISORS

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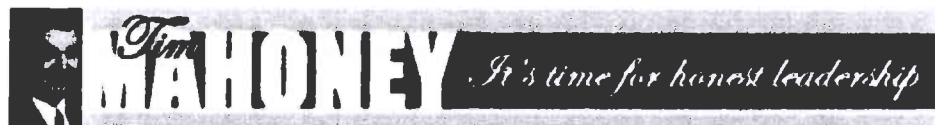
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Friday, September 15, 2006

Task force formed to fight blight

By Christine Haines, Herald-Standard
09/15/2006

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Brownsville is still in the midst of fighting blight in its downtown area, but its plight may help bring an end to dilapidated downtowns across the state.

A newly formed task force met Wednesday in Harrisburg to examine the causes of blight and to look at ways of getting rid of existing blight while preventing it in the future. The task force was formed by state Sen. James J. Rhoades, R-Schuylkill County.

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- ▶ Stumpf was the governor's liaison to Brownsville Borough for the Brownsville Revitalization Initiative for a Great Home Town Tomorrow, known as BRIGHT Tomorrow. He is also the former executive director of the state House Urban Affairs Committee.
- ▶ Stumpf wrote an article using Brownsville as a case study, which appeared in February in the Pennsylvania Borough News, a publication of the Pennsylvania State Association of Boroughs: "Revitalization 101: Brownsville PA."
- ▶ Stumpf, who now has a private consulting firm, spoke this week to the newly formed blight task force. The task force includes representatives of the boroughs association, the Pennsylvania League of Cities, the Pennsylvania Association of Housing Authorities, the Township Supervisors Association, the Pennsylvania Planning Association, the office of Community and Economic Development, the Pennsylvania Housing Finance Agency, the Pennsylvania Housing Alliance and 10,000 Friends of Pennsylvania, an alliance of organizations dedicated to improving the quality of life in the state.
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- ▶ The mental depression is accompanied by economic depression, Stumpf said, by causing a loss of equity in surrounding properties and a loss of tax revenue to the community.
- ▶ "The other taxpayers have to make up the difference," Stumpf said. "It's also a deterrent to new investment."
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- ▶ Stumpf said entire neighborhoods were torn down in the 1960s without development plans in place and many of those sites are still vacant.

SECTION LINKS

- [Photo Gallery by Herald-Standard Photographer Dave Rafferty](#)
- [Photo Gallery by Herald-Standard Photographer Christine McCormick](#)
- [Photo Gallery by Herald-Standard Photographer Ed Cope](#)

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Derrek Lee drove in three runs and the Chicago Cubs, propped up by Greg Maddux's first effective start this season and Nomar Garciaparra's productive play at the plate, rallied to beat the Pittsburgh Pirates 4-2 Sunday. See details on C1.

HERALD Standard

Your Local News Leader



Learning more about health and fitness this past week at two schools in the Frazier School District was "elementary." See details on B1.

MONDAY INSIDE



SUMMIT CHALLENGE

More than 400 people took to the mountain in the 22nd installment of the Mount Summit Challenge Sunday. See details on C1.

HELP SECURED

Area residents suffering the ill effects of longwall mining will get some help from the state level after state Rep. Peter J. Daley, D-California, announced he has secured \$300,000 in funds to help provide some relief from subsidence. See details on B1.

HONOR ACCEPTED

Uniontown City Councilman Joseph N. Giachetti said he considers it an honor to attend the Department of Labor and Industry's workers' compensation conference to talk about how the city's safety committee drastically reduced injury claims, but believes city employees deserve credit for the accomplishment. See details on B1.

OBITUARIES

Anderson, Irone Karzawski, West Leasing
Arwodesh, John J., Uniontown
Bartman, Ruth Catic, Fredericktown
Early, Edward W., Uniontown
French, Marika J., Dawson
Humbert, Linda L., Smithfield
Lough, Ida Davies, Uniontown
Martinczak, Lois Neighbors, Dunbar
McCudden, Leo W., Parryopolis
Richards, Larry A., Uniontown
Shaw, Robert H. Sr., Hopwood
Soroka, Jeremy Adams, Fayette City
Volansky, Paul, Gallatin
Westover, John Michael, Maryland
Zollars, Tom Good, Ruff Creek

See details on B3.

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Comics C5
Got C7
TV Movies D4
HSTV News 19 Schedule D4

WEATHER

Today will be partly cloudy with highs in the lower 70s. Tonight will be partly cloudy with lows in the upper 40s. See details on A8.

DURING BROWNSVILLE VISIT

Governor to kick off revitalization efforts

By CHRISTINE HAINES
Herald-Standard

BROWNSVILLE — Gov. Ed Rendell will be in Brownsville Wednesday to kick off revitalization efforts just eight days after the borough council voted to accept a state grant to help with code enforcement in the downtown area. The project has been dubbed "Brownsville's Revitalization



Rendell

Initiative for a Great Home Town (BRIGHT). A representative from the governor's office, Jeri Stumpf, from the governor's office of Housing and Community Revitalization, said there are about 50 communities in Pennsylvania participating in similar revitalization efforts with direct help from the state through a Strategic Investment Officer. Stumpf said most of the participating communities are third class cities, not small boroughs like Brownsville. "It's exciting to know that the governor cares enough

about small communities to come to kick off our community's revitalization," said Mayor Norma Ryan. The governor will be arriving in Brownsville around 5 p.m. Wednesday, with ceremonies scheduled to take place in front of the Odd Fellows Building on Market Street. In the event of rain, a large tent will be set up in the Market Street parking lot for the program.

The Brownsville High School band will perform prior to and during the program and if the weather is cooperative, the band will then march to the Brownsville Wharf Riverside Park where a reception with light refreshments will be held. Traffic will be rerouted during the event. Please see Rendell, Page A2

Abandoned bunnies



In the photo at left, Jessica Dillinger, 6, holds her adopted bunny, Mickey, during a visit to Noah's Ark of Fayette County Humane Society.



CHRISTINE MCCORMICK
Herald-Standard

Easter pets shipped to shelters

By ANGE SANTELLO
Herald-Standard

Easter bunnies bought from local breeders or at your local pet store prove to become a hassle for the holiday purchaser after the charm of the animal wears thin, and one local animal shelter ends up feeling the brunt of that return. "How sad for the rabbits," said Robin Moore, spokesperson for Noah's Ark of Fayette County Humane Society.

Noah's Ark sees about 25 "Easter bunnies" returned each year. The shelter has received one bunny that was interbred and intended for Easter sale, three wild baby bunnies prematurely taken out of their nest and still another that a motherer did not want once her children neglected to care for it.

Moore said that it could take a short while before those who made the holiday purchase

Please see Pets, Page A3

Wounded son's spirits excellent, mother reports

By PATTY YAUBER
Herald-Standard

WASHINGTON, D.C. — It is a mother's worst nightmare — a telephone call from an Army officer informing her that her soldier/son has been wounded and is in serious condition. Thousands of miles from her child, she sensed a helplessness beyond any other she had experienced.

So it was for Sheila Boots on April 7, when the telephone's ring broke the evening calm to convey the grim message that her son, Spec. Tim Boots, had been critically injured while returning from his daily mission in Iraq.

"It's not a call any mother

wants," she said during a telephone interview at Walter Reed Army Medical Center in the nation's capital. No one wants to hear those words. Over the past week, she has had the opportunity to trace the turn of events that led to this tragedy. Most importantly, despite multiple injuries including the loss of a portion of his right leg, her son is alive and is expected to recover.

"His spirits are excellent and he's just happy to be home," she said. "His sense of humor is back; he's going to be OK."

Sheila Boots was convinced he was on the road to recovery

Please see Recovery, Page A2

Cardinals arrive for conclave to pick pope

VATICAN CITY (AP) — Bringing their suitcases and personal views on the future of the church, the cardinals who will select the next pope settled in their rooms Sunday after the Vatican hotel that will be their home until the world's 1.1 billion Roman Catholics have a new leader.

The conclave starts Monday after the 115 red-robed cardinals join a formal procession into the Sistine Chapel, where efforts to maintain the secrecy of deliberations have included installing jamming devices to foil sophisticated eavesdropping equipment.

But the cardinals' arrival at the \$20 million Domus Sanctae Marthae took them into the imposed isolation of the papal election — which has not lasted longer than five days in the past century but remains an open-ended process. The last conclave in 1978 took eight ballots over three days to choose Pope John Paul II.

"The new pope has already been chosen by the Lord. We just have to pray to understand who he is," Florence Cardinal Ennio Antonelli told the congregation at St. Andrea delle

Please see Pope, Page A2

Vandals torch Uniontown park

By ANGE SANTELLO
Herald-Standard

Instead of enjoying warm weather Sunday, someone decided to commit arson, burning thousands of dollars in the playset equipment at Albright Park in Uniontown.

At 10:50 a.m., someone lit the playset on fire, pried three bench backings from their anchors and threw it onto the fire. Where a large playset once stood, a charred, jumbled mass of wood and plastic remains at the park located between Crest and Justin streets.

"I couldn't believe it," said Harold Bell, the city's director

of parks and recreation. "The playset is completely destroyed. I don't know why someone would do this."

City Councilman Bob Cerjanec said damage totals \$48,000, the cost of the playset amounting to the majority of the dollars.

Cerjanec said the devastating loss was a stark contrast to a good thing going on in the city Sunday when volunteers hauled what amounted to three dumpsters of trash from Redstone Creek and Coal Lick Run.

"We are scheduled to clean

Please see Fire, Page A2



Uniontown Councilman Joseph N. Giachetti stands in the middle of charred playground equipment after an arson at Albright Park.

CHRISTINE MCCORMICK/Herald-Standard

BY CHRISTINE HAINES

Herald-Standard

BROWNSVILLE — Gov. Ed Rendell will be in Brownsville Wednesday to kick off revitalization efforts just eight days after the borough council voted to accept a state grant to help with code enforcement in the downtown area.

The project has been dubbed "Brownsville's Revitalization Initiative for a Great Home Town (BRIGHT)."

A representative from the governor's office, Jeri Stumpf, from the governor's office of Housing and Community Revitalization, said there are about 50 communities in Pennsylvania participating in similar revitalization efforts with direct help from the state through a Strategic Investment Officer. Stumpf said most of the participating communities are third class cities, not small boroughs like Brownsville.

"It's exciting to know that the governor cares enough about small communities to come to kick off our community's revitalization," said Mayor Norma Ryan.

The governor will be arriving in Brownsville around 5 p.m. Wednesday, with ceremonies scheduled to take place in front of the Odd Fellows Building on Market Street.

In the event of rain, a large tent will be set up in the Market Street parking lot for the program.

The Brownsville High School band will perform prior to and during the program and if the weather is cooperative, the band will then march to the Brownsville Wharf Riverside Park where a reception with light refreshments will be held.

Traffic will be rerouted during the remarks and ribbon-cutting ceremony at the Odd Fellows Building. The Odd Fellows Building was acquired last year through a state grant to the Fayette County Redevelopment Authority. It is now owned by the Brownsville Area Revitalization Corporation (BARC).

The building will house the office for the code enforcement officer being hired under the \$150,000 revitalization grant. There are also plans for the building to house "The People Place," a one-stop center for community services as identified through a pilot project under the Appalachian Regional Commission.

"This has all grown or evolved out of the ARC planning that we went through," said Andrew French, executive director of the Fayette County Redevelopment Authority. "If we really want to bring Brownsville back, we have to concentrate on the downtown area."

French said the redevelopment authority is currently writing the job description for the person who will head the project.

"They're basically going to be inventorying all of the buildings in the downtown area and developing a schedule for inspections," French said.

The next step would be to go to the county Planning Commission for a certification of blight for the area as required under urban redevelopment laws.

French said that while the Redevelopment Authority has in the past provided \$15,000 to \$20,000 a year for a part-time code enforcement officer, the current grant provides \$150,000 for a full-time, dedicated code enforcement officer for the downtown area.

It also provides the necessary funding for legal efforts. It's going to be a more aggressive approach," French said. "The governor's office has indicated their support for it and they are going to want to see results in the next year, year and a half. We realize this isn't the be-all, end-all fix for downtown Brownsville. This is just the beginning."

Backing Brownsville



Hardy matches \$150,000 grant for revitalization

BY CHRISTINE HAINES
Herald-Standard

BROWNSVILLE — Revitalization efforts for downtown Brownsville got an even bigger shot in the arm than anticipated Wednesday when Gov. Ed Rendell helped to convince Joe Hardy to match his state grant.

The Fayette County Commissioner and owner of 84 Lumber pledged \$150,000 toward the revitalization of the downtown area. Hardy said it was a spur of the moment decision for him.

"It's a moving thing when you see so many people out here who have hope. It moves me to see this," Hardy said.

Hardy said in part his decision was to show support for Brownsville Mayor Norma Ryan's efforts to bring Brownsville back.

"I think Norma does such a job. She's out fighting and fighting and people should encourage her," Hardy said.



Ed COPE/Herald-Standard

In the top photo, Pennsylvania Gov. Ed Rendell speaks to state and local dignitaries and citizens of Brownsville during a visit to deliver \$150,000 in state funding for revitalization efforts. Directly above, Fayette County Commissioner Vincent A. Vicites shakes the hand of Commissioner Joe

Grant

Hardy matches state funding

Continued from A1

His \$150,000 show of support, combined with the governor's \$150,000 were definitely an encouragement to the mayor.

"What a glorious day. It was greater than I ever thought. What a turnout. I really never expected Mr. Hardy to double this today," Ryan said.

The Brownsville police estimated the crowd at 200 to 300 people at its largest. Rendell said it was that support and the support of the public officials that convinced him to fund the revitalization project.

"First and foremost is the belief among the people and the local representatives. If you don't have that, it doesn't matter how much money you put in it," Rendell said.

The state funding is coming from the Employment and Community Conservation program and will be used to hire a full-time code enforcement officer, an office assistant and to cover the cost of any litigation that arises from the code enforcement. The grant money specifically targets the down-



Brownsville Mayor Norma Ryan reads a proclamation to Gov. Ed Rendell, declaring it Gov. Ed Rendell Day in Brownsville Wednesday.

Ed COPE/Herald-Standard

town area of Market Street from the Flatiron Building to the Borough Building, with the code enforcement officer housed in the Odd Fellow Building in the center of the project area.

"The resources aren't unlimited and we have to prioritize where we're going to go. There is a lot of need out there," Rendell said.

"The thing that determines where we go is how committed

the local people are to bringing their hometowns back. Your local officials, your mayor and your council are committed to this project.

"We're not going to stop with downtown. Every part of this

town will be helped," Rendell said. "We've got to start at the center, here in the downtown. Every one of these abandoned buildings needs to either be brought up to code or torn down. We don't mean this to be mean to anybody, but we're going to say we're here to bring Brownsville back and you're either going to bring your buildings up to code or we're going to raze them at your expense."

The project has been dubbed "Project BRIGHT Tomorrow" for "Brownsville Revitalization Initiative for a Great Home Town."

"When BRIGHT has taken the important first step, we will be back to redevelop this town the way you want it. You can look at Uniontown. We're not done there, but you can look at it and see that there is hope," Rendell said.

The governor pledged his support for additional funds for the borough.

"When I'm back in Harrisburg shuffling through the requests, I'll remember how many of you showed up today," Rendell said. "As my colleague, the governor of California says, 'I'll be back.'"

Rendell is no stranger to economic revitalization.

He noted that when he was mayor of Philadelphia in 1992, there were neighborhoods where you couldn't give the property away.

Aggressive revitalization

such as is proposed for downtown Brownsville has now turned those areas into thriving neighborhoods with buildings selling for millions.

Dan DiMucci, the senior vice president of Pennoni Associates, a Philadelphia engineering firm that recently opened an office in Brownsville, said he has seen the governor's plans in action in Philadelphia and in his own hometown of West Chester.

"My family and I have experienced firsthand what he's talking about today," DiMucci said.

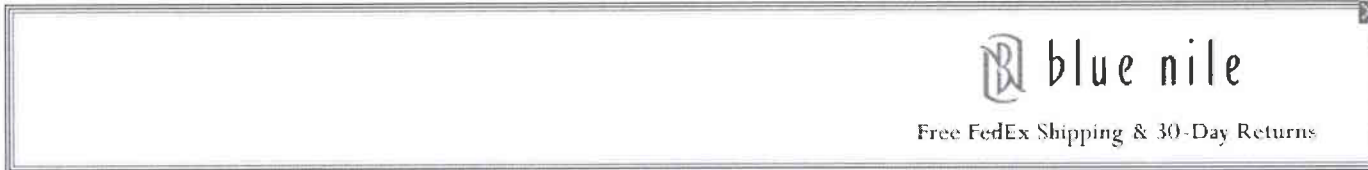
"The whole façade treatment, the streetscaping and the lighting, people want to come back to that. He'll get it done and we'll help him do it."

Others in the audience were equally positive.

"I saw what he did in Philadelphia and I'm grateful for what he's doing for Brownsville," said Brownsville No. 1 Fire Chief Clark Sealy. "When I was a kid, all these stores were full. This was my paper route. I stopped at every one of these stores."

"I loved the optimism," said Earl Smith of Hiller, a postal carrier working out of the Brownsville Post Office. "They had positive things to say and people who really care about the community."

Brownsville Junior Council member Jordan Wilson was also encouraged.



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Tuesday, July 5, 2005



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Rendell delivers to Brownsville

By Marsha Forsys

TRIBUNE-REVIEW

Thursday, April 21, 2005

Bands were playing, flags were flying and the sun was shining for Gov. Ed Rendell's visit to Brownsville on Wednesday, and the state's top leader didn't disappoint the large crowd that gathered to welcome him.

Arriving to the Brownsville Area High School band playing "Happy Days are Here Again," Rendell presented the distressed Mon Valley town with a check for \$150,000.

The grant money, from the governor's Office of Housing & Community Revitalization and the Department of Community & Economic Development, comes on the heels of a \$125,000 state grant that was used by the borough last year to purchase the former Odd Fellows building in the heart of downtown.

This latest funding is earmarked by Brownsville officials to set up offices in the renovated building, located at 31 Market St., and hire a full-time code enforcement officer, along with legal and secretarial assistance.

Photo Gallery

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Gov. Ed Rendell speaks to a crowd Wednesday

Kenneth Brooks/Tribune-Review

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It's all part of Project
BRIGHT Tomorrow –
"Brownsville's

Revitalization for a Great Home Town," according to
Jeri Stumpf, special assistant for urban affairs with
the governor's office and a strategic investment
officer assigned to Brownsville.

Stumpf said the hope is that stricter code
enforcement will force property owners in the town's
central business district to clean up their act.

He pointed to the town's many assets, including its
location on the Monongahela River and its
underutilized wharf. But he also acknowledged that,
for years, many downtown buildings have sat empty
and crumbling despite efforts by borough officials to

encourage businesses to locate there and have property owners held accountable.

In presenting the check to borough officials, Rendell announced, "This is meant to say, 'This is Brownsville. We need to bring Brownsville back.'"

Addressing those property owners who have allowed their buildings to deteriorate, Rendell said, "You need to bring your building up to code or we're going to raze it, and we're going to raze it at your expense. ... That's the first part of revitalization. ... Once the buildings are demolished or brought up to code, then we can start to redevelop."

Referring to the strides made in downtown Uniontown in the past year, Rendell said, "We can do it here. This is only step one. We will be back with more money to redevelop the way you want it redeveloped."

Then came a surprise announcement from the governor.

After being pulled aside by Fayette County Commissioner Joe Hardy, Rendell told the crowd that Hardy had offered to match the \$150,000 state grant, giving the borough an even greater boost, and bringing enthusiastic applause from the crowd.

"That will speed up the process," Rendell said of Hardy's gift.

As for Hardy, he praised Rendell's efforts in Uniontown.

"He's an activist. He made it happen. He stepped up there and did it, and now there's hope," Hardy said.

Prior to the governor's arrival yesterday, Hardy commented on the town's efforts.

"It starts within, and it grows. The citizens of Brownsville are the prime force. You get them together, and you can't stop the force," Hardy said. "There are a lot of hard choices to be made, but it has to happen here and it will."

While there were plenty of accolades being offered yesterday, no one received higher praise than Brownsville Mayor Norma Ryan, who has spearheaded the revitalization movement in recent years.

Rendell joked about how Ryan lobbied him for funding even before he was elected to the state's top post.

"I can't say enough about Mayor Ryan," said Stumpf, who has spent a considerable amount of time in the borough since October. "She's a dynamo, and she inspires the kind of community spirit you need."

"Norma is absolutely unrelenting," said state Rep. William DeWeese, who represents the borough.


Anthony Vigliotti, a Brownsville native, has lived in the borough for much of his 56-year marriage to his wife, Marian. Together, they have seen the town's good times and the bad.

"I hope this opportunity is the first step in bigger and better things to come," said Marian Vigliotti. "The mayor and BRIGHT have done a great job in bringing this all together."

Humbled by the praise, Ryan said, "When you have a passion for your town and a vision for its rebirth, you have to work at it. It's not just me; it's a huge group of supporters.

"I know there's potential here, and I feel thrilled that this is just the beginning."

Marsha Forys can be reached at mforys@tribweb.com or 724-626-3582.

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Battling blight



Code enforcement program targets 128 properties in Brownsville

By CHRISTINE HAINES
Herald-Standard

BROWNSVILLE — Inspections of downtown Brownsville buildings began Tuesday in an effort to eliminate blighted conditions in the borough.

The undertaking is known as Project B.R.I.G.H.T. Tomorrow, with the acronym standing for "Brownsville Revitalization Initiative for a Great Home Town. A \$150,000 state grant to the Fayette County Redevelopment Authority is funding the code enforcement efforts in downtown Brownsville, including funding for legal fees as cases are taken to court. The enforcement area contains 128 properties with 65 different owners, according to Project B.R.I.G.H.T. Tomorrow staff members.

The area targeted for intense code enforcement stretches from the Inter-County Bridge through downtown Brownsville to Arch Street and reaching up Arch Street to Cadwallader Street according to Andrew French, the executive director of the Fayette County Redevelopment Authority. Jeri Stumpf of the Governor's Office of Housing and Community Revitalization said the area has been targeted for enforcement because it has been declared blighted by the Fayette



DAVE RAFFERTY/*Herald-Standard*

In the top photo, a worker inspects the inside of Brownsville's former Odd Fellows Building Tuesday as Project B.R.I.G.H.T. begins. Directly above, Donald Baugh, Brownsville code enforcement officer, works near the former Arthenrith's building.

Please see **Blight**, Page A2

Blight

Program targets code enforcement

Continued from A1

County Planning Commission.

"This problem with code enforcement in Brownsville is probably about the worst in the state," Stumpf said. "We really believe that Brownsville can be a model for code enforcement in the state."

A full-time code enforcement officer and administrative assistant have been hired by the redevelopment authority to staff the Brownsville office for targeted code enforcement. While the two, code officer Donald Baugh and assistant Jessica Yuhas, have been working to build a database of the buildings in the targeted area, Tuesday was their first day on the job in Brownsville.

Baugh began by taking photographs and videos of the rooftops of the downtown buildings using the South Brownsville ladder truck along with fire official and part-time borough code enforcement officer Edward "Woody" Nicholson.

He found problems with the very first building he looked at on Market Street near the Cast Iron Bridge.

"This building here is in very, very bad shape. There are holes in it. It looks like it might be where the air-conditioning units might have fallen through," Baugh said.

Stumpf said the video and photographs will add weight to the cases filed with the magisterial district judges who initially hear the cases, as well as if there are subsequent appeals to Fayette County Court.

Stumpf said that when he was putting together information about the targeted area he

asked the previous code enforcement officer for previous inspections.

"Not one building had been completely inspected inside and out," Stumpf said. "It's a safety issue."

Stumpf said the goal of the new code enforcement officer is to inspect each building in the targeted area inside and out.

"The code enforcement officer has the right to inspect the interior of any property. However, the code enforcement officer has to be invited onto the property by the owner," Stumpf said.

Stumpf said appointments will be made with the property owners in the area.

"If, in fact, access is denied, they will go to court and get an order and the inspection can take place," Stumpf said.

Some of the more hazardous properties may not receive internal inspections, French said.

"Some of these you can do from the outside. If the roof is gone and the windows are out, you can basically tell the condition of the building without going inside," French said.

Stumpf said train tracks run behind the Market Street buildings and he worries about what could happen in the community if a train carrying hazardous materials derailed behind Market Street, or if there were to be a fire in one of the buildings.

"I have learned that the volunteer fire departments will not risk their lives by going into these buildings," Stumpf said.

One building in the targeted area, the former Autenreith Building, is currently being torn down by the Fayette County Redevelopment Authority. Nearly the entire roof on the building has already collapsed onto the first floor, making demolition conditions hazardous, French said.

Stumpf said the code enforcement in the targeted area will be fast-tracked, with computer tracking of each case so

they don't fall through the cracks once a citation is issued.

The borough previously employed CodeSys for code enforcement, with a code officer in the borough one day a week, including any court appearances. Borough officials said that tended to drag the process out, with limited time for follow-up.

"The problem in the past was we had limited resources," French said. "We were limited not only on code enforcement, but also on the money for legal fees."

Stumpf said that shouldn't be the case under the new system.

"This is going to be very aggressive. We are going to cite the ones where there is the most need first. They will be given a reasonable time. If nothing is done, they will be cited again," Stumpf said.

Stumpf said that under state law, the fifth time a property owner is cited for failure to correct a problem at a property, the owner could be subject to criminal charges with a penalty of up to five years in jail.

"We want to get this corrected as soon as possible. People's lives are at stake," Stumpf said.

Stumpf said the code enforcement officer will work with property owners who are making an effort to correct maintenance deficiencies. Stumpf said the possibility of setting up a revolving loan fund for property owners who don't have the financial resources to fix up their buildings is also being considered, though evidence of financial need would be required, if that program is established.

Stumpf said property owners who are cited also have the option of tearing the dilapidated structure down, or turning them over to the redevelopment authority for renovation or demolition. Stumpf said the state would most likely come up with funding to help with the demolition if buildings are

acquired by the redevelopment authority, with liens placed against the property to recover the cost of demolition in the event the land is sold.

Whether the dilapidated buildings are torn down or rehabilitated, Stumpf said, the property would then be available for development.

"It all starts with code enforcement. No developer is going to come and spend money here with the way the buildings are today," Stumpf said.

Stumpf said that if need be, eminent domain regulations could be put into place in the targeted area to eliminate blight and bring about economic revitalization in the community.

"The point is, something is going to happen here in Brownsville, something good," Stumpf said.

The Project B.R.I.G.H.T. Tomorrow office is located in the former Oddfellows Building, which has been renovated to accommodate the office and the People Place, an information clearinghouse for services and activities in the area.

Stumpf said the building itself is part of the economic revitalization plan for the community.

"If everything on both sides of the street looked like this building, it would look like downtown Uniontown," Stumpf said.

Brownsville Mayor Norma Ryan said the Oddfellows Building was acquired by the Brownsville Area Revitalization Corp. following a recommendation from the Appalachian Regional Commission.

"Their recommendation was that a building in the center of town be the center of redevelopment efforts in our community," Ryan said.

The building will be open daily from 9 a.m. until 4:30 p.m. "We're very excited that this is the first phase of a lot of activity in our community," Ryan said.



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Sunday, April 02, 2006

4/2/2006 Battling blight

Scott Beveridge
Staff writer

BROWNSVILLE -- The narrow road nicknamed "The Neck" is tucked so tightly between tall, rundown storefronts in Brownsville that the buildings loom like overgrown weeds over the sidewalks.


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A section of Market Street known as "the neck" welcomes motorists to Brownsville's blighted downtown. (JOAN O'NEILL/O-R)

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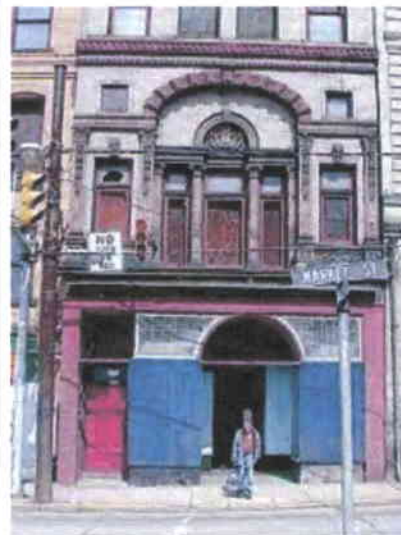
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A pedestrian waits to cross Market Street in front of a building that has been condemned under Brownsville's strict code enforcement program. (JOAN O'NEILL/O-R)

Vacant and allowed to deteriorate, some for more than two decades, these once-stately buildings have become the worst examples of metropolitan blight in Pennsylvania.

"I've not seen anything like Brownsville in my travels in 35 years. It's criminal, a catastrophe waiting to happen," said Jeri E. Stumpf, an urban planner who just may be the borough's last hope for



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recovery.

Stumpf was hand-picked by Gov. Ed Rendell to lead Brownsville in a new direction in what may prove to be a test case for the state's new aggressive code enforcement program. Last year, the governor also gave the cash-strapped borough a free, full-time code enforcer to cite property owners for ignoring building codes, citations that can rise to a crime carrying a possible prison sentence upon conviction.

For the officer, Donald Baugh, it's been an overwhelming challenge just to inspect a string of buildings in the heart of town owned by a Pittsburgh man, who holds an unusual property monopoly.

Baugh issued the property owner, Ernest Liggett, building code citations that carry \$17,000 in fines and court costs, Fayette County court records show. The violations were issued because windows are broken or falling out, roofs are in dire disrepair or exterior walls are crumbling or bowing. Liggett was found guilty of the citations in local court and appealed the verdicts Feb. 28 to Fayette County Court. His petition did not include grounds for the appeal, said Melinda Dellarose, Brownsville's solicitor. She said Liggett is facing countless other fines stemming from separate code violations.

Liggett or his corporation, Manor Investments, also owes more than \$55,000 in unpaid real estate taxes on 23 Brownsville buildings, according to the Fayette County Tax Claim Bureau. He is on a payment plan with the county that prevents the buildings from being sold at tax sale, according to the bureau.

Liggett was a stranger to Brownsville before he began buying up the property, some of which had been on the market for unpaid property taxes. He introduced a grandiose vision for Brownsville in 1994 named "Rebirth of an American City ... River City USA," complete with architectural renderings showing renovated storefronts as factory outlets. At some point, the development touted riverboat gambling on the nearby Monongahela River.

While floating casinos had been considered by the state Legislature at the time, the initiative drowned in committee. Liggett later said he had agreed to sell the buildings to an American Indian tribe and profit by gaming as part owner in that deal, which has yet to come to fruition.

It seemed that some residents of this aging borough built on river and coal industries had begun to lose hope that things in the downtown might improve. The community had just 2,804 residents at the time of the 2000 census, having lost more than half of its population since the 1940 count.

Rendell, however, had a plan to breathe new life into Pennsylvania's downtown districts, all of which have slumlords and decaying neighborhoods to varying degrees. After taking office in 2003, he created the Governor's Office of Housing and Community Revitalization by executive order to attack the problem.



In worst-case scenarios, the office would enforce 1999 amendments to the crimes code that gave municipalities police power to condemn and demolish dangerous buildings. The law recognizes that it's a crime to "bilk the equity" out of a building to the point where someone else's well-maintained property loses its value, said Stumpf, who is special assistant for urban affairs for the new state office. It's the same thing as stealing your neighbor's money, he said.

"The fire chief will not allow (firefighters) to enter any of those dilapidated buildings," he said. "It could be a tragedy waiting to happen. It's very dangerous."

But now, a property owner in Pennsylvania can be charged with a misdemeanor on the fourth consecutive guilty verdict on a building code citation involving a risk to the public, and face a possible 2-year prison sentence. A 5-year prison sentence can be handed down on the fifth consecutive violation leading to a conviction. To date, no one has been convicted to such a degree under the law.

Recognizing Brownsville's dilemma, Rendell came to its downtown in April 2005 to deliver \$150,000 to establish the code enforcement office. The grant was matched by lumber giant Joe Hardy, a commissioner in Fayette County with a reputation of giving small business owners there money to improve their buildings.

A high school marching band welcomed the governor, while more than 400 people stood alongside the vacant buildings to greet him. Rendell was impressed with the turnout, which suggested to him that people still had pride in their hometown, Stumpf said. The governor also demanded that the downtown be placed on the list to receive new sidewalks, landscaping and underground utilities.

In no time, Baugh identified 128 properties in the downtown district, 31 of which are listed as being owned by Liggett, either separately or jointly with his wife, Marilyn, or with other investors, according to Stumpf.

"They all have historical significance," Baugh said. "They want to see most of them saved."

While several property owners were approached to make building repairs after Baugh's inspections, Liggett became the only person with citations that reached the courts, Stumpf added. Most of his buildings line Market Street, a dirty thoroughfare where windows are boarded up and litter and debris collect in vestibules.

Baugh is now completing interior inspections and preparing to cite Liggett a second time over the same buildings, Stumpf said. Additional citations can be issued now every 15 days, he said, until the violations are corrected. It's possible that Liggett could see his fourth and fifth convictions in local court before his initial appeal is heard by a Fayette County judge, Stumpf added.

In lieu of jail time and paying the fines, Liggett could be given the

option to turn over title of his dilapidated buildings to Brownsville, Stumpf added. That would begin a new chapter in finding uses for the buildings or tearing down those that are beyond repair.

"I absolutely want to see our town come back," said Norma Ryan, a local preservationist and former borough mayor. "Those buildings, most of them are five bricks thick. They're built to last."

But with leaking roofs, some are feared to have lost their elaborate interior balconies and stairwells.

"These just aren't ordinary buildings in this downtown," Stumpf said, pointed to hand-carved sandstone ornamentation around a clock above the entrance to an impressive building that was once home to Monongahela National Bank.

"You talk about a crime, when you look at the artistry that went into these buildings," he said.

The Liggetts agreed to discuss the code enforcement effort over the telephone when they were approached by the Observer-Reporter Tuesday at a meeting in Brownsville on the downtown revitalization plan. However, they did not return messages Wednesday and Thursday seeking comment. The attorney representing Liggett in his appeal of the building code fines, Sean P. Audley of Pittsburgh, also did not return messages seeking comment.

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BROWNSVILLE

Town to receive notice in article

BY CHRISTINE HAINES

Herald-Standard

BROWNSVILLE — With its vacant storefronts and dilapidated buildings, Brownsville hardly looks like a role model for economic development, but that is what it has become.

Jeri Stumpf, a special assistant for urban affairs in the governor's office of Housing and Community Revitalization who serves as the governor's liaison with Brownsville, has been asked to write an article for the Pennsylvania State Association of Boroughs magazine which he has titled "Revi-

talization 101: Brownsville."

"When we think of economic development, we always think of the ribbon-cutting on a brand new building. The truth is, code enforcement is the stimulus for economic development," Stumpf said. "We need good code enforcement so people know their investment will be protected."

Stumpf also has been invited to speak at the borough's association convention in March on the role of code enforcement in economic development, along with Brownsville Borough Council President Jack Lawyer.

Talks between the governor's office and the borough began in October 2004. In March 2005, the borough entered into the agreement to participate in the economic development program that focuses on code enforcement. The Fayette County Redevelopment Authority is overseeing the \$150,000 grant that is being used to hire a code enforcement officer for the targeted area and to cover office and legal expenses.

"Brownsville is the perfect model to do it right. Of all the communities I've been through

Please see **Stumpf**, Page **C8**

Stumpf

Town to receive notice in article

Continued from B1

in Pennsylvania, I've never seen a town in worse condition than downtown Brownsville," Stumpf said.

That blight is being systematically attacked through Project BRIGHT Tomorrow, a targeted revitalization initiative focusing primarily on the downtown area. There are 128 properties in the targeted area, with 65 different property owners, according to project information.

According to a January project update report, 56 of the 128 properties have been inspected, with six inspections pending. There have been 27 violation notices sent out, with four properties brought up to code, 11 with work in progress and 11 citations issued. Twenty-eight letters have been sent out asking for permission to conduct interior inspections.

"I'm getting a real good response from most of the people. They're repairing their properties," said Don Baugh, the code enforcement officer hired for the project.

Baugh said he has been working with the property owners who are willing to make improvements to bring their buildings up to fire and safety codes.

All 11 of the citations that have been issued have gone to properties owned by Ernest and Marilyn Liggett and their various businesses. All have been based solely on exterior inspections, because, Baugh said, Liggett has not given permission for any interior inspections.

"You don't know what the interiors are like, and that's a problem," Baugh said. "You don't know if there's a fire hazard."

Baugh said he has condemned four properties in the targeted area, all owned by the Liggetts. Baugh said those buildings have obvious structural defects such as collapsed walls or roofs. The courts previously ordered one of those buildings, a yellow brick structure at 204 High St., torn down.

"The health and life and safety of the residents is at stake. It's not just that it doesn't look nice," Stumpf said. "It isn't just aesthetics. It's to protect the life and safety of everyone who lives in Brownsville. Every day an owner leaves property in that condition, we are rolling the dice that something bad isn't going to happen."

Stumpf said he anticipates

visible changes in the community by the end of summer.

"By March 1, we'll have finished the inspections of all 128 properties. One third of those left are vacant lots," Stumpf said.

Andrew French, director of the county redevelopment authority, said he has been pleased with the progress in Brownsville.

"We have an extremely aggressive schedule to carry out this initiative and it's been very productive," French said.

The Autenreith Building, which had been adjacent to the Cast Iron Bridge on Market Street, has been torn down. The dilapidated building had been owned by the redevelopment authority, though its demolition was tied up in the courts for a while to determine ownership. The Liggetts had claimed the property. It was decided that the redevelopment authority would tear down the building to its support columns and platform.

"The Liggetts now have six months to get the necessary permits to leave the pillars standing and to reimburse the redevelopment authority for the demolition and all our other costs," French said.

Autenreith demolition expenses were listed on the January report as \$120,000. French said that if the Liggetts do not obtain the necessary

permits and pay the required amount within six months, the redevelopment authority would complete the demolition.

"We are seeking additional resources to address the other deficient properties out there," French said.

French said funding also is being sought through the state Department of Transportation's Hometown Streets program for improvements to Market Street, both on the North Side and in the downtown area.

Stumpf said the revitalization of Brownsville will come one building at a time, with specific projects for specific properties, using the comprehensive plan as a model for the development.

"Our approach is realistic. It's taking one building at a time, one business at a time," Stumpf said. "The secret to good revitalization is determining what the niche businesses are that the market will support. If you don't go after businesses supported by a market study and the needs of the community, you aren't going to have a successful redevelopment."

Stumpf said successful redevelopment programs he has observed have included bringing residential development to the downtown area to provide the people to support new businesses.

TAB

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MELINDA K. DELLAROSE, Esquire

March 5, 2007

To Whom It May Concern:

I was first introduced to Jeri E. Stumpf when he was with the Governor's Office of Housing and Community Revitalization. Brownsville Borough was a small town with many businesses but unfortunately businesses left and buildings became empty. In late 1980 a developer from Monroeville started purchasing properties throughout the Borough with most of the purchases in the downtown area. Over the years we were presented with plan after plan that never materialized. Eventually the properties began to deteriorate and become unsafe and hazardous. Though we have limited revenues we tried in vain through our local code enforcement official and a firm that we had hired to have the violations corrected.

And then Mr. Stumpf arrived in our town. What a welcome relief. He met with each Borough official and other interested parties separately and we all gave him our hopes, dreams and ideas on how we wanted to revitalize our town. Some ideas were the same and others different but he considered all that was given to him and came back with a plan. He returned time and again sometime attending our Council meetings and answering the questions of Council as well as the interested residents. We were impressed with his vast knowledge and quite frankly he was able to answer all questions put before him.

Mr. Stumpf is intelligent and well versed in all aspects of planning and community revitalization. His knowledge of local, state and federal funding sources is unlimited. His plan for our town was put it into action. The downtown section of our town was chosen to be the most important and was designated as the first step and things started to happen. Inspections of the properties began and most of the property owners who were notified and made aware of code violations corrected them. Of course the developer who owned most of the properties did not co-operate so legal action was taken against him. Mr. Stumpf, by this time, was a consultant to the Redevelopment Authority of Fayette County for Brownsville and came back time and again to be present at the court hearings, even after he had left his position with the Governor's office to start up his own business. To this day he still remains interested in Brownsville and keeps in touch.

I can't say enough about his knowledge, experience and dedication and am glad that I had the opportunity to meet him and work with him. I highly recommend him and welcome any opportunity to work with him again.

If you have any questions you can reach me at my office at 724-785-5761 or e-mail address at bville prez@atlantic.net.

Sincerely,



Jack Lawver

Council President, Brownsville Borough



Project BRIGHT Tomorrow

Brownsville's Revitalization Initiative for a Great Home Town

33 MARKET STREET BROWNSVILLE, PA 15417
Ph 724-785-5072 Fax 724-785-5278 cell 723-323-4008

March 1, 2007

TO WHOM IT MAY CONCERN:

RE: Letter of support for Mr. Jeri E. Stumpf.

I had the pleasure to meet Mr. Stumpf in 2004 while I was serving as the Mayor of the Borough of Brownsville, PA.

Mr. Stumpf came to our town as the representative from the Governor's Office of Housing and Community Revitalization. Our community was blessed to be chosen through the Governor's Action Team and Mr. Stumpf served as our mentor to get the project up and running and that he did! The Redevelopment Authority of Fayette County was the acting agent for the borough of Brownsville and Mr. Stumpf taught us how to serve as successful liaison representatives to keep all agencies informed and working together.

Mr. Stumpf's skills were able to guide us during the planning stage of development of the project that included the selection of a team; job description of each member, guidelines to fulfill the duties of the project; designing a logo (as shown on this letterhead); promotion and public awareness and most importantly spent time overseeing the activities to assure accomplishment was achieved. I was amazed at his wide variety of knowledge regarding local and state government laws that was vital to our project.

Our community has been in decline for many years and many of the residents were apathetic about the town ever recovering. Mr. Stumpf's people skills proved to move the project along expediently and efficiently to the pleasure of many residents. Mr. Stumpf truly has the ability to 'think outside of the box' and plan for a future that leads to successful community revitalization with economic development as an outcome.

Although Mr. Stumpf's mission with the Governor's office was achieved, we have retained him through the Redevelopment Authority of the County of Fayette as a consultant to guide us as needed with the expertise that he can truly provide.

If you need any further information please feel free to contact me at the above address or phone number.

Sincerely,

Norma J. Ryan
Project BRIGHT Coordinator

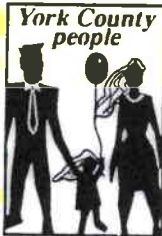
Wrightsville man gives people's touch to drafts of House GOP's legislation

By JOLI HARRINGTON
Daily Record correspondent

A Wrightsville resident is helping the state House Republican caucus shape legislation aimed at solving problems in local government and cities.

Effective governmental solutions to people's problems require the opinions of those affected, said Jeri Stumpf, executive director of the Local Government and Urban Affairs committees for the GOP caucus.

People should have more say on what happens within their municipalities much as they determine who will represent them, he



recently said.

Stumpf said he used his grass-roots approach to government in a 1968 interview with then York Mayor John L. Snyder for the city planning director's position.

"Snyder had refused to hire a planner for six years," he said. "He was very conservative; he didn't like planners or planning."

Snyder opposed the concept of planners because he associated them with living in an ivory tower instead of in the real world where people's incomes are involved, Stumpf said.

Stumpf was offered the job during the interview and served as director for five years.

His reliance on comment from the public was reflected in his design of what is now Martin Luther King Park and West Hope Avenue Park, he said. Even though the National Guard was called in during the city's racial

problems in 1968, the neighborhood youth protected the park's construction equipment from vandalism, he said.

Stumpf, 46, was born in Dover, graduated from Central High School in 1962 and graduated from Dickinson College in Carlisle in 1966 with a bachelor's degree in political science.

Before his current position, he supervised planning contracts in eastern Pennsylvania with a Harrisburg consulting firm, Clifton E. Rogers and Associates.

Now he drafts original legislation at the request of Republican representatives. He also researches and gives advice on legal issues concerning what a municipality can and cannot do and why.

The legislation and advice revolve around municipal and planning codes, local taxation, property assessment, housing and

redevelopment issues, economic development, and how to finance street, sewer and water projects.

"If it happens in a municipali-

Please see **CAUCUS** on 2B

CAUCUS: Legislation

Continued from 1B
ty, we deal with it," he said.

He began working for the caucus in 1973 after the Pennsylvania Economy League did a study of the state Legislature and recommended a professional staff be hired to draft legislation.

Stumpf said he was excited about being involved in passing good state laws from the beginning, rather than correcting the problems caused by poor legislation.

One of the issues his committee has been involved with is the lack of affordable housing.

Ever since Stumpf began the job, every governor has had a blue ribbon committee on housing, he said. Recommendations were made, but the reports sat on shelves and nothing happened, he said.

Stumpf said the people who know best about the issue are those who suffer from the problem and investment bankers, mortgage underwriters and executive directors of housing redevelopment authorities.

"These people never get plugged into the system where it has impact," he said. "Whenever there is a blue ribbon panel, these are not the people appointed."

Letters were mailed to 1,500 bankers, underwriters and housing authority officials seeking their ideas for new legislation. The letters said the Pennsylvania Legislature can only do so much on housing.

"We can't do much on the price of land or interest rates or labor costs, and we can't do much about material costs," Stumpf said. "What can we do to make housing more affordable in Pennsylvania?" he asked in the letters.

At an affordable housing forum at the University of Pennsylvania and the University of Pittsburgh, he heard testimony based on recommendations submitted by some of the 1,500 contacted. With that information in mind, he drafted a 14 bill affordable housing package. It recently was introduced in the House and is in committee.

Legislators aim to revitalize region

Passage of **Jeri E. Stumpf's** state legislative proposals is expected to revitalize York County municipalities and eliminate blight. Stumpf is the director of the urban affairs committee of the State House of Representatives.

His actions were publicized in the July 6 *Around Town*, and he wrote that the proposals would be of great assistance to the city. Later, he added that municipalities such as Hanover and Red Lion would benefit by the new laws.

State Rep. **Steven R. Nichol**, after reading that column, adds that Hanover and Penn Township are in the process of applying for state funding through the Department of Community and Economic Development to undertake regional planning initiatives.

"My assistant, **Charles Peck**, a Hanover borough

councilman, has been particularly active in bringing together these two municipalities in making this application. I believe he has even obtained West Manchester Township's commitment to participate. Chuck recognizes that with passage of Acts 67 and 68, these municipalities that engage in joint planning will have an advantage in securing state financial assistance for any local projects," writes Nichol.



HARRY McLAUGHLIN

Hanover, as an older industrial community, faces many of the same challenges as York City and other urban centers, Nichol says. "Acts 67 and 68 are particularly meaningful to us; after all, Hanover Borough is actually larger in population than half of the third-class cities in Pennsylvania," Nichol writes *Around Town*.

He says he is also aware of joint planning efforts in southern York County and

the Dillsburg area. "These communities may not share in some of the urban-type problems facing York City and Hanover Borough, but they can benefit from the legislation," Nichol writes. Stumpf is a former York City planner but has been with the state house committee for 28 years.

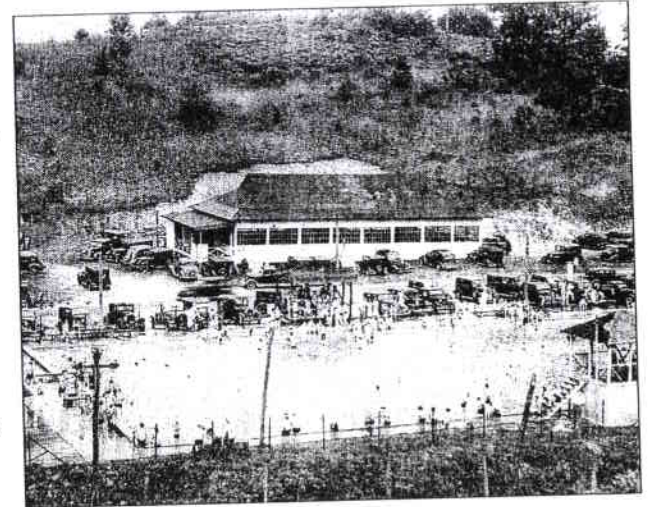
Plans are under way for dedication of Hanover Junction Railroad Station on Nov. 18, announces **Tom Brant**, director of the York County Board of Parks and Recreation.

Included is installation of "Horse and Hike" sculpture by **Leonard Streckfus** to honor **Tim Fulton** and the York County Rail Trail Authority. The station is along the rail trail. Fulton was chairman of the authority from 1990 to 1999. Also, the restored Hanover Junction National Landmark sign will be returned for the dedication. A reproduction of the Nov. 19-20 newspaper,

the *New York Tribune*, with an announcement of President Lincoln changing trains at Hanover Junction en route to Gettysburg will be exhibited. Reenactment of the raiding of the station by descendants of Col. **E.V. White** and his 35th Virginia Cavalry is also scheduled.

Robert F. Kennedy Jr., a staunch defender of the environment, will speak at 7:30 p.m. Oct. 18 at York College as part of its cultural season. His late father was U.S. attorney general. Also, **Dr. Dot Richardson**, who led the U.S. Olympic softball team to victory in the Atlanta and Sydney games, will speak at 7:30 p.m. March 14.

Joe Clark, who took over as principal of New Jersey's Eastside High School in Paterson and expelled 300 students on a single day in his first week on the job, will speak at 7:30 p.m. Feb. 20. He re-



Can *Around Town* readers identify the site of the swimming pool and building shown in the early 1900s photograph? Write *Around Town*, The York Dispatch, PO Box 2870, York 17405-2807.

stored discipline to the school and was praised by state officials.

Two 50-minute one-act American chamber operas will be presented by **Fred-erick Schreiner**, York College music director. The operas are "The Telephone" and "The Old Maid and the

Thief" and will be performed at 7 p.m. Dec. 7.

For series details, telephone 815-1289.

Harry McLaughlin's local Around Town column runs Mondays, Wednesdays, and Fridays in The York Dispatch.

Stumpf moves from York post to state urban affairs

Jeri E. Stumpf has moved forward from city planning to urban affairs in Pennsylvania in the past three decades.

In 1968, Jeri became the city's director of planning. Today, he is the executive director of the Urban Affairs (majority) Committee of the Pennsylvania House of Representatives, an elite and powerful position.

Jeri has gained the respect and support of the house members, and officials of cities and smaller municipalities across the state. He's recently completed and published a report to the General Assembly on eradicating blight and expediting economic development in Pennsylvania in the 21st Century.

He developed the report for the House Urban Affairs Committee, headed by Rep. Chris R. Wogan, and is now sponsored in the House as Resolution 91 by Rep. John Fichter, of the Republican majority.

York's Stephen Stetler is a Democratic minority committee member.

Stumpf has received praise for his work on the blight eradication and economic development bill from Michael S. Levine, general counsel for the national organization, Local Initiatives Support Corp. (LISC) in New York City; and from Irene McLaughlin (no relation), a Pittsburgh city magistrate who handles the housing court involving property conditions. (LISC has yet to reach York.)

Stumpf's bill, which he hopes will become law, tells



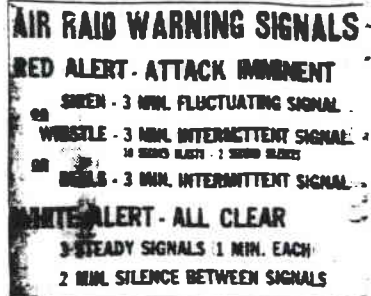
slum landlords to improve their properties or go to jail. He wants municipalities to seize other assets owned by slumlords for ignoring demands that they eradicate blight.

"Municipalities should have the legal right to take assets in other states, if necessary. Presently, communities can file liens against the slum lord, but that isn't as effective as confiscating the other properties to pay for expenses to improve the blighted ones," says Stumpf.

He would also file judgments against slum owners and force the sale of the blighted properties.

Stumpf praised the efforts of York City's private and public groups working together in partnership to improve downtown York, and pointed to Eric Menzer, York's economic development director, and the York Federal Savings and its CEO, Robert Pullo, as examples of community leadership. Dauphin Deposit Bank is also interested.

Stumpf and the House Urban Affairs Committee were directed in 1995 to examine the cause and effect of blight in urban areas, including city and



This air raid warning notice was salvaged by Bill Walters, county register of wills, when he worked at AMF Inc.

rural communities. As many as 29 bills have been introduced by members to provide legislation in this matter.

One bill has been introduced by Stetler, who tells Around Town that Stumpf is a committed public urban affairs official. Stetler adds that legislation should be adopted to make it a criminal act for slum lords to ignore the elimination of blighted properties.

"The blight problem legislation is pursued on a bipartisan basis," adds Stetler.

When AMF Inc. took over the facilities occupied by the U.S. Naval Ordnance Plant after World War II, the new workers removed signs from inside the buildings. As one employee was ready to dispose of an air raid warning notice, then new management staffer Bill Walters, now county register of wills, salvaged it and it can be seen here. Harley-Davidson Inc. took over from AMF Inc.

Harry McLaughlin's local Around Town column appears Mondays, Wednesdays and Fridays in The York Dispatch.

Pennsylvania
Housing Finance Agency

2101 North Front Street
Harrisburg, Pennsylvania 17105-8029
(717) 780-3800

February 4, 2002

To Whom It May Concern:

I am writing this letter is to provide the reader with my impressions of Mr. Jeri Stumpf.

Mr. Stumpf and I have known each other for over twenty years and have worked on various projects together. If there were one word that describes his work product and capability, it would be excellence. However, work ethic and capability do not necessarily lead to getting things accomplished, especially in the arcane world of the legislative process. What separates him from others is Mr. Stumpf's ability to take complex concepts, turn them into legislation, build support for them and make them a reality.

Several years ago while working on reforms for the Homeowners' Emergency Mortgage Assistance Program, Mr. Stumpf was my key advisor and helped me to get the job done. This was no small feat since so many interest groups, the Administration, and both legislative chambers wanted different things in the proposal.

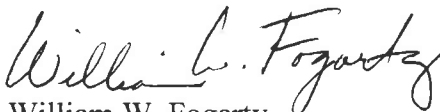
Frankly, the first person I always call is Jeri Stumpf if I need information or help. He is the General Assembly of Pennsylvania's leading expert on matters dealing with housing, urban issues and land use.

His competence is unsurpassed.

Just as important, Mr. Stumpf is a first rate human being who can be trusted to do his best, while not compromising his moral grounding. Ask anyone in the Legislature or on staff about Jeri and you will hear what I have noted above. He would be an asset to any endeavor or any organization.

Please feel free to call me at 717.780.3914, should you have specific questions regarding Mr. Stumpf you wish to address.

Sincerely,


William W. Fogarty
Director, Government Affairs



June 25, 1998

The Honorable John Perzel
Room 110 Main Capitol
Harrisburg, PA 17120

Dear Mr. Perzel:

I am the General Counsel of Local Initiatives Support Corporation ("LISC") a national non-profit tax exempt organization that provides financial and technical assistance to community based organizations in over 45 cities and numerous rural regions to help them revitalize their communities, including the development of low and moderate income housing, economic development projects, head start centers, and other community facilities. Among other sites, LISC has local programs in Philadelphia, the Monongahela Valley, and Pittsburgh, and works with community groups in Southwestern Pennsylvania and also with the Northern Cambria Community Development Corporation in Barnesboro, Pennsylvania. I have attached a copy of our most recent annual report.

I am writing this letter to voice my appreciation for the work done by Jeri Stumpf, the Executive Director of the House Urban Affairs Committee, regarding HR 91, and the legislation to establish the Pennsylvania Mortgage Guaranty Corporation. I was given the opportunity to comment on the Mortgage Guaranty Corporation legislation, and found it to be well crafted; Mr. Stumpf was responsive to the comments that I provided, and his cooperation strengthened an important piece of legislation. I believe that his work on HR 91, and the impressive body of legislation that resulted from it, will have a major positive impact on economically depressed areas of Pennsylvania's cities, towns, and rural areas.

The type of efficient, fiscally responsible 'good government' embodied in HR 91 and the resulting legislative initiatives is a key component of the public-private efforts aimed at assisting the residents of such areas in improving the conditions in their neighborhoods. Public servants such as Mr. Stumpf are a key part of achieving our common goals, and improving the living conditions of residents of Pennsylvania. I appreciated his work, and the opportunity to contribute to your impressive legislative accomplishments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael S. Levine", is written over a horizontal line.

Michael S. Levine
General Counsel



From the Executive Director

BILL FONTANA

The recent "Future of Pennsylvania's Cities" hearings held by the House Urban Affairs Committee gave me the opportunity to do something I have not done for a long time. I took three days, stepped back from the pressures of day-to-day work demands, and read about and listened to testimony concerning the direction in which our cities are heading. The hearings brought experts from Pennsylvania, and around the country, to testify before the Committee. Chairman Dave Argall (R, Tamaqua) and his staff, headed by Jeri Stumpf, deserve accolades for raising the issues here in Harrisburg. For many of the speakers at the hearings, the word "city" translated into larger urban core areas, but there was also dialogue about our smaller cities, towns and villages.

One recurring theme over the three days of testimony, supported in my own research, was the degree to which the "centrifugal dispersion" of our cities, or the growth out and away from our central cores, has spread to affect first-ring suburbs and smaller community centers. Sprawl does its damage on downtowns of all sizes, not just on the more populated. Remedies espoused were adjustments to highway transportation planning, increased reliance on mass transit and a return to downtown living. Of course, the Growing Greener and Smart Growth initiatives of the Ridge Administration

were both lauded as first steps in rebuilding viable city centers and desirable town centers that will provide attractive alternatives to the past half-century practice of greenfield expansion and suburban sprawl.

Tempering the confidence that new land use initiatives and anti-sprawl measures will produce the desired results is the awareness that local action and implementation are needed in concert with statewide efforts. There are still monumental issues to be dealt with. The concentration of poverty in our inner cities, the quality of urban school systems, and the dependence upon property taxes as the financial foundation of cities, towns, counties and schools... these must be addressed before real "transformative change" can occur, states Charlie Bacas, chairman of 10,000 Friends Urban Policy Committee.

The Urban Land Institute published a supplement to its September 2000 magazine entitled "Cities in the 21st Century." I highly recommend it for a scholarly but readable dissertation on where cities are going in the future. The six short articles by urban experts range from focus on poverty to the digital revolution; from New Urbanism to the development of aerotropolises (airport driven urban centers). I found a piece on Camden, NJ by Robert Fishman the most insightful. Fishman refers to the works of Jane Jacobs to provide context for the

revitalization of cities. Ms. Jacobs has always asserted that the restoration of cities and towns is not accomplished by grand schemes and massive redevelopment projects, but by the residents making small, daily, incremental changes that, over time transform communities. In the article, Fishman paraphrases Ms. Jacobs "...only a watchful and cohesive neighborhood can assure safe streets; that local, small business is the essence of the 'economy of cities'; and that only cities with an active civic life can elect responsible leaders."

My conclusion from my listening, reading, and subsequent discussions with those at the hearings is that the Main Street Manager or downtown program director is *the person* sitting on the front line of the battle to transform our cities and towns into viable alternatives to sprawling suburbs. Not that this conclusion is anything new, but I think it takes on a fresh perspective when viewed within a regional or national framework. The work you do is not just about the revitalization of your individual business districts and downtowns. It truly is about the social and economic future of this country, how we interact and how we govern. It is about our national spending priorities and quality of life, not just for us, but for our children as well. We must do more to arm downtown managers with the tools she or he will need to rebuild the "urban fabric" of our nation.

From the Fontana Fact File

Excerpted from Listoken, David and Walker, Carole, *The Subdivision and Site Plan Handbook*, New Brunswick 1989.

Pedestrian Walkway Illumination

1 lux = 1 lumen per square meter

Walkway Classification	Minimum Average Horizontal Levels-Lux	Average Levels for Special Pedestrian Safety-Lux
<u>Roadside Sidewalks</u>		
Commercial areas	10	22
Intermediate areas	6	11
Residential areas	2	5
<u>Walkways Distant from Roadways</u>		
Walkways and stairways	5	5
Pedestrian tunnels	43	54

Source: Listoken, David and Walker, Carole, *op.cit.*

BOROUGH OF NANTY GLO

1015 First Street, Suite 1, Nanty Glo, PA 15943 Phone (814) 749-0331

March 22, 2006

Jeri E. Stumpf
Governor's Office of Housing
and Community Revitalization
211 Front Street
Harrisburg, PA 17101

Dear Mr. Stumpf:

I read, with interest, as did other members of our borough council and committees, your article in the February issue of *Borough News*, regarding "Revitalization 101: Brownsville, PA." Your article kindled a spark that has been smoldering within us for quite a while. We could surely use the talents that you exhibited in your recent article.

I believe that our borough would be interested in participating in such a program, but we would need to discuss the details. Although we have some of the "ingredients" that you identified, especially the "community commitment to succeed," we fall short on many of the others you identified.

What, then, should we do next to fan the flame? Are you available to assist us? What are the costs associated with your services? Thank you for the article and for your time.

Sincerely,



Thomas Kupchella, Ph.D.
Member, Nanty Glo Borough Council
814-749-8175

NANTY GLO BOROUGH COUNCIL, 2006

Mr. Thomas Cunningham, Mayor

Mr. Herb Oldham, President; Mrs. Patty Lamantia, Vice President;

Mr. Francis Kaschalk; Mr. Mark Williams; Ms. Michaela Markovich; Dr. Tom Kupchella.

Mrs. Melissa Weeks, Borough Secretary.

TAB

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The Vantage Point

August 2004
 Number 122
www.planningpa.org

Governor Rendell announces State Planning Board Members

GOVERNOR Edward G. Rendell recently announced the reactivation of the State Planning Board. This advisory board, comprised of cabinet secretaries, state legislators and citizens, has a mission to monitor trends and issues of concern to the Commonwealth, gather input from state and local officials and citizens and develop reports and recommendations for the Governor and the Legislature on improved state policies and programs.

"This group of people brings a vast amount of experience to the table," Governor Rendell said. "It is a well-balanced board that reflects Pennsylvania's regional diversity and the many interests that need to be involved in thinking about how we reinvest in our cities and towns, conserve our rural lands and strengthen both our urban and rural economies."

The Governor has asked the Board to focus its work on specific development and conservation

issues that are vital to the present and future welfare of the state. Other issues to be examined are:

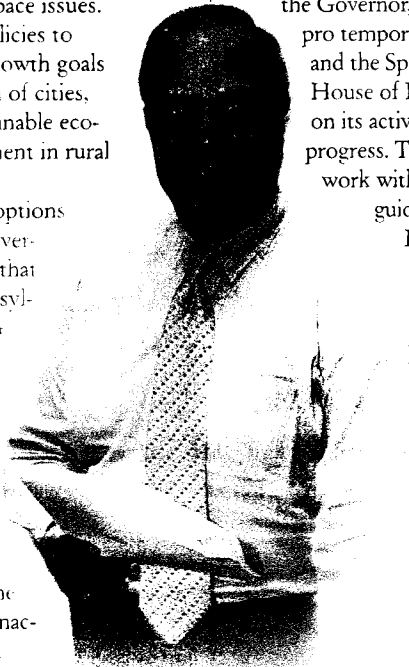
- Measures to resolve conflicts among development, municipal and conservation interests on infrastructure and open-space issues.
- Specific policies to achieve smart-growth goals for revitalization of cities, towns and sustainable economic development in rural communities.
- Proposed options for improved governance measures that will enable Pennsylvania to compete more effectively for economic growth while improving the quality of life in our diverse communities.

First established in 1929, the board has been inactive since the late 1980's. All 15 mem-

bers were appointed by the Governor and confirmed by the Senate. Working with the Governor's Center for Local Government Services and the Governor's Policy Office, the board will provide annual updates to

the Governor, the President pro tempore of the Senate and the Speaker of the House of Representatives on its activities and progress. The Board will also work with and provide guidance to the Interagency Land Use Team, which has developed goals for sustainable development in Pennsylvania and is working to coordinate state agency actions on land use issues.

continued on page 2



Pennsylvanians join the ranks of **AICP**

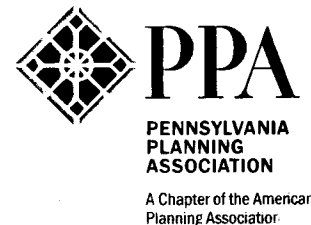
Congratulations to the following members of PPA who have successfully passed the test and meet all requirements for membership in the American Institute of Certified Planners.

- D. Robert Davidson
- Patrick F. Hassett
- Sidney B. Kalkai
- Jodi Lynn Koviach
- Stephanie Macari
- Sharon E. Maclean
- Sara C. Merriman
- Robert C. Miller
- Sarah M. Moore
- Mark E. Stivers
- John K. Trant
- Carolyn Yagle

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MYSTERY PHOTO: Can you identify the picture in the upper right corner of this page?
 LAST ISSUE: Fountain in downtown Bloomsburg



APA Releases Redevelopment Policy Guide

PPA member an important resource

APA'S NEWEST policy guide, adopted by the APA Board of Directors on April 25, 2004, was based in part on the work of PPA member **Jeri E. Stumpf**. *The Policy Guide on Public Redevelopment* addresses the following critical issues: reuse and redevelopment of underutilized property, legislative trends, maintaining planning's role in development practice, unique places, public/private partnerships, and the changing definition of blight.

APA used several sources in the development of this policy guide, including work by Jeri Stumpf. His report, "Urban Opportunities: Eradicating Blight and Expediting Economic Development in Pennsylvania in the 21st Century: A

Report to the Pennsylvania General Assembly Pursuant to House Resolution 91 from House Urban Affairs Committee" was issued in March 1996. Since then it has been used by groups both in Pennsylvania and nationally, to help shape

burg planning consulting firm; and later as Director of Planning for the City of York, Pennsylvania where Jeri also served as the Redevelopment Authority Director for a year.

At the time Jeri wrote the report on which the new APA Redevelop-

of the Pennsylvania Municipalities Planning Code (MPC) in 1988, and subsequent amendments including the growth management amendments which were added in 2002.

Jeri is currently working for Governor Rendell's newly created **Office of Housing and Community Revitalization** where he is helping to develop a new housing and community revitalization strategy for the Commonwealth of Pennsylvania.

Jeri also serves on the PPA Legislative Committee and MPC Task Force.

PPA, according to Jeri, has been and remains, "a driving force in Pennsylvania for comprehensive planning and innovative land use and growth management policies and practice." ♦

...reuse and redevelopment of underutilized property, legislative trends, maintaining planning's role in development practice, unique places, public/private partnerships, and the changing definition of blight...

important planning efforts around community redevelopment.

Jeri has been involved with planning and planning issues for over 30 years. First with the York County Planning Commission; then with a highly respected Harris-

burg planning consulting firm; and later as Director of Planning for the City of York, Pennsylvania where Jeri also served as the Redevelopment Authority Director for a year. At the time Jeri wrote the report on which the new APA Redevelop-

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TAB
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An understanding begins

The Charrette of April 1970 allowed the city to look peacefully for solutions.

By MELISSA TYRRELL

Daily Record staff
Friday, June 25, 1999

Luther Beattie Jr. tries to keep a cap on his memories of the 1968 and 1969 riots.

He's reached a point of healing, and some unresolved memories threaten that peace of mind.

The unsolved shooting of a 2-year-old black boy, Lynn Register, and his 8-year-old sister, Jeannette, still remind him how hard he tried to convince younger blacks to put down their guns, how close he came to picking up his own.

But one memory gets him rolling, in a good way.

One word that has faded from the public's memory can soothe him like a mantra: Charrette.

The York Charrette of April 1970 was a wholesale innovative project for the city.

Where the riots flared two years behind those elsewhere in major cities, the Charrette was ahead of its time.

Even Time magazine sent a reporter to watch as many as 750 residents and officials spend eight full days in the same building. Their goal was to hash out the problems and possible solutions for issues involving health, housing, transportation, education, annexation, policing and youth relations.

"I definitely will credit Charrette with stopping violence," Beattie said, referring to "Charrette" without a "the" as members of that special class of '70 do. "I personally believe if it had not been for Charrette the fighting that summer would have been even worse."

So what is so special about this forgotten week in a warehouse on the corner of Duke and King? What did the York Charrette actually do?

The Charrette broadened the public's focus beyond violence to the underlying causes of unrest, said York County historian Tom Schaefer.

Whether fully realized by today's generation of leaders, the results of the Charrette paved the way for new groups working to improve inner-city housing, health and transportation, said City Council President Wm. Lee Smallwood.

"It laid the plan for everything good in town," boasted Smallwood, one of the participants.

At the Charrette, the public found its best opportunity to criticize the police department's use of dogs.

To no avail, the black community had demonstrated peacefully against their use in enforcement in the summers of 1963 and 1965. Before each rally, black men had been bitten by the dogs in situations the public deemed unnecessary.

On the first night of the Charrette, two elected officials and a police officer reported to an audience of 450 on the use of police dogs for crowd control since 1962. The audience roared in disbelief when the panel said the dogs were used against whites 16 times and against blacks only once.

The police department stopped using dogs in early 1973.

Beattie, a retired York City School District teacher of 31 years, credits the Charrette for bringing about lasting improvements in education, the committee he co-chaired. Before, Beattie said, black students were channeled into "general courses" while white students were urged to pursue college preparatory, industrial arts or business classes.

Beattie, then a special education teacher in his mid-20s, spoke of his own experience before administration and board members in committee meetings. He had wanted to take business courses as a student. Despite his eagerness to learn and good record, he was urged by a guidance counselor to attend the general courses.

Several white teachers also attending said they were encouraged to guide students that way and didn't believe the trend should continue.

After a week of honest discussion, that trend started to change, Beattie said. The district also started recruiting minority teachers from southern schools.

Communication blossomed at and through the Charrette during a time when communication had been abandoned for guns, said Jeri Stumpf, now the executive director of the state House Urban Affairs Committee. At the Charrette, people on all levels were forced to listen and talk to one another.

In April 1970, Stumpf was fresh from college and a new city planner. He was a bridge between the younger generations and the established city administration.

He remembered being one of the first officials to have held meetings in black neighborhoods and seen firsthand the abandoned trust residents had in public servants. Residents had come to a hearing he had scheduled to show plans for a renovated Martin Luther King Park.

Kids started shouting about the lack of a ballpark. And after listening long enough, he learned the neighborhood's only ballpark had disappeared a decade earlier when a local factory expanded. Residents had been given no say, and the wounds still were fresh.

"There was a lot of anger, because the system had not been responding to their perceived needs," he said.

Not every problem was solved at the Charrette, he said, but the process finally afforded an opportunity to be heard and receive immediate feedback on a larger scale.

"If you have honest dialogue, people may not be any happier, but they understand why and how things work," Stumpf said.

The Charrette did have its troubles. A man posing as an employee of the Philadelphia office of the federal Department of Housing and Urban Development stood up on the first day and shouted derogatory statements about the city, Stumpf said.

In the book "Charrette at York, Pa.," George Shumway wrote that the leader of the gathering's youth committee tried to convince his sub-group members that the only course of action was militant violence. He even tried to divert members out of the Charrette and to a viewing of a film on militancy.

While Charrette organizers debated firing the militant, the youth committee members saw through their co-chair's intentions and drafted plans for a "Get-It-Together Club" that never succeeded.

The Charrette was a hard sell for Yorkers to believe in, too, Beattie said. He still hears residents blame the riots on the Charrette, despite the fact that the event happened after the riots.

"These were suspicious times," he recalled. "I don't know how many times I personally heard leaders say, 'Hold on, we're going to make things better.'"

But the Charrette has a legacy of its own in York's past, said historian Schaefer.

It couldn't have happened if it weren't for the riots, and it did extinguish the flame for any additional riots, he said. The Charrette alone broke much of the mold in York's history.

For York to use such an innovative process showed the shock residents felt, Schaefer said. For York to hire consultants - black consultants - from outside the community to lead the Charrette shows the feeling of a lack of control, a distrust in all its routine procedures.

"The concept of the Charrette was in and of itself totally foreign to the way York tended to do things," he said. "It showed people realized the problems were bigger than the people in the community could deal with objectively."

While residents marveled that big city problems could hit a small city like York, they chose a healing process that could only work in a city this size.

Although Stumpf said the Charrette's day has passed, Smallwood, Beattie and Schaefer agreed it may be time for another.

New residents, new population profiles, new businesses, new issues and unresolved issues deserve another day at the Charrette, they argue.

In 1970, census results found the city had a population of 50,335 people. About 10 percent were black, according to news articles from the time.

Today, the black population makes up 21 percent of the residents, while the city's total population has dropped to 42,192. Adding to the mix is a growing Hispanic population - 7 percent in the 1990 census.

York residents should not forget that the local riots were powered to some extent by national riots, said history Professor Herbert Shapiro, a race relations expert at the University of Cincinnati. Therefore, residents can look to the national trends in civil rights to see how far the city really has come.

"Issues such as police brutality and gross disparities in matters of health care, education and employment still prevail in our society," Shapiro said.

Beattie said blacks still have a long way to go in today's York County. He said they still aren't part of the nation or county's mainstream.

"When you go into a restaurant nearby, how many blacks are managers? You don't see that many people of color in waiter and waitress positions, too," he said. "You can't tell me the jobs aren't there."

The vision of the future projected by the 1970 Charrette has dwindled and has been diluted by the growing population of York's Hispanic and Asian residents, the growing control of the economy by the federal government, the hold drugs have developed and the influx of residents from other cities and states, Beattie said.

"I think there should be another before we're at beggar's point," Schaefer said.

The established leaders who organized and remember best how the Charrette was conceived and unfolded are now in their late 70s and 80s, while the youth that contested administration in the late 1960s are now in their early 50s.

"Most people have no idea that it happened," said Stumpf of the Charrette. "They don't even know what the term is."

What is a Charrette?

A "Charrette" was an innovative method of solving community problems in the late 1960s and early 1970s.

The word, literally "cart" in French, comes from the cart used to gather works by Parisian art students before classes critiqued one another in a group.

Now called "visioning," planning departments across the country use these gatherings as a way to get more public opinion on how land should be zoned, what kinds of business are needed and how the community's view of area history shapes what residents want today.

"York's Charrette of April 1970 was a happening that came on quickly but never quite went away," wrote George Shumway in "Charrette at York, Pa." published in 1973.

"For eight days of intensive sessions the people of York got together by the hundreds to rap about community problems, to come up with realistic solutions for some of these problems, and to put these solutions into effect insofar as it was possible," Shumway wrote.

Residents met at a warehouse on the corner of Duke and King streets and broke into groups that discussed all facets of education, youth, annexation, health, housing and employment.

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JERI E. STUMPF & ASSOCIATES, INC.

COMMUNITY DEVELOPMENT – GOVERNMENTAL AFFAIRS

SPECIALIZED SERVICES

- **Local Government Research Consulting**
Municipalities, Municipal Authorities, General Public
- **Public Speaking, Public Presentations, Public Relations**
- **Municipal and Infrastructure Finance**
- **Governmental Affairs – Lobbying**

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Design, Finance, Construction
Homeowner Association Consulting
Manufactured Housing
- **Mediation**
- **Expert Witness**

TAB

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WHAT OTHERS HAVE SAID ABOUT JERI E. STUMPF

SUMMARY

"Under his direct guidance, authorship and good effort, an array of important state initiatives, policy changes and revitalization programs were initiated through landmark legislation. As many know, it is one thing to suggest ideas but quite another to get them adopted through the complex and diverse agendas of a state Legislature in one of the nation's largest states.

So comprehensive and significant have been the initiatives under Mr. Stump's leadership that it is fair and accurate to report that, in total, they represent the most important advances affecting cities, older towns and rural areas of the Commonwealth of Pennsylvania in at least several generations. In fact, there has not been this degree of long needed focus on the issues of urban and rural revitalization, proper land use and growth management standards and preserving farmlands, open space and the environment since the beginning of the 20th Century. Moreover, his capacity to forge bipartisan acceptance and support for major public purpose causes, further distinguishes him.

Many across this nation and state have wondered and discussed what steps are needed to revitalize our cities and older towns, to save our agricultural base, forests and open space, to reduce the high costs of social services and dependencies, to restore vitality to all sectors of the economy and to create sustainable progress that lowers unemployment and all of its attendant problems, but Mr. Jeri E. Stumpf is one who has demonstrated thoughtful consideration, effective effort and successful action on all these matters. He is held in the highest regard for his extraordinary professional accomplishments"

**Honorable Stephen R. Reed, Mayor
City of Harrisburg, Pennsylvania**

"Mr. Stumpf has been involved in planning, land use, and growth management issues since his initial employment by the Pennsylvania General Assembly in 1973. He is known throughout Pennsylvania planning and economic development circles and has been a leader in the most recent initiative on the part of the Legislature to save farmland, open space, and cities, by directing future economic development inward and rebuilding Pennsylvania's cities and boroughs, including those in more rural parts of Pennsylvania. Many throughout the state have recognized his excellent work in this area, including legislation related to House Resolution 91 passed by the House."

"I consider Mr. Stumpf to be an expert in planning, growth management, local government and economic development issues, and his high energy, bipartisan spirit and total community involvement approach to solving municipal problems, has contributed greatly to improving Pennsylvania's approach to solving land use and growth

management problems. Jeri's trademark on the Hill is "getting things done"; expeditiously and correctly."

**Honorable Robert L. Freeman
State Representative
136th District**

"My purpose in writing this is to inform anyone reading this letter, that Jeri Stumpf's assistance and contributions in drafting the Keystone Opportunity Zone legislation and its subsequent amendments, as well as his help in Committee and on the Floor, was invaluable and instrumental in my KOZ legislation becoming law. It is my opinion, that Jeri Stumpf is not only a dedicated, and hard working professional, but he is also tremendously knowledgeable, and an expert, with respect to local government, planning, economic development, and urban revitalization in Pennsylvania. In addition, and equally important, Jeri is personable and knows how to get things done".

"Business Facilities Magazine-a publication of choice for business executives looking for new site locations-presented Pennsylvania's Keystone Opportunity Zone Program with the Gold Level 1st Place Award, as part of its 2000 Economic Development Achievement Awards."

**Honorable Joseph Gladeck
Prime sponsor of the Pennsylvania Keystone
Opportunity Zone Legislation & former Chairman
Of the House Labor Relations Committee-
Pennsylvania House of Representatives**

"I am the General Counsel of the Local Initiatives Support Corporation (LISC), a national nonprofit tax exempt organization that provides financial and technical assistance to community-based organizations in over 45 cities and numerous rural regions to help them revitalize their communities, including the development of low and moderate income housing, economic development projects, and other community facilities.

I am writing this letter to voice my appreciation for the work done by Jeri Stumpf, the Executive Director of the House Urban Affairs Committee regarding HR 91 and the legislation to establish the Pennsylvania Mortgage Guaranty Corporation. I believe that his work on HR 91 and the impressive body of legislation that resulted from it, will have a major positive impact on economically depressed areas of Pennsylvania's cities, towns, and rural areas.

The type of efficient, fiscally responsible, good government, embodied in HR 91 and the resulting legislative initiatives is a key component of the public private efforts aimed at assisting the residents of such areas in improving the conditions in their neighborhoods. Public servants, such as Mr. Stumpf, are a key part in achieving our common goals and

improving the living conditions of residents of Pennsylvania. I appreciate his work and the opportunity to contribute to your impressive legislative accomplishments”

**Attorney Michael Levine, General Counsel
Local Initiatives Support Corporation
New York, New York**

“If there is one word that describes his work product and capability, it would be excellence... What separates him from others is Mr. Stumpf’s ability to take complex concepts, turn them into legislation, build support for them and make them a reality... Frankly, the first person I always call is Jeri Stumpf if I need information or help. He is the General Assembly of Pennsylvania’s leading expert on matters dealing with housing, urban issues and land use. His competence is unsurpassed.”

**William W. Fogerty, Director of Governmental Affairs
Pennsylvania Housing Finance Agency**

“I read with interest the Committee report to the General Assembly pursuant to House Resolution 91. It is without doubt the finest piece of work that focuses on urban opportunities that I have ever seen generated from the state level. You are to be congratulated.”

**Theodore Robb
Robb, Dering Associates
Former Pennsylvania Secretary of Labor and Industry
And Regional Director of HUD**

“Mr. Stumpf has done a tremendous job for the Committee. I have found him to be hard-working, tenacious, creative, and intelligent in carrying out his duties. Mr. Stumpf’s work and the esteem in which he is held by Pittsburgh officials and activists hold well in our Chamber.”

**Honorable Don Walko, Member
Pennsylvania General Assembly**

“He has made outstanding contributions in efforts to solve the nursing home problems in Pennsylvania. He has been the major author in a series of reports entitled “The Nursing Home Problem in Pennsylvania”. These reports have been extremely helpful to the Health Department and the Legislature in developing effective policies in this field”.

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finest, most accurate, in depth, and probing pieces of work that I have ever seen come out of government at any time, at any level. It not only presents an accurate picture of the problem, but provides some approaches to solutions to a very, complex problem. Someone had to think to write this document, because it is original; and I just wanted to say you have something excellent here. I suppose the credit should go to Mr. Stumpf."

**Terry R. Thesieres, Administrator
Haverford Nursing and Rehabilitation Center**

"I just read with considerable admiration your report on the Pennsylvania nursing home problems. Rarely have I read such a clear, intelligent analysis of our industry and its opportunities".

**John A. Moody, Vice President
Manor Care Inc., Massachusetts**

"Your reports... certainly represent a fine effort in comparison with data we have received from many other states and the researchers here at the Institute are active in a wide range of projects in long-term care for governmental and commercial sponsors."

**Thomas W. Mader
Stanford Research Institute, California**

"You have certainly displayed marvelous abilities in our hearings on the reasons for the delays and cost overruns in the construction of the Pittsburgh Convention Center. The report, which the Committee submitted to the House of Representatives, is a living accolade to your aptitude, responsiveness, and concern."

**Honorable George Pott, Member
Pennsylvania General Assembly**

"I have recently had the opportunity to read "The Nursing Home Problem in Pennsylvania: Financing Quality Care" and have found it to be a most impressive document."

"I am most encouraged by the realistic evaluation of current and potential problems, as well as the corresponding recommended corrective measures. If the report's conclusions and recommendations are acted upon, and total and deliberate affirmative action is taken by the Legislature and bureaucracy, based on the report's recommendations, an adequate and responsive system of quality health care will be the ultimate result."

**Robert M. Murphy
Medico Associates Inc.
Brighton, Massachusetts**

"The Nursing Home reports have been used as the basis for remarks made in Congress and were also made part of the Congressional Record. The quality of the research was recognized by the Stanford Research Institute, Pennsylvania Secretary of Health, and many others in the state and federal government, as well as in the long-term care field. In fact, requests for copies of the reports have been received from individuals and agencies throughout the United States."

**Honorable Sherman L. Hill
Former Chairman, House Health & Welfare Committee
Pennsylvania House of Representatives**

"I have consistently been impressed by the dedication, effort, and perseverance by Jeri E. Stumpf, Executive Director of the House Urban Affairs Committee to develop legislative solutions to the problems of blight and economic development in the state."

**Honorable Irene McLaughlin, Judge
Magistrate's Court
City of Pittsburgh, Pennsylvania**

"I am very impressed with the work of the subcommittee of First Class Cities concerning the City of Philadelphia's operation of the Northwest Incinerator. I have found the background research and investigations conducted by Jeri Stumpf, Executive Director of the Committee, to be very thorough and comprehensive. The issues concerning pollution related to the Northwest Incinerator, are complex and highly technical. Mr. Stumpf has reduced these issues to easily understood concepts."

Delaware Valley Citizens Council for Clean Air

"Your diligence to your job and concern for the residents of Pennsylvania was also an inspiration to me. I find myself thinking that if I can only be half as caring and helpful to people as you are, I will definitely be a success."

**Christina Williams
Former Intern**

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JERI E. STUMPF & ASSOCIATES, INC.



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GOVERNMENTAL AFFAIRS

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*"Improving the Quality of Peoples Lives, One Individual,
Neighborhood, and Community at a Time"*