



VACANT LOT-TO-SIDEYARD PROGRAM PROGRAM GUIDELINES

Purpose

To reduce blight in residential neighborhoods by transitioning vacant property to adjacent homeowners who will maintain it and return the property to tax-generating status.

Program Description

This program is for owner-occupants interested in acquiring vacant land adjacent to their home and incorporating the vacant land into their existing yard. Vacant land in Colerain neighborhoods are often a nuisance to residents, may discourage further investment by adjacent property owners and are often maintained by the Township at a cost to Colerain Township taxpayers. The Residential Vacant Lot-to-Yard Program affords residents the opportunity to invest in these properties and improve their neighborhoods. Residents that seek to acquire land must have an improvement plan in place that considers improving the landscaping, increasing the tree coverage and commits to consolidating the vacant lot with their existing property.

Eligibility

In order to be eligible for the program an applicant must:

- Own and occupy as a primary residence an eligible home lot – see figure 1 for a graphic description of eligible home lots.
- Not own real property that is in a tax delinquent status
- Not own or have any interest in any property that is subject to any significant unremediated violation of Township Resolutions, County Building Code Violations or State Health or Safety Regulations.
- Not have a history of owning real property in a chronic nuisance state, except if such state may be attributed solely to a prior owner
- Not have been the subject of criminal/civil prosecution for zoning or property maintenance code infractions within the last five years
- Not have been the owner of real property on which any foreclosure filing has been commenced within the last five years

In order to be eligible for the program a lot must:

- Be owned by the Colerain Township Community Improvement Corporation and placed on the Vacant Lot-to-Yard Program List by the Executive Director.
- Be vacant and void of any structures or, if a structure does exist, said structure must be targeted for demolition

Terms of Purchase and Sale

- Purchase Price shall be set by the Board of the Colerain Township Community Improvement Corporation
- Purchaser must consolidate the lot with the existing lot.
- Purchaser must provide a written and graphic plan for improvements to the property considering improved landscaping, increased tree coverage, fencing, lawn seeding, etc.
- After the transaction, the lot may not be sold separately from the adjoining property
- Purchaser must agree to maintain the lot attractively
- Purchaser must agree to timely pay all property taxes that become due after the transfer.

Process

1. A property is placed on the Vacant Lot-to-Yard Program List by the Executive Director
2. An eligible applicant completes and submits a Vacant Lot-to-Yard Program Application to the Executive Director of the Colerain Township Community Improvement Corporation (gmlz@colerain.org)
3. Application is reviewed to confirm eligibility of applicant by staff
4. Application is reviewed by Colerain Township Community Improvement Corporation Board
5. Application is granted or denied by vote of the Colerain Township Community Improvement Corporation
6. Property is transferred to the new owner and the lot is simultaneously consolidated.

Eligible as Sideyard	Home Lot	Eligible as Sideyard
Not Eligible	Eligible as Sideyard	Not Eligible

figure 1: eligible lots