

ALLEGHENY POWER ISSUES FORUM
FOUR POINTS SHERATON
May 4, 2000

- will fill miles - 7 hugh-
car only / options

I. THANK YOU FOR INVITING ME....

II. ISSUE-REVITALIZATION OF OUR CITIES AND SMALL TOWNS

A. THE QUESTION OF SMART GROWTH TO COMBACT SPRAWL IS EVERYWHERE

1. CONGESTION
2. POLLUTION
3. LACK OF SENSE OF COMMUNITY
4. GOBBLING UP OF GREEN SPACE
5. DESTRUCTION OF THE UNIQUENESS OF OUR COMMUNITIES
 - a. STRIP MALLS, BIG BOX STORES
 - b. PITTSBURGH, FIFTH AND FORBES
6. TOTALLY AUTO DEPENDENT
7. FEDERAL, STATE AND LOCAL INFLUENCE TO ENCOURAGE THIS KIND OF DEVELOPMENT
 - a. EISENHOWERS NATIONAL DEFENSE HWGH SYSTEM
 - b. HOUSING MORTGAGE ASSISTANCE—GI BILL
 - c. STATE AND LOCAL INFRASTRUCTURE SUPPORT

low density checker board

*Quality of life -
21st Century Comm.
#1 priority
growing land use*

B. THOSE WHO ARE OPPOSED TO ANY GROWTH STRATEGIES

1. WHAT PEOPLE WANT
 - a. SAFE
 - b. PRIVATE ed.
 - c. SPACIOUS
2. FREE MARKET
3. THEY PAY FOR THE INFRASTURE DEVELOPMENT THROUGH TAXES AND IMPACT FEES
4. GOV'S RESPONSIBILITY TO PROVIDE THAT WHICH IS NEEDED
 - a. HWGHS, SEWER AND WATER
 - b. UTILITIES
5. WILL STIFFLE GROWTH AND ECONOMIC DEVELOPMENT

C. ONGOING LEGISLATIVE BATTLE ACROSS COUNTRY

1. GROWTH BOUNDRIES
2. MULTI-MUNICIPAL PLANNING
3. COUNTY AND STATE COORINDINATION
4. PRIORITY FUNDING FOR THOSE MUNICIPALITIES WHO JOIN
5. AMENDING THE MPC (ZONING) SO CAN ALLOW FOR REGION WIDE PLANNING

D. MY PROSPOSAL HOWEVER, IS EMBRACED BY BOTH SIDES

1. SEE AS ALTERNATIVE TO, DEPENDING ON ONE'S PERSPECTIVE, IN ADDITION TO ALL OF THE ABOVE
2. IT AMIOLERATES THE DECADES OF GOV'S INFLUENCE TO GREENFIELDS DEVELOPMENT OR GIVES GREATER MARKET INCENTIVES TO DEVELOPERS TO RETURN TO IN TOWN DEVELOPMENT

- E. HISTORIC HOME AND NEIGHBORHOOD DEVELOPMENT ACT
 - 1. THROUGH MUNIPULATION OF TAX CODE CAN PROVIDE INCENTIVES FOR RESIDENTIAL IN TOWN DEVELOPMENT

- F. HERE'S THE WAY IT WORKS
 - 1. HISTORIC DISTRICTS, HISTORIC BUILDINGS OR RESIDENTIAL HISTORIC DISTRICTS DESIGNATED BY MUNICIPALITIES
 - 2. A FIVE YEAR COMMITMENT FOR OWNER OCCUPANCY
 - 3. APPROVAL OF HISTORIC RENOVATION OF THE PROPERTY
 - 4. SINGLE FAMILY, MULTIFAMILY UP TO FOUR UNITS, OR COMMERCAL PROPERTY

- G. SELLER
 - 1. WAIVER OF ALL CAPITAL GAINS TAX
 - 2. EXEMPTION FROM REALITY TRANSFER TAX
 - 3. EXAMPLE OF ABSENTEE LANDLORD

- H. BUYER
 - 1. EXEMPTION OF REALITY TRANSFER TAX (STATE PORTION)
 - 2. EXEMPTION OF SALES TAX ON MATERIAL USED FOR RENOVATION
 - 3. 20% INCO ME TAX CREDITS ON COST OF RENOVATION UP TO \$100,000. - carry over from yr to yr.

- I. COMPANION BILL
 - 1. LOCAL OPTION FREEZE FOR TWO YEARS ON PROPERTY TAX
 - 2. WAIVER OF FEES (BUILDING, INSPECTION, ETC.)

- J. WHY HISTORIC PROPERITES?
 - 1. ECONOMIC GENERATORS
 - 2. MARYLAND WHO HAS A PROGRAM SLIGHTLY DIFFERENT
 - a. 200 PROPERTIES OVER THREE YEARS
 - b. GENERATED OVER \$100 MILLION DOLLARS IN PRIVATE INVESTMENT
 - 3. ACADEMY HILL EXAMPLE
 - a. PROPERTY VALUES INCREASED
 - b. INCREASED TAX BASE FOR THE CITY
 - c. RETURN TO CITY LIFE
 - d. SENSE OF COMMUNITY
 - e. IF YOU BUILD THEY WILL COME
 - f.

- K. GROUPS WE HAVE WORKED WITH
 - 1. DEVELOPERS
 - 2. REALATORS
 - 3. BANKERS
 - 4. URBAN HOSPITALS AND UNIVERSITIES
 - 5. PA. HOUSING FINANCE AGENCY
 - 6. PRESERVATION GROUPS

- L. PRESENTLY IN APPROPRIATIONS AND TRYING TO WORK THROUGH THE BUDGET PROCESS
 - 1. IT'S BEEN THREE YEARS
 - 2. HOPEFULLY IT'LL WORK OUT.