

CITY OF PITTSBURGH

PENNSYLVANIA

Department of City Planning
200 Ross Street
Pittsburgh, PA 15219

Luke Ravenstahl,
Honorable Mayor

134th City Council:

Doug Shields, Council President

Darlene M. Harris, District 1

Daniel J. Deasy, District 2

Jeffrey S. Koch, District 3

James Motznik, District 4

Tonya D. Payne, District 6

Len Bodack, District 7

William Peduto, District 8

Twanda Carlisle, District 9



ANALYSIS OF IMPEDIMENTS

TO FAIR HOUSING CHOICE

For Submission to HUD

February 2007

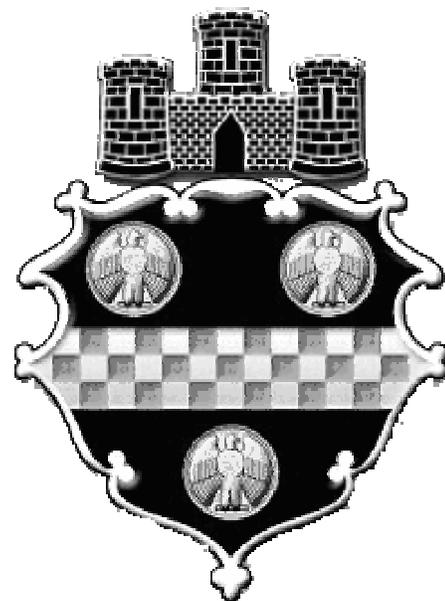




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Executive Summary

The City of Pittsburgh is an entitlement community under the U.S. Dept. of HUD's Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to "affirmatively further fair housing" each entitlement community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice.

The City of Pittsburgh prepared an Analysis of Impediments to Fair Housing Choice in October 2000. As a part of the City's Five-Year Consolidated Plan, the City of Pittsburgh has prepared this 2006 Update to the Analysis of Impediments to Fair Housing Choice. The analysis focused on the status and interaction of six fundamental conditions within the community:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financing assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The methodology employed to undertake this Analysis of Impediments included:

- **Research**
 - A review of the City's Zoning Ordinance, Comprehensive Plan, policies and procedures was undertaken
 - Demographic data for the City was analyzed from the U.S. Census and HUD-CHAS data and tables
 - A review of the real estate and mortgage practices was undertaken



- **Interviews & Meetings**
 - Meetings and/or interviews were conducted with the public housing authority, community and social service/advocacy agencies, and the local board of realtors and real estate firms
- **Analysis of Data**
 - Low/Mod income areas were identified
 - Concentrations of minority populations were identified
 - Fair housing awareness in the community was evaluated
- **Potential Impediments**
 - Public sector policies that may be viewed as impediments were identified
 - Private sector policies that may be viewed as impediments were identified

The City of Pittsburgh's 2006 Update to the Analysis of Impediments to Fair Housing Choice identified the following impediments and mitigation recommendations:

- **IMPEDIMENT No. 1:**

HOUSING AFFORDABILITY – There is a lack of affordable housing that is decent, safe, and sound, which limits the choices of neighborhoods and makes it a fair housing concern.

GOAL – Increase the supply of decent, safe, and sound housing that is affordable to lower income households, both renters and owner occupants.

The Strategies to meet the goal are:

- **1-A** – Increase the supply of Section 8 Housing Choice Vouchers, provide tenant based rental assistance, and the availability of affordable housing units to reduce the number of LMI households waiting for public housing and rental assistance.
- **1-B** – Increase the supply of available decent, safe, and affordable housing through rehabilitation assistance, new construction, and the transfer of surplus city-owned properties for LMI housing initiatives.
- **1-C** – Increase homeownership opportunities for LMI households by providing housing counseling, credit counseling, and downpayment assistance.
- **1-D** – Maintain an effective property maintenance inspection and enforcement program.

- **IMPEDIMENT No. 2:**

HOUSING ACCESSIBILITY – There is a lack of accessible affordable housing that is decent, safe, and sound, which limits housing choice for handicapped persons and makes it a fair housing concern.



GOAL – Increase the supply of decent, safe, and sound housing that is affordable and accessible to lower income households, which are handicapped, both renters and owner occupants.

The Strategies to meet the goal are:

- **2-A** – Further assess the issue regarding access to affordable housing by conducting an inventory of accessible units, need for specific accessibility features in units, and develop recommendations to increase marketing of accessible units to disabled and elderly renters.
- **2-B** – Increase the supply of housing that is accessible to persons with disabilities and the elderly by providing targeted rehabilitation assistance and ensuring that new multi-family construction meets accessibility provisions of the Fair Housing Act.
- **2-C** – Provide education and training programming concerning reasonable accommodations for persons with disabilities and the elderly.
- **2-D** – Improve the accessibility of emergency shelters and transitional housing locations to accommodate handicapped persons.

- **IMPEDIMENT No. 3:**

FAIR HOUSING EDUCATION, ADVOCACY, MONITORING, AND ENFORCEMENT – There is a lack of awareness of rights and responsibilities under the Fair Housing Act and a need to continually monitor and enforce the Fair Housing Act.

GOAL – Increase the knowledge and awareness of the rights of individuals and the responsibilities of building owners in regard to the Fair Housing Act through education, advocacy, monitoring, and enforcement to eliminate discrimination in housing and providing fair housing choices for all individuals and families.

The Strategies to meet the goal are:

- **3-A** – Fund and strengthen the delivery of public education and targeted training and programs concerning the rights and responsibilities covered by the Fair Housing Act.
- **3-B** – Maintain and support efficient and effective fair housing monitoring, investigation, and enforcement strategies.
- **3-C** – Fund and strengthen the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.
- **3-D** – Fund and support the delivery of fair housing services to at-risk groups and victims of housing discrimination.



- **IMPEDIMENT No. 4:**

CONCENTRATION OF LOW-INCOME AND MINORITY GROUPS – There are concentrations of low-income persons, minorities and female headed households which lack decent, safe and sound housing that is affordable, which impacts neighborhoods in the City and makes this a fair housing concern.

GOAL – Improve the housing conditions in the City and promote new affordable housing choices outside impacted areas in order to have diversified neighborhoods.

The Strategies to meet the goal are:

- **4-A** – Increase the amount of affordable housing opportunities in more affluent and less racially segregated areas by studying the feasibility of providing density bonuses for affordable units and new construction financing programs.
- **4-B** – Develop and fund strategies to close the low-income and minority homeownership gap in certain areas of the City.
- **4-C** – Further assess issues of overcrowding, develop recommendations, and implement strategies to ensure a range of quality housing for LMI and minority households.
- **4-D** – Ensure that protected classes and economically diverse groups are represented on advisory bodies that oversee housing policies.

- **IMPEDIMENT No. 5:**

ECONOMIC ISSUES – There is a lack of economic opportunities which prevents low-income households from improving their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

GOAL – Improve the local economy by providing an increase in job opportunities, which will increase household income, and will promote fair housing choice.

The Strategies to meet the goal are:

- **5-A** – Strengthen partnerships and program delivery that enhances the City's business base, expand its tax base, and create a more sustainable economy for residents and businesses.
- **5-B** – Support and enhance workforce development and skills training that results in a livable wage job opportunities.
- **5-C** – Support programming that enhances entrepreneurship and small business development, expansion, and retention within traditionally LMI and minority neighborhoods.



I. Introduction

The City of Pittsburgh is an entitlement community under the U.S. Dept. of HUD's Community Development Block Grant Program (CDBG). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to "affirmatively further fair housing" the community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice.

"Fair housing choice" is defined as:

"The ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices."

The Fair Housing Analysis consists of the following six conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financing assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

The City of Pittsburgh prepared an Analysis of Impediments to Fair Housing Choice in October 2000. As a part of the City's Five Year Consolidated Plan, the City of Pittsburgh has prepared this 2006 Update to the Analysis of Impediments to Fair Housing Choice.



II. Background Data

In order to perform an analysis on fair housing in the City of Pittsburgh, the demographic and socio-economic characteristics of the City need to be evaluated as a basis for determining and identifying the impediments to fair housing choice.

Most of this data and information has been found in the statistical information from the U.S. Census Bureau's 2000 Decennial Census of Housing and Population and other databases to evaluate these and other conditions affecting fair housing choice in the City of Pittsburgh. The Analysis of Impediments document prepared in 2000 utilized 1990 Census data.

Appendix A of this report contains extensive demographic data that is summarized and/or illustrated in the following sections.

A. Population and Race:

The total population for the City of Pittsburgh estimated by the U.S. Census Bureau for 2003 was 325,337. This is down from the decennial count for 2000 by 2.8% (334,563). The City also experienced a loss in population of 9.6% from 1990 to 2000. Based on these figures, it is estimated that the City's population may show another decrease in the 2010 U.S. Census of 8% to 10%.

In 2000, there were 16,325 more females (52.4%) than males (47.6%) in the City of Pittsburgh. Table II-1 below illustrates that "White alone" (68.7%) was the largest race cohort and "Black or African American alone" (27.6%) was the largest minority cohort. Persons of Hispanic or Latino origin represented only 1.3% of the City's population.

Table II-1 – Race Statistics

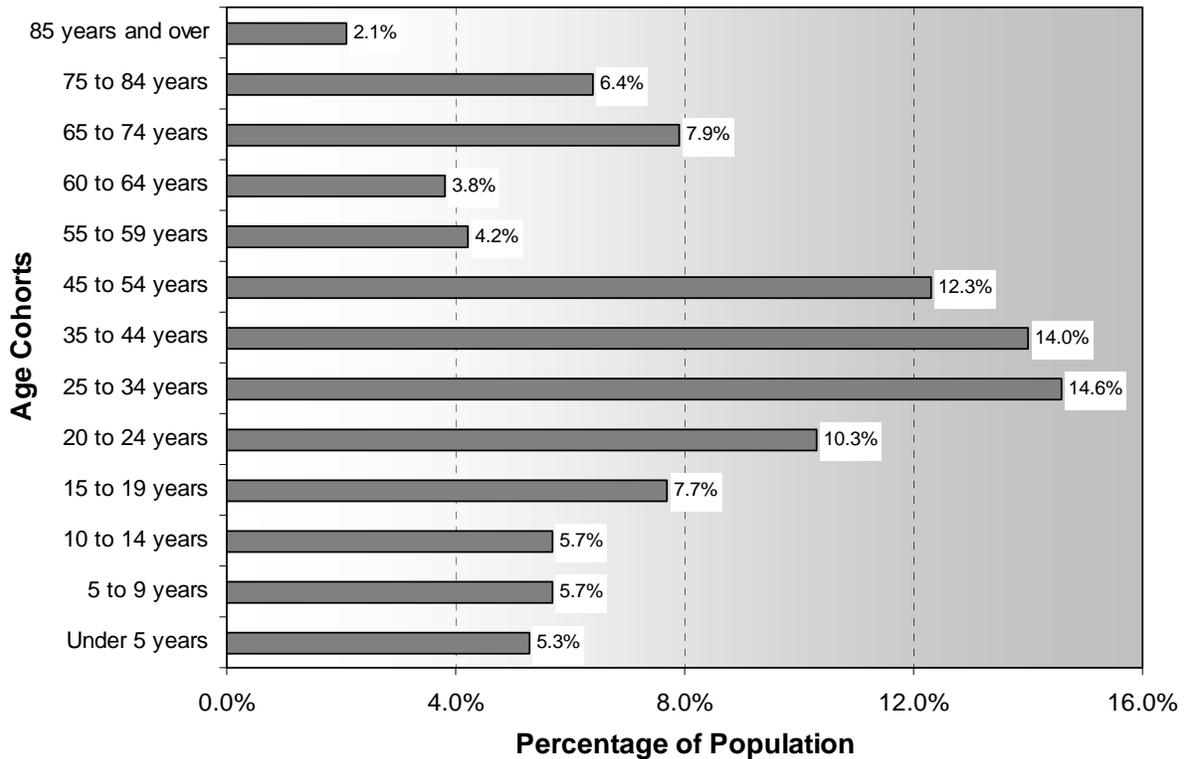
Items	No. of Persons	Percentage
Total	334,563	-
One race	329,160	98.4%
White alone	226,258	68.7%
Black or African American alone	90,750	27.6%
American Indian and Alaska Native alone	628	0.2%
Asian alone	9,195	2.8%
Native Hawaiian and Other Pacific Islander alone	111	0.0%
Some other race alone	2,218	0.7%
Two or more races	5,403	1.6%

Source: 2000 U.S. Census Data



Graphic II-1 below illustrates age distribution within the City for 2000. Children under five years of age represented 5.3% of the population; 19.9% were under 18 years of age; and, 16.4% were 65 years of age or older.

Graphic II-1 - Age of Population



B. Households:

According to the U.S. Census for 2000, there were 143,739 households in the City. Of these households, 52.1% were considered owners and 47.9% were considered renters.

The average family size of owner households was 2.37 and 1.95 for renter households. Table II-2 illustrates household size characteristics for owner and renter households.

Table II-3 illustrates that “White” households have a higher percentage of homeownership (81.1%) than “Black or African American” households (59.9%).

Table II-2 – Household Size by Tenure

Owner-occupied housing units	
1-person household	29.9%
2-person household	34.6%
3-person household	16.1%
4-person household	11.7%
5-or-more-person household	7.7%
Renter-occupied housing units	
1-person household	49.7%
2-person household	26.2%
3-person household	12.1%
4-person household	6.8%
5-or-more-person household	5.3%

Source: 2000 U.S. Census Data



Table II-3 – Household Tenure by Race

Cohort	Owner (52.1%)	Renter (47.9%)
Householder who is White alone	81.1%	59.9%
Householder who is Black or African American alone	16.9%	32.8%
Householder who is American Indian and Alaska Native alone	0.1%	0.2%
Householder who is Asian alone	0.9%	4.6%
Householder who is Native Hawaiian and Other Pacific Islander alone	0%	0%
Householder who is Some other race alone	0.2%	0.5%
Householder who is Two or more races	0.7%	1.8%

Source: 2000 U.S. Census Data

Families comprised 51.6% of households in the City; 47.4% of which included children less than 18 years of age. Thirty-two percent (32%) of families were female-headed households. Table II-4 illustrates characteristics of female-headed households.

Table II-4 – Female-headed Households

Cohort	No. of Female-headed Households	Percentage
Female householder, no husband present	23,683	-
With related children under 18 years	15,111	63.8%
With own children under 18 years	12,927	54.6%
Under 6 years only	2,816	11.9%
Under 6 and 6 to 17 years	2,623	11.1%
6 to 17 years only	7,488	31.6%

Source: 2000 U.S. Census Data

C. Income and Poverty:

The 2000 Census reported that the per capita income for the City was \$18,816. The median household income for the City of Pittsburgh was \$28,588, compared to \$38,329 for Allegheny County and \$40,106 for the Commonwealth of Pennsylvania.

The U.S. Census Bureau estimated household incomes, adjusting for inflation, for 2005. Household income for the City of Pittsburgh rose by only 5.9% from 1999 to 2005, compared to 8.4% for Allegheny County and 11% for Pennsylvania.



Table II-5 illustrates household income trends for 1999.

Table II-5 – Household Income in 1999

Items	Number of Households	Percentage
Total Households	143,752	-
Less than \$10,000	25,927	18%
\$10,000 to \$14,999	13,668	9.5%
\$15,000 to \$24,999	24,606	17.1%
\$25,000 to \$34,999	19,228	13.4%
\$35,000 to \$49,999	21,441	14.9%
\$50,000 to \$74,999	20,482	14.2%
\$75,000 to \$99,999	8,366	5.8%
\$100,000 to \$149,999	5,843	4.1%
\$150,000 to \$199,999	1,797	1.3%
\$200,000 or more	2,394	1.7%
Median household income	\$28,588	

Source: 2000 U.S. Census Data

Almost fifty-three percent (52.8%) of Pittsburgh's households were considered low- to moderate-income. Over twenty percent (20.4%) of Pittsburgh's residents lived below the poverty level compared to 12.4% for Allegheny County and 11.9% for the Commonwealth of Pennsylvania.

The City's poverty statistics for families with children are alarming:

- 24.2% of families with related children under that age of 18.
- 30.2% of families with related children under the age of 5.
- 45% of female-headed families with related children under the age of 18.
- 57.9% of female-headed families with related children under the age of 5.



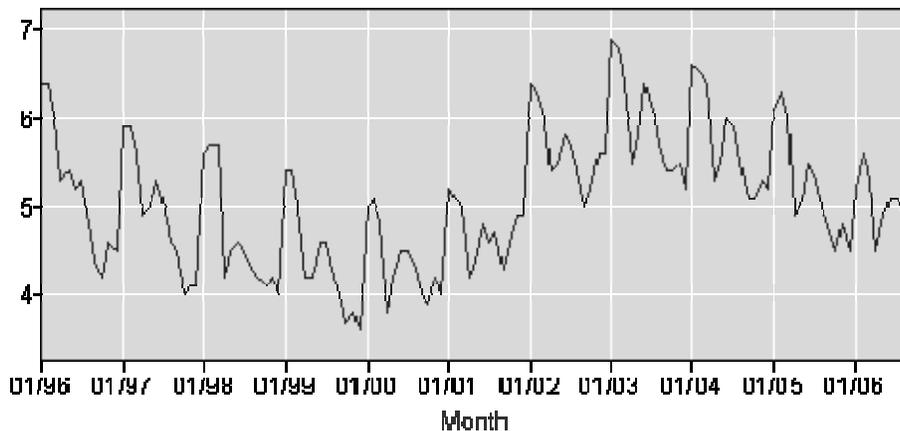
D. Employment:

In 2000, 58.5% of the City’s residents 16 years of age and over were considered a part of the labor force. “Management, professional, and related occupations” represented the largest occupational cohort (36.9%) followed by “sales and office occupations” (27.5%). “Educational, health and social services” represented the largest industry cohort (29.9%) followed by “professional, scientific, management, administrative, and waste management services” (11.1%); “arts, entertainment, recreation, accommodation and food services” (10.4%); and, “retail trade” (10.3%).

According to the U.S. Labor Department, the unemployment rate for the Pittsburgh Metropolitan Statistical Area for September 2006 was 4.2% compared to 4.6% for the Commonwealth of Pennsylvania.

Graphic II-2 illustrates the unemployment rate trends for the Pittsburgh MSA from January 1996 through September 2006.

Graphic II-2 – Unemployment Rate



E. Housing Profile:

The City’s housing stock is considered older, since 78.3% was constructed prior to 1960; and 50.7% was constructed prior to 1940. Only 6% of the City’s housing stock was constructed from 1980 to 2000. An older housing stock presents higher maintenance, weatherization, and heating costs, which can be a burden particularly for low- and moderate-income households.

In 2000, the City’s housing stock was primarily single-family detached (43.8%) followed by single-family attached (14.9%). The multi-family units are two units (9.7%), three or four units (7.8%), five to nine units (6.6%), ten to nineteen units (4.8%) and followed by twenty units or more (12.2%). The median value of single-family owner-occupied homes in 2000 was \$59,700 compared to \$84,200 for Allegheny County.



Forty-one percent (41.2%) of householders have resided in their home for more than ten years, indicating stability in housing occupancy.

F. Financing:

The median mortgage expense in the City for 2000 was \$794. Table II-6 illustrates mortgage status and selected monthly owner costs.

Table II-6 – Mortgage Status and Selected Monthly Owner Costs

Items	Number of Housing Units	Percentage
Homes with a mortgage	38,578	58%
Less than \$300	428	0.6%
\$300 to \$499	4,565	6.9%
\$500 to \$699	9,892	14.9%
\$700 to \$999	12,159	18.3%
\$1,000 to \$1,499	7,489	11.3%
\$1,500 to \$1,999	2,151	3.2%
\$2,000 or more	1,894	2.8%
Median	\$794	-
Houses without a mortgage	27,990	42%
Median	\$309	-

Source: 2000 U.S. Census Data

Monthly housing costs of 21.5% of owner-occupied households exceeded 30% of their monthly income, indicating a high percentage of owners whose housing is not considered affordable. Table II-7 illustrates housing costs for owner-households.

Table II-7 – Selected Monthly Owner Costs as a Percentage of Household Income (1999)

Items	Number of Housing Units	Percentage
Less than 15 percent	26,281	39.5%
15 to 19 percent	11,098	16.7%
20 to 24 percent	8,630	13%
25 to 29 percent	5,331	8%
30 to 34 percent	3,060	4.6%
35 percent or more	11,245	16.9%
Not computed	923	1.4%

Source: 2000 U.S. Census Data



The median rent in 2000 was \$500. Table II-8 illustrates rental rates within the City.

Table II-8 – Gross Monthly Rent

Items	Number of Housing Units	Percentage
Less than \$200	7,265	10.6%
\$200 to \$299	4,886	7.1%
\$300 to \$499	20,920	30.5%
\$500 to \$749	22,770	33.1%
\$750 to \$999	7,063	10.3%
\$1,000 to \$1,499	2,757	4%
\$1,500 or more	384	0.6%
No cash rent	2,647	3.9%
Median	\$500	-

Source: 2000 U.S. Census Data

The monthly housing costs for 40.8% of all renter-occupied households exceeded 30% of monthly income, indicating an even higher percentage of renters whose housing is not considered affordable. Table II-9 illustrates these housing cost for renter-households.

Table II-9 – Gross Rent as a Percentage of Household Income (1999)

Items	Number of Housing Units	Percentage
Less than 15 percent	12,121	17.6%
15 to 19 percent	8,386	12.2%
20 to 24 percent	7,401	10.8%
25 to 29 percent	7,503	10.9%
30 to 34 percent	4,667	6.8%
35 percent or more	23,338	34%
Not computed	5,276	7.7%

Source: 2000 U.S. Census Data

The City of Pittsburgh's total percentage of its minority population has increased from 25.78% in 1990 to 27.10% in 2000, even though the actual number of minority persons did decrease.



Several neighborhoods with high concentrations of minorities experienced an increase in the minority population from 1990 to 2000:

- Central Business District (C.T. 201) 30.50% to 39.70%
- Strip District (C.T. 203) 37.17% to 60.90%
- West Oakland (C.T. 402) 46.78 to 53.20%
- Stanton Heights (C.T. 1005) 44.42% to 63.30%
- Garfield (C.T. 1016) 90.70% to 93.40%
- Garfield (C.T. 1017) 62.28% to 71.40%
- East Liberty (C.T. 1113) 45.13% to 69.10%
- East Liberty (C.T. 1114) 79.07% to 86.20%
- East Liberty (C.T. 1115) 73.86% to 75.40%
- Lincoln/Lemington (C.T. 1201) 72.84% to 75.20%
- Lincoln/Lemington (C.T. 1203) 89.83% to 93.40%
- Larimer (C.T. 1204) 85.66% to 88.90%
- Larimer (C.T. 1208) 81.66% to 86.90%
- Glen Hazel (C.T. 1504) 63.68% to 72.40%
- Hazelwood (C.T. 1515) 29.31%to 40.90%
- Beltzhoover (C.T. 1809) 77.10% to 82.20%
- Chartiers City (C.T. 2021) 69.95% to 72.40%
- Allegheny Center (C.T. 2204) 35.02% to 43.60%
- Central Northside (C.T. 2206) 39.32% to 44.30%
- California Kirkbride (C.T. 2507) 67.73% to 77.80%
- Fineview (C.T. 2509) 44.31% to 49.10%
- Perry South (C.T. 2614) 60.22% to 68.10%
- Perry South (C.T. 2615) 42.00% to 59.80%



In addition, there were several neighborhoods in which there is a high concentration of minority persons, that showed a decrease in the percentage of minority concentration:

- Crawford-Roberts (C.T. 305) 94.46% to 87.20%
- Middle Hill (C.T. 501) 98.47% to 96.80%
- Bedford Dwellings (C.T. 509) 97.37% to 95.90%
- Terrace Village (C.T. 510) 98.21% to 92.50%
- Homewood West (C.T. 1207) 97.52% to 94.00%
- Homewood North (C.T. 1301) 98.30% to 96.10%
- East Hill (C.T. 1306) 95.01% to 93.80%
- St. Clair (C.T. 1606) 88.83% to 84.00%
- Central Northside (C.T. 2503) 77.77% to 72.90%
- Marshall-Shadeland (C.T. 2704) 53.88% to 49.30%

In 6 out of 10 census tracts that showed a decrease in the concentration of minority persons, this decrease was a direct result of demolition of public housing units or lowering the density of public housing projects.

See table II-10 for the comparisons.

Table II-10 – Concentrations of Black Residents for 1990 and 2000

Neighborhood	Census Tract	1990 Census		2000 Census	
		Total populations	% Black Populations	Total populations	% Black Populations
Central Business District	201	1,670	30.50%	5,222	39.70%
Strip District	203	113	37.17%	266	60.90%
Crawford-Roberts	305	1,371	94.46%	2,724	87.20%
West Oakland	402	964	46.78%	2,272	53.20%
Middle Hill	501	1,114	98.47%	2,143	96.80%
Upper Hill	506	2,590	84.44%	2,246	86.80%
Bedford Dwellings	509	2,317	97.37%	2,109	95.90%
Terrace Village	510	3,523	98.21%	1,250	92.50%
Terrace Village	511	1,550	98.45%	1,381	98.00%
Stanton Heights	1005	2,159	44.42%	2,100	63.30%
Garfield	1016	2,130	90.70%	1,879	93.40%
Garfield	1017	2,439	62.28%	2,004	71.40%
East Liberty	1113	3,242	45.13%	3,188	69.10%



East Liberty	1114	1,758	79.07%	1,567	86.20%
East Liberty	1115	3,408	73.86%	3,683	75.40%
Lincoln/Lemington/Belmar	1201	1,896	72.84%	1,684	75.20%
Lincoln/Lemington/Belmar	1202	1,964	97.10%	1,632	96.30%
Lincoln/Lemington/Belmar	1203	2,784	89.83%	2,234	93.40%
Larimer	1204	1,953	85.66%	1,274	88.90%
Homewood West	1207	1,369	97.52%	1,114	94.00%
Larimer	1208	2,039	81.66%	1,328	86.90%
Homewood North	1301	1,819	98.30%	2,637	96.10%
Homewood North	1302	2,209	97.10%	1,885	97.20%
Homewood South	1303	2,653	97.40%	1,913	96.50%
Homewood South	1304	2,158	98.01%	1,734	97.50%
East Hill	1306	4,505	95.01%	3,951	93.80%
Point Breeze North	1405	2,513	67.77%	2,304	67.90%
Glen Hazel	1504	793	63.68%	805	72.40%
Hazelwood	1515	3,122	29.31%	3,386	40.90%
St. Clair	1606	1,960	88.83%	1,453	84.00%
Beltzhoover	1809	1,978	77.10%	2,783	82.20%
Chartiers City	2021	569	69.95%	595	72.40%
Manchester	2107	3,077	85.54%	2,506	85.50%
Allegheny Center	2204	1,262	35.02%	886	43.60%
Central Northside	2206	2,144	39.32%	1,938	44.30%
Central Northside	2503	1,579	77.77%	1,262	72.90%
California Kirkbride	2507	1,156	67.73%	973	77.80%
Fineview	2509	1,907	44.31%	1,751	49.10%
Northview Heights	2609	2,746	95.70%	2,526	96.10%
Perry South	2614	2,926	60.22%	3,293	68.10%
Perry South	2615	1,857	42.00%	1,983	59.80%
Marshall-Shadeland	2704	2,179	53.88%	3,026	49.30%
Fairywood	2808	2,951	88.28%	1,099	90.00%
City of Pittsburgh	-	369,879	25.78%	334,563	27.10%

Source: U.S. Census Bureau



G. Maps:

Attached are the following maps which illustrate the Census statistics for the City of Pittsburgh by Census Tract.

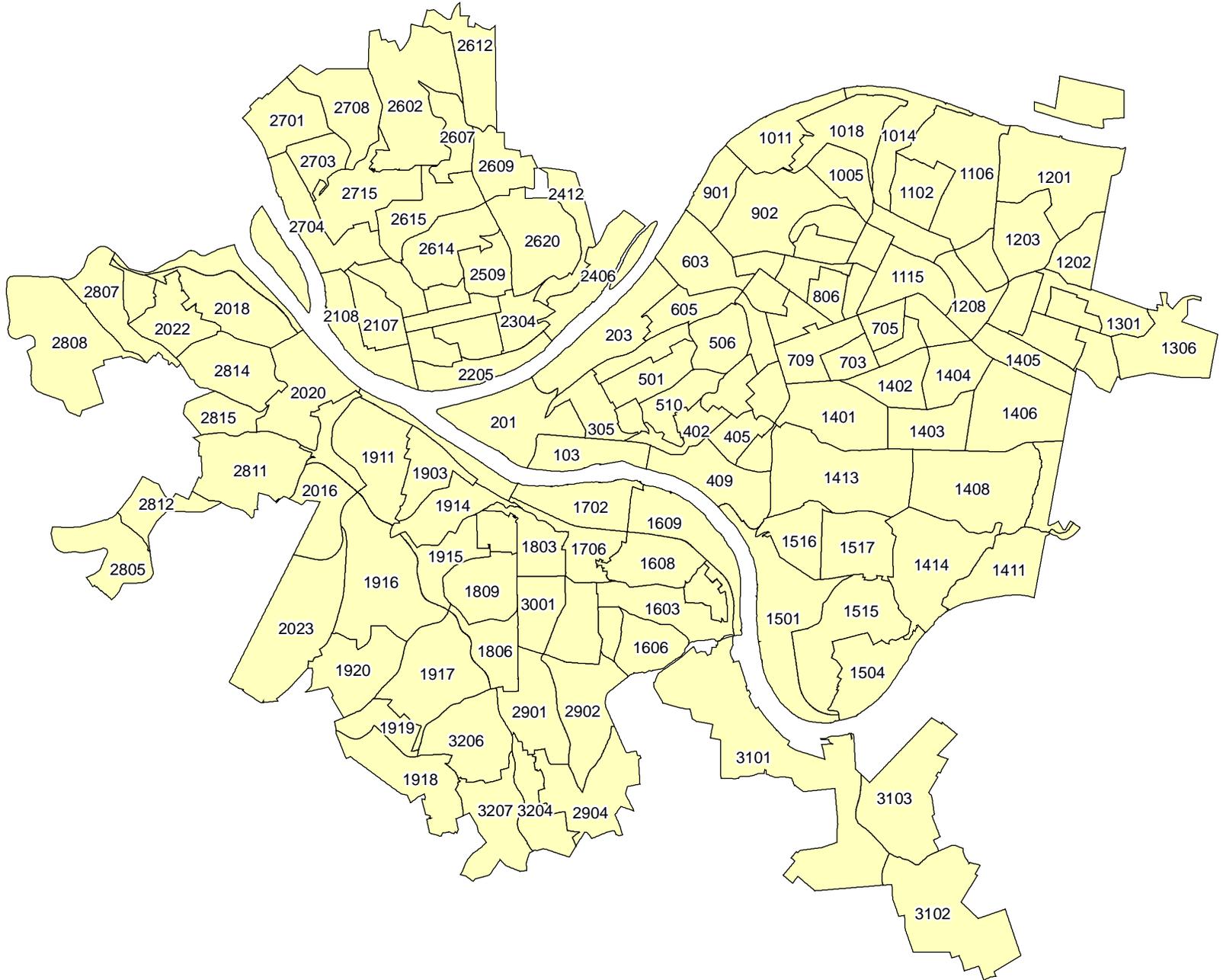
- Census Tracts
- Low- and Moderate-Income Census Tracts
- Total Population
- Percentage of White Population
- Percentage of Black Population
- Percentage of Population of Two or More Races
- Percentage of Asian Population
- Percentage of American Indian Population
- Percentage of Native Hawaiian Population
- Percentage of Other Population
- Percentage of Population Ages 65 and Over
- Total Housing Units
- Percentage of Owner-Occupied Housing Units
- Percentage of Renter-Occupied Housing Units

CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Census Tracts

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero

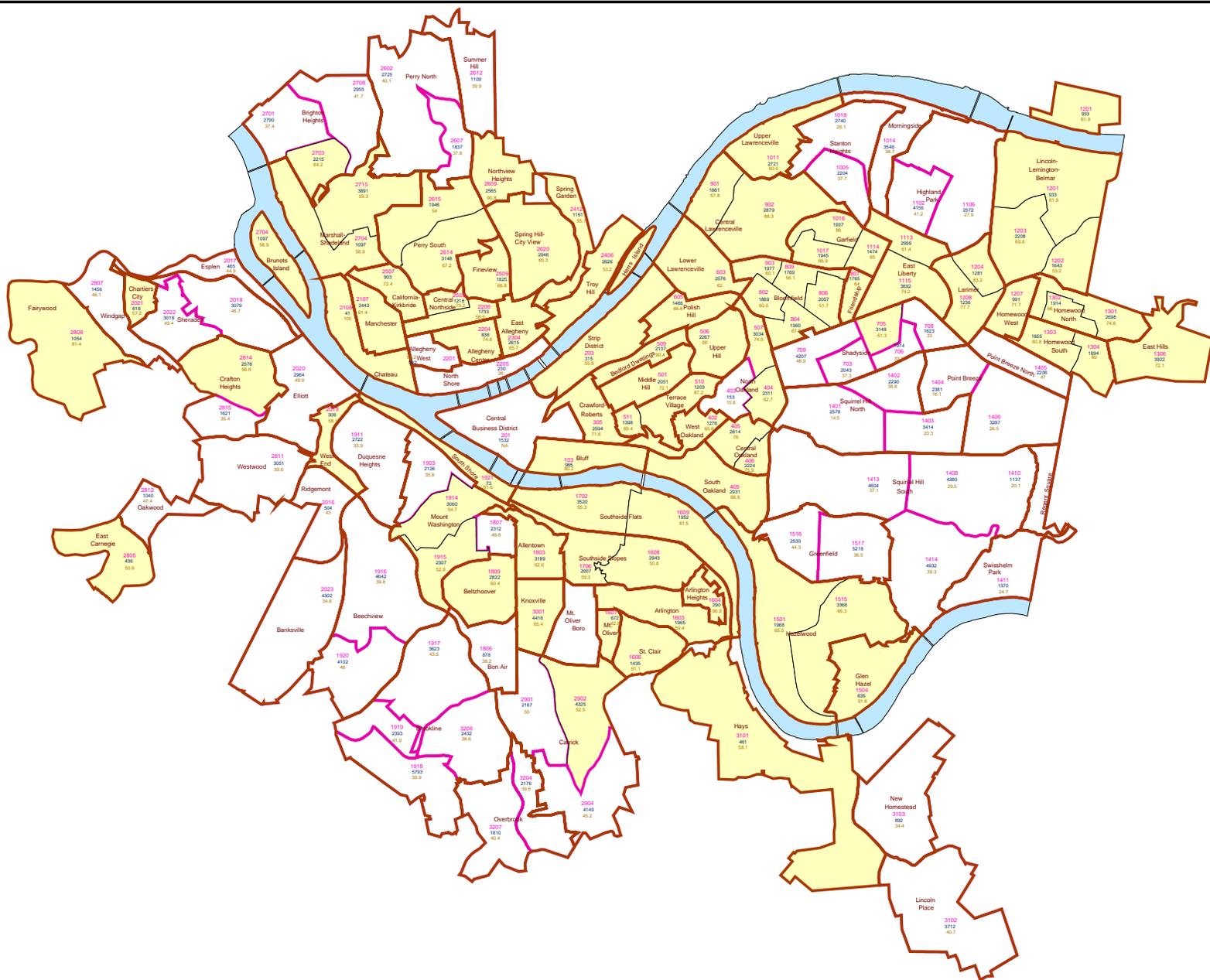


City of Pittsburgh

Community Development Block Grant 2000 Census Tracts

Legend

- Neighborhoods
 - Not CD Eligible
 - CD Eligible
- Census Tract Number
Population
Percent Low Mod

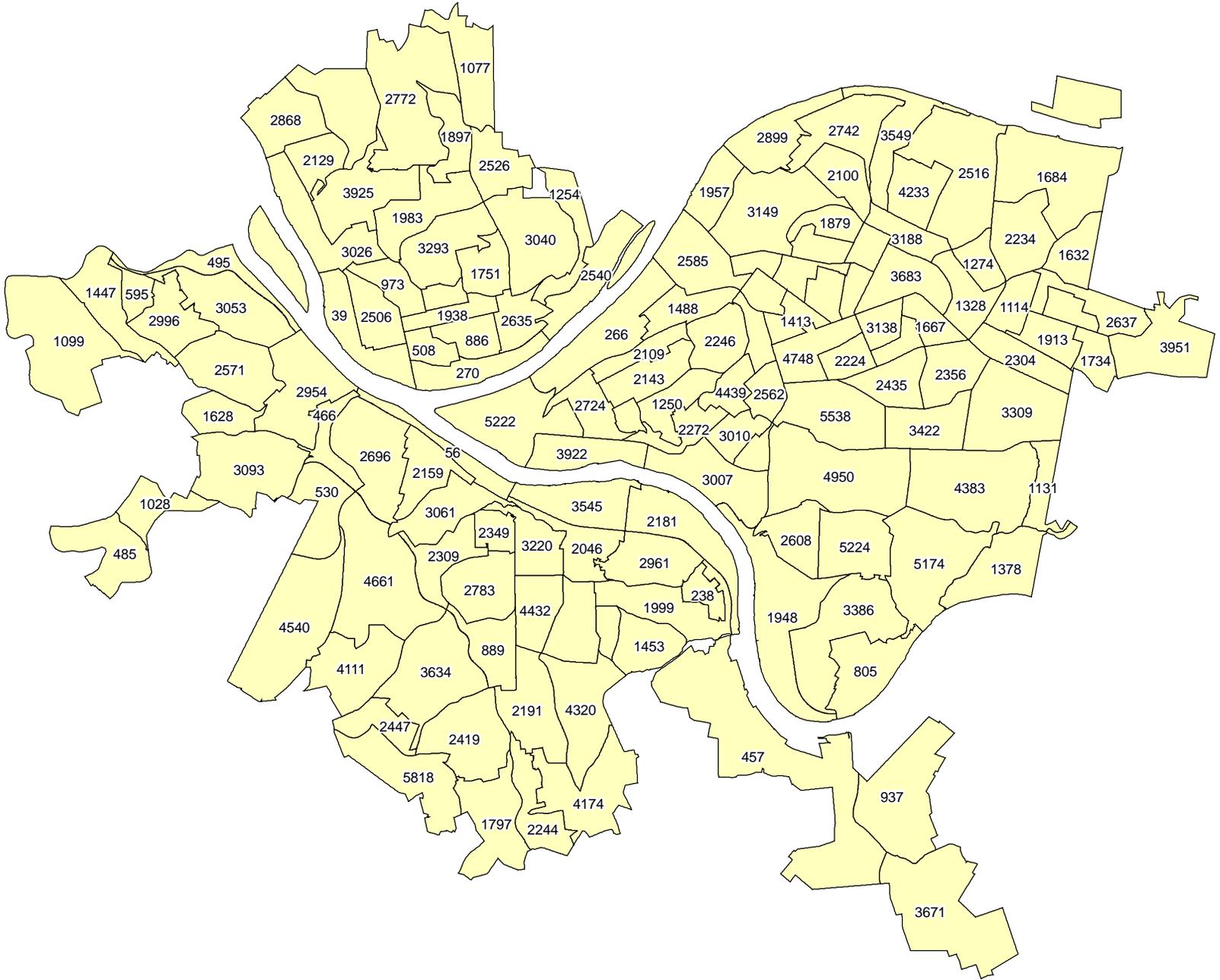


CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Total Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Percentage of White Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Percentage of Black Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



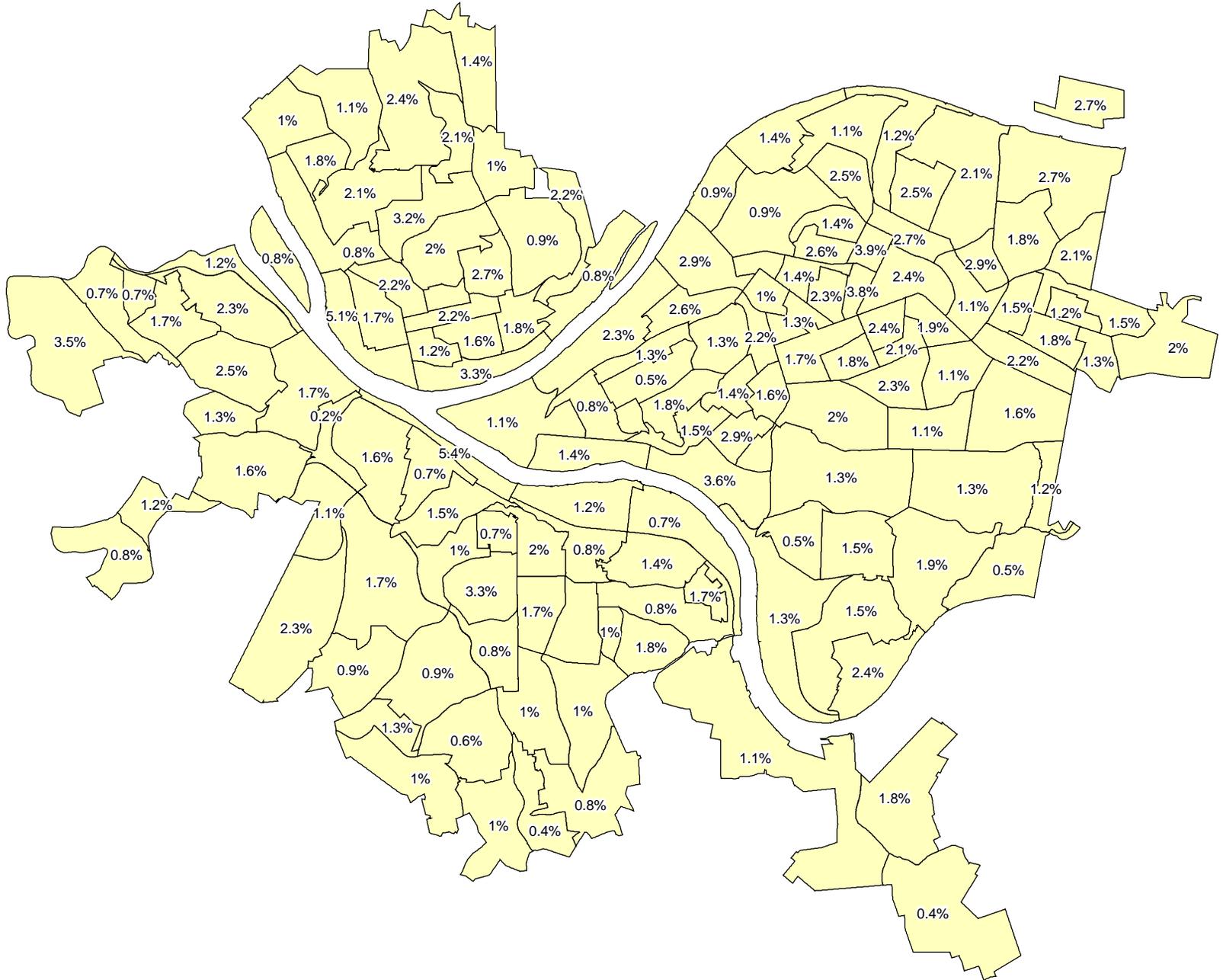
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Census Information of
Percentage of Population of
Two or More Races

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



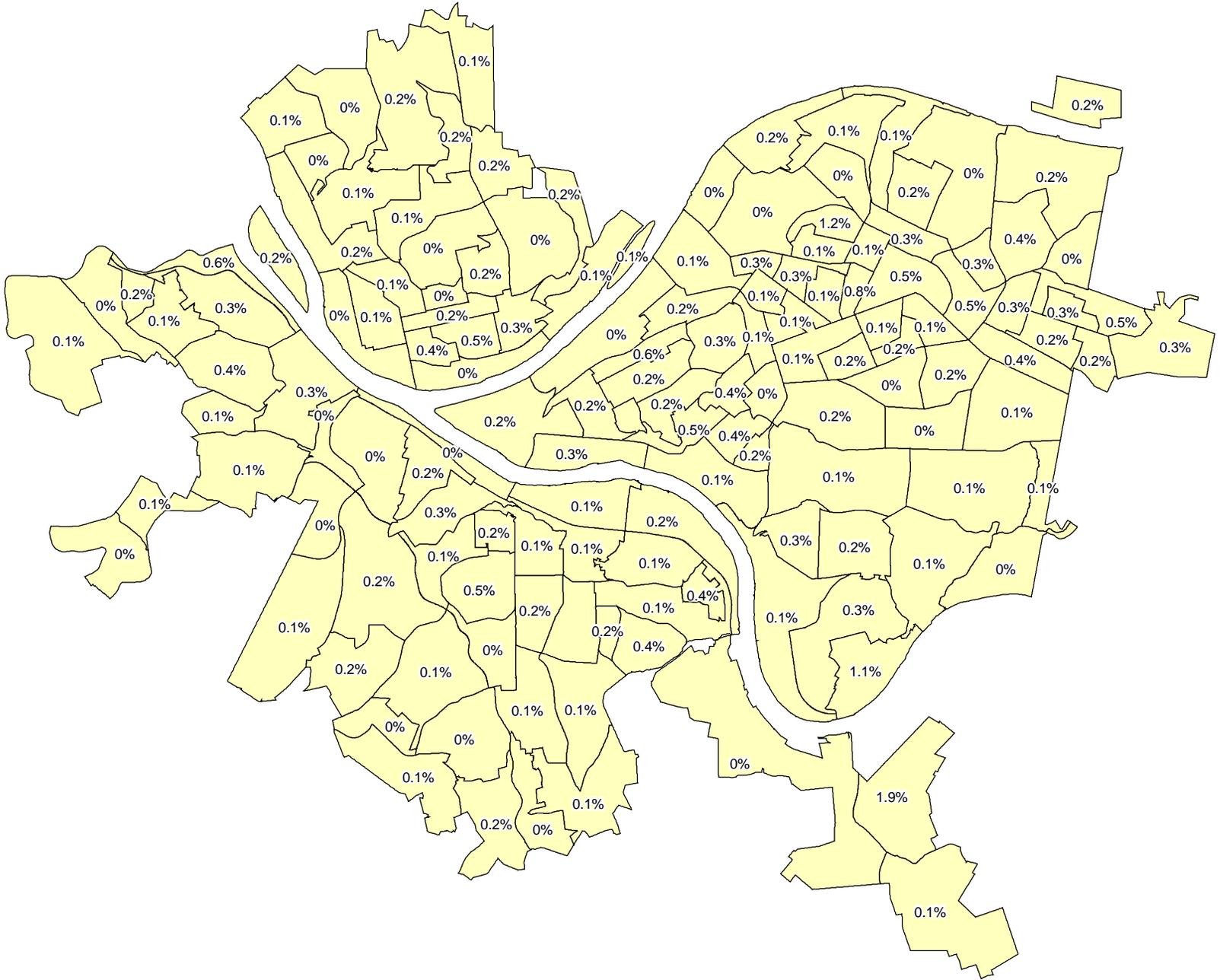
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Census Information
Percentage of American
Indian Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



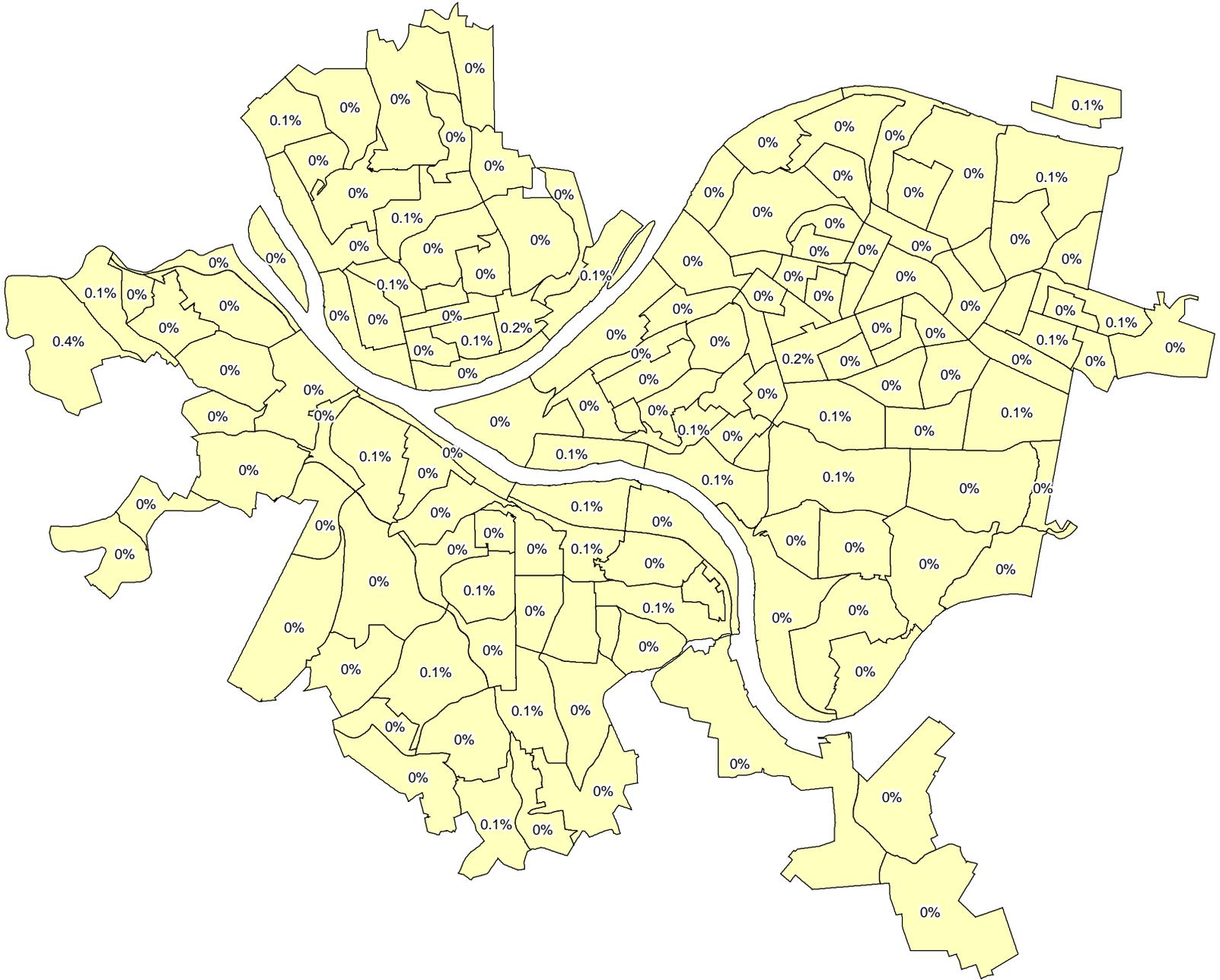
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Census Information
Percentage of Native
Hawaiian Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Percentage of Other Population

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



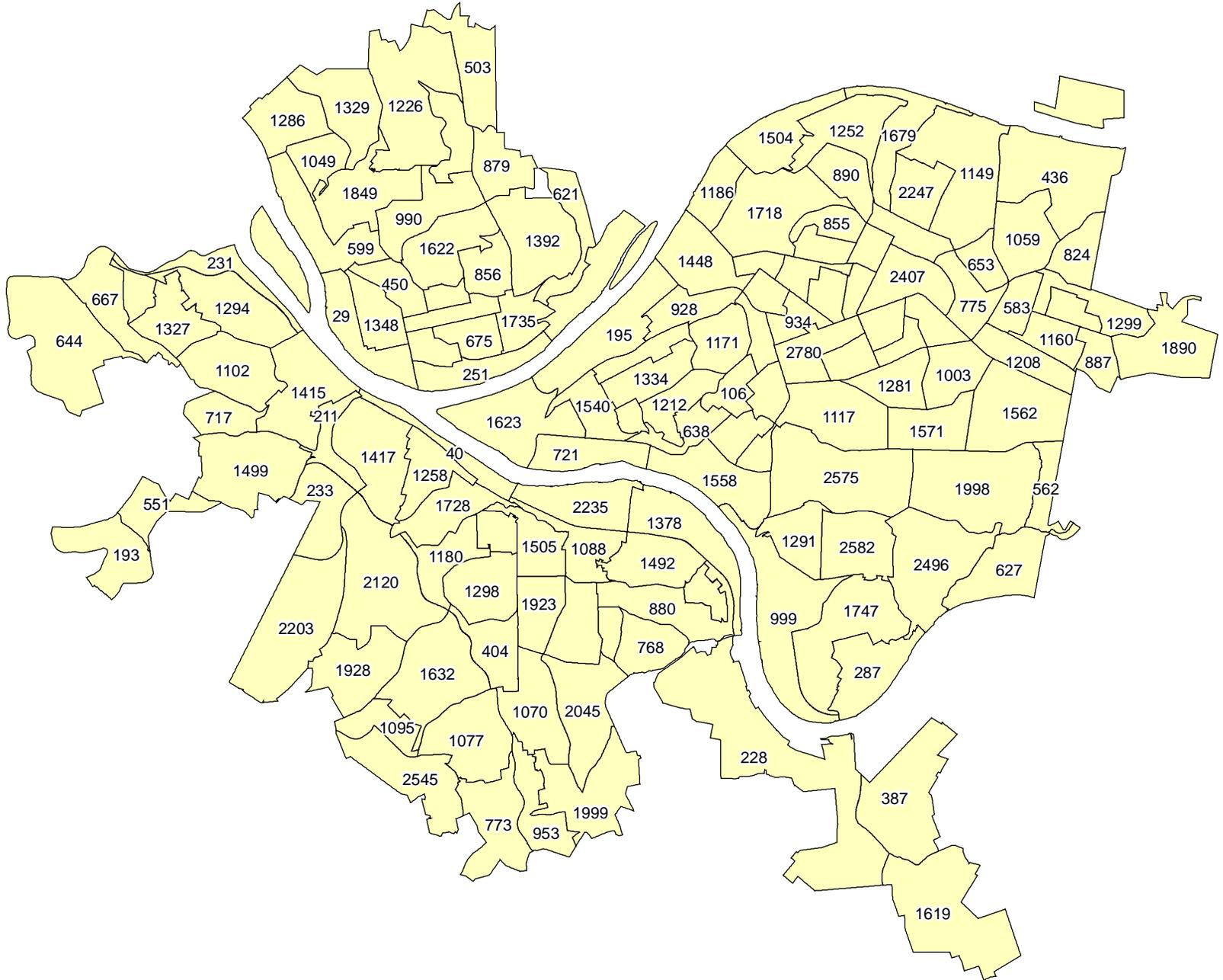
CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING

Census Information
Total Housing Units

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero



CITY OF PITTSBURGH
DEPARTMENT OF CITY PLANNING
Census Information
Percentage of Renter-Occupied
Housing Units

MAP KEY



Map Prepared on: 8/14/06
Map Prepared by: Jason Molinero





III. Review/Update to Original Plan

The previous “Analysis of Impediments To Fair Housing Choice” was prepared in October 2000 for the City of Pittsburgh. The following paragraphs restate each identified impediment within that document and summarize progress.

A. Summary of Impediments 2000:

□ Impediment 1. – Zoning

“The Assisted Living spacing regulations may have a differential impact in some neighborhoods because of housing patterns, geographic size, and other zoned uses. The Zoning Code implicitly incorporates the intent of the Fair Housing Act in its housing sections, but does not do so explicitly.”

Progress – The City’s Zoning Code was amended in December 2003 to include provisions for assisted living, personal care facilities, personal care, and custodial care that included spacing requirements based on Federal Regulations.

□ Impediment 2. – Neighborhood Amenities: transportation access, employment, crime, housing markets, education quality and services

“There are a large number of local amenities that are associated with racial and economic segregation in the City of Pittsburgh: crime levels, access to transit, educational quality and others. The levels of these amenities, considered together, form a structural barrier to fair housing inasmuch as members of protected classes, particularly African-Americans, have insufficient levels of knowledge of distant, potentially more-desirable neighborhoods in which to live and lack of access to transportation to access these neighborhoods.”

Progress – The City, the Pittsburgh Commission on Human Relations, and allied agencies have sponsored several community meetings that have served to connect residents and neighborhoods around shared objectives: improve the quality of life in lower-income neighborhoods, mobilizing residents for change, building social service infrastructure, and developing affordable housing. These neighborhood forums have proven productive and will remain an important objective to developing fair and affordable housing strategies.

□ Impediment 3. – Public and Assisted Housing

“Structural characteristics of public housing in Pittsburgh such as racial and economic segregation and isolation from middle-class social networks constitute barriers to fair housing. Project-based subsidized housing



tends to be concentrated in predominately African-American, lower-income neighborhoods in the City of Pittsburgh. Lack of data on the demographic characteristics of residents of project-based housing itself constitutes a direct barrier to fair housing. These data could also help researchers determine links between residents in project-based subsidized housing and various family outcomes. There are insufficient data to determine whether conventional Section 8 counseling has had outcomes that are as favorable as those for HOPE VI relocates. Interviews with HACP housing counselors for this project and in previous studies indicate that many families, especially younger families, tend not to move to neighborhoods that have more beneficial demographic measures than the ones they have left. Data does not exist to accurately assess whether Section 8 participants experience discrimination based on source of income, or the extent of such discrimination if it does occur.”

Progress – The Housing Authority of the City of Pittsburgh has initiated new construction projects, like the Oakhill development, that are mixed income and racially diverse. HACP continues to seek similar subsidized rental housing projects in more affluent and less racially segregated areas. The City has utilized the HOPE VI Program to demolish public housing units, construct new scattered site housing, and promoted home ownership for public housing residents.

□ **Impediment 4. – Inter-Agency Fair Housing Cooperation**

More participants and regular meetings are needed to facilitate fair housing cooperation in the private sector.

Progress – Quarterly meetings of public and private fair housing groups began in the fourth quarter of 2002, which have continued to present. Neighborhood and community meetings are held more frequently where educational materials and survey instruments are distributed to gauge awareness and identify gaps. Sponsors have included public agencies, non-governmental organizations, non-profit groups, and faith-based organizations. The City also uses the services of the Fair Housing Partnership of Greater Pittsburgh, Inc. to conduct surveys and provide information and coordination with all housing and human service agencies.

□ **Impediment 5. – Mortgage Lending and Homeowner’s Insurance**

“Racial and gender discrepancies exist for mortgage loan denial and origination rates, and homeowner’s insurance loan denial and origination rates, in Pittsburgh. Existing data reporting systems do not account for why these discrepancies may occur. Data are not available for denial and origination rates for other protected classes. Few data exist to measure the progress of members of protected classes through different stages of



the home lending process, so that differential treatment cannot be measured except at the beginning and end of the lending process. Although private monitoring of HMDA performance is provided by the Pittsburgh Community Reinvestment Group (PCRG), no private agencies monitor insurance lending patterns and practices. Redlining practices have not been systematically investigated and reported in the City of Pittsburgh. Neighborhood-level lending and demographic data have not been compiled and reviewed to determine reasons for local lending patterns or for loan denials in some neighborhoods vis-à-vis other neighborhoods.”

Progress – The Commission on Human Relations and the Fair Housing Partnership have secured a memorandum of agreement to conduct periodic testing for housing discrimination. Data is collected and analyzed to identify trends and to target strategies. Progress has been made and housing discrimination practices have been identified and disclosed. Corrective action is being taken.

□ **Impediment 6. – Real Estate Policies and Practices**

“No comprehensive audit has ever been conducted of real estate policies and practices in Pittsburgh, so that ‘deeper’ data do not exist to accurately measure sales discrimination across all agencies.”

Progress – The Commission on Human Relations and the Fair Housing Partnership have conducted test-based audits of rental and sales housing in the Pittsburgh real estate market across all protected classes. FHP has also conducted test-based audits of landlords for compliance with reasonable accommodation requirements of the Fair Housing Act. The Housing Authority of the City of Pittsburgh surveys’ Section 8 Program participants to determine the extent to which discrimination based on source of income or marital status has occurred. The City of Pittsburgh has an on-going relationship with FHP and will continue to conduct test-based audits.

□ **Impediment 7. – The Media**

“Fair Housing news reports are rare in the Pittsburgh media. With one exception, no newspaper has written an editorial or special report about impediments to fair housing choice. Fair housing is a non-issue in the Pittsburgh print media.”

Progress – The City and the Commission on Human Relations have implemented several successful public awareness campaigns including the use of print, radio, billboards, and television media outlets. Fair housing messaging has also been placed on hundreds of public transit buses. The Commission has revised and updated its televised fair



housing education program which is cable cast several times a day to the public on the City of Pittsburgh government communications channel. The program also airs daily on a video kiosk in the lobby of the City County building. This comprehensive approach has resulted in good news coverage, beyond paid advertisements.

□ **Impediment 8. – The Fair Housing Environment**

“The reputations of some neighborhoods create ‘futile gesture’ behavior which deters home seekers from considering housing in those neighborhoods. The continued construction of non-accessible housing and the unwillingness of some landlords to make reasonable accommodations remain as issues for people with disabilities.”

Progress – The Commission on Human Relations, in working with the Bureau of Building Inspections, which actively inspects multi-family new construction project to ensure that new development meets the accessibility provisions in the Fair Housing Act. The Commission also conducts regular training with real estate professionals, developers, and landlords to heighten their awareness and understanding of “reasonable accommodation.”

□ **Impediment 9. – Fair Housing Laws**

“Discrimination may occur based on source of income and marital status.”

Progress – The Housing Authority of the City of Pittsburgh is continuing to study the need to determine the extent to which discrimination on the basis of source of income or marital status is occurring and the impact that such discrimination may have in consumers’ fair housing choice. HACP has held meetings with the landlords in Pittsburgh encouraging participation in the Housing Choice Voucher Program. Fair Housing Training is a routine part of the consumer orientation process and consumers are encouraged to report discrimination or impediments of all types. Recent Pennsylvania court decisions may impact the ability of the Commission on Human Relations to promote legislation adding protections from discrimination based on marital status or source of income. Legislative approval from the state is needed to amend the Pennsylvania Human Relations Act. The Commission on Human Relations is working on amending the City Code to end source of income discrimination.

□ **Impediment 10. – Fair Housing Law Enforcement**

“Housing discrimination complaints and cases in Pittsburgh most commonly alleged discrimination based on Race, Disability, Familial Status, and Sex. Few data exist to measure discrimination by agency,



industry, state of the home-seeking process, protected class, or neighborhood, so that a more thorough assessment of fair housing enforcement cannot be performed. Although ‘futile gesture’ behavior was repeatedly cited qualitatively as an important impediment to fair housing choice in Pittsburgh, few data exist to measure futile gesture behavior.”

Progress – The City of Pittsburgh’s Commission on Human Relations, along with the Fair Housing Partnership continue to collect and assess data to identify prevailing and emerging discrimination trends. Future, analysis is intended to target resources and programming.

□ **Impediment 11. – Fair Housing Services and Education and Outreach**

“Very few public or private agencies in Pittsburgh provide education and outreach services.”

Progress – All CDC’s and participants in CDBG supported programming have been advised that as a sub-recipient they have the same obligation to affirmatively further fair housing as the recipient and this requirement is contained in their contract. Affirmation of compliance is a requirement in order to maintain eligibility. Progress in supporting fair housing objectives is reviewed during sub-recipient monitoring. The Fair Housing Partnership along with the Pittsburgh Commission on Human Relations lead the way on education and outreach service. They provide programs, speakers and literature.



IV. Impediments to Fair Housing 2006

Based on the background information presented in this Analysis of Impediments, interviews, and meetings, certain impediments to fair housing choice may still be present in the City of Pittsburgh.

A. Fair Housing Complaints:

1. Pennsylvania Human Relations Commission

The PA Human Relations Commission (PHRC) is charged with enforcing state laws that prohibit discrimination. Fair housing complaints and charges may be filed by any person or group that feels they are a victim of discrimination in housing. The PHRC is comprised of three (3) regions, with the Pittsburgh Regional Office serving all of Western Pennsylvania.

PHRC Regional Office
11th Floor State Office Building
300 Liberty Avenue
Pittsburgh, PA 15222-1210
412.565.5395 (VOICE)
412.565.5711 (TTY)

The PHRC publishes an annual summary of complaints filed during the State's fiscal year (July 1st thru June 30th). This information is published by County, not by municipality. Table VI-1 "PHRC Complaints (FY2004)" illustrates complaint trends for the period of July 1, 2004 thru June 30, 2005 in Allegheny County:

Table IV-1 – PHRC Complaints (FY2004)

County	Employment	Housing	Commercial Property	Public Accommodation	Education	Total
Allegheny	449	75	1	43	5	573

The Pittsburgh Commission on Human Relations has discussed with the PA Commission the effects of Predatory Lending. The PA Commission has only 2 cases reported in Western Pennsylvania, but none in Allegheny County.

2. Pittsburgh Commission on Human Relations

The Pittsburgh Commission on Human Relations (PCHR) was established in 1955 and became an independent agency in 1974. The Commission is charged with the investigation and enforcement of the City's fair housing and equal opportunity policies.

Commission on Human Relations
Charles F. Morrison, Director
908 City-County Building
Pittsburgh, PA 15219-2464
412.255.2600



Currently, the Commission is comprised of fifteen (15) members appointed by the Mayor. Seven (7) members focus on compliance, seven (7) members focus on public hearings, and one (1) member focuses on motion hearings.

Cases are reviewed by the Commissioners along with the agency's professional staff, which is comprised of: 1 director, 3 full-time investigators, 2 full-time clerks, 1 part-time investigator, and 1 part-time clerk.

The Table IV-2 entitled "PCHR Complaint History" summarizes the agency's caseload from 2000 through July 1, 2006.

Table IV-2 – PCHR Complaint History

Category	2000	2001	2002	2003	2004	2005	2006*
CHR Initiated	1	1	0	0	0	8	1
Employment	164	162	149	107	96	68	43
Housing	12	12	15	18	13	11	6
Public Accommodations	10	12	16	6	2	5	6
Civil Rights	5	4	3	0	0	1	1
Community Tension	5	3	6	3	5	2	3
TOTALS	197	194	189	134	116	95	60

*Through July 1, 2006

The average annual intake is approximately 125 complaints with 80% relating to employment, 10% housing, 6% public accommodations, and 4% civil rights. The number of complaints has steadily declined, which is believed to be attributed to the state of the local economy and anxiety among residents and employees of losing housing and jobs as a result of filing a complaint. The decrease may also be attributed to agency staff reductions over the last few years.

During interviews conducted with agency staff on July 7, 2006, the following observations were shared:

- Housing discrimination has become very subtle (i.e., "You might not be comfortable living here.")
- Linguistic profiling is a pattern whereby the prospective tenant or buyer has to leave a voice message. Based on telephone message, the use of speech characteristics or dialect, the owner attempts to identify a speaker's race, or religion, or social class.



- Sexual harassment is the largest employment complaint issue, particularly in workplaces where a lot of younger workers are employed

The Commission is also active in providing public awareness, developing and targeting educational programs for housing providers and employers. Some initiatives include:

- The publication and distribution of several educational pamphlets and brochures that are available throughout the community
- Conducting and/or participating in two to three educational and outreach programs a month
- Providing targeted training for several groups including the real estate advertising personnel of the Pittsburgh Tribune Review; the Housing Authority of the City of Pittsburgh staff; the staff of the Urban League of Pittsburgh's Housing Counseling Service; high school seniors; college students; community groups; and civic organizations
- Providing public service announcements, programming, and advertising using print media like the New Pittsburgh Courier, Port Authority of Allegheny County buses, the City of Pittsburgh's Government Communications Cable Channel, and the UPN television station (reaches one in four African-American households)
- Partnering with the Fair Housing Partnership of Greater Pittsburgh, Inc. to strengthen enforcement and outreach and to conduct sales and rental testing for all protected classes (recently 1/3 of the test group led to enforcement action)
- Facilitating quarterly meetings of all public and private fair housing organizations operating in Southwestern Pennsylvania
- Coordinating the on-going training of Commissioners and agency staff through HUD-sponsored events and through the National Fair Housing Training Academy (NFHTA)
- Maintaining a cooperative working relationship with the City's Bureau of Building Inspection concerning building permits, through random site inspections of multi-family developments

3. Fair Housing & Equal Opportunity (HUD)

The U.S. Department of HUD's Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Fair Housing Act. Of the 414 fair housing complaints filed in Allegheny County from January 1, 2000 through July 26, 2006; 235 originated within the City of Pittsburgh.

Pittsburgh HUD Field Office
339 Sixth Avenue
Sixth Floor
Pittsburgh, PA 15222-2515
(412) 644-6428



For the last reporting period of January 1, 2005 through December 31, 2005 there were thirty-two (32) Fair Housing Complaints received by HUD-FHEO for the City of Pittsburgh. Table IV-3 “HUD-FHEO Complaints” summarizes these cases.



Table IV-3 HUD-FHEO Complaints

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed	Date Closed	Cause Date
030501958	12/23/04	312 Discriminatory refusal to rent and negotiate for rental	Family status	Pittsburgh	Conciliation/settlement successful	9/6/05	3/7/05
030503028	3/7/05	382 Discrimination in terms/conditions/privileges relating to rental		Pittsburgh			
030503158	3/1/05	382 Discrimination in terms/conditions/privileges relating to rental 510 Failure to make reasonable accommodation	Disability	Pittsburgh	No cause determination	12/28/05	
030503718	3/25/05	312 Discriminatory refusal to rent and negotiate for rental	Race, Disability	Pittsburgh	No cause determination		
030503748	3/25/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Race	Pittsburgh	No cause determination	8/16/05	
030503768	3/18/05	382 Discrimination in terms/condition/privileges relating to rental	Sex, Disability, Family Status	Pittsburgh	No cause determination	12/28/05	
030503778	3/23/05	312 Discriminatory refusal to rent and negotiate for rental	Family Status	Pittsburgh	Conciliation/settlement successful	1/6/06	
030503788	3/25/05	302 Discriminatory refusal to sell and negotiate for sale	Race	Pittsburgh			
030504838	5/12/05	311 Discriminatory refusal to negotiate for rental	Race, Family Status	Pittsburgh			
030505198	6/28/05	430 Otherwise deny or make housing available	Retaliation	Pittsburgh	Conciliation/settlement successful	8/18/05	
030505228	6/15/05	312 Discriminatory refusal to rent and negotiate for rental	Disability	Pittsburgh	No cause determination		
030505978	6/30/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Disability	Pittsburgh	Complainant failed to cooperate		



Table IV-3 HUD-FHEO Complaints

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed	Date Closed	Cause Date
030506098	7/25/05	302 Discriminatory refusal to sell and negotiate for sale	Race	Pittsburgh			
030506108	7/21/05	310 Discriminatory refusal to rent	Race	Pittsburgh	Conciliation/settlement successful	12/28/05	
030506228	7/6/05	510 Failure to make reasonable accommodation	Disability	Pittsburgh	FHAP judicial consent order	6/27/06	
030506238	6/28/05	510 Failure to make reasonable accommodation	Disability	Pittsburgh	No cause determination		
030506808	8/3/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Race, Color, Disability, Retaliation	Pittsburgh	No cause determination	2/15/06	
030506858	8/3/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Harassment	Pittsburgh	Conciliation/settlement successful	11/2/05	
030507128	8/30/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Race	Pittsburgh	No cause determination		
030507138	8/30/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Race, Sex	Pittsburgh	No cause determination		
030507148	8/30/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Disability	Pittsburgh	No cause determination	2/15/06	
030507238	9/16/05	382 Discrimination in terms/conditions/privileges relating to rental 310 Discriminatory refusal to rent	Race	Pittsburgh	No cause determination		
030507708	9/27/05	380 Discriminatory terms, conditions, privileges, or services and facilities 430 Otherwise deny or make housing available 510 Failure to make reasonable accommodation	Sex, Disability, Family Status	Pittsburgh	Conciliation/settlement successful	6/13/06	
030507718	9/29/05	380 Discriminatory terms, conditions, privileges, or services and facilities	National Origin	Pittsburgh	FHAP judicial consent order	6/7/06	1/11/06



Table IV-3 HUD-FHEO Complaints

HUD File Number	HUD Date Filed	Issue Code Description	Basis	City	How Closed	Date Closed	
030600658	11/7/05	380 Discriminatory terms, conditions, privileges, or services and facilities	Race		No cause determination		
030601128	12/15/05	382 Discrimination in terms/condition/privileges relating to rental 310 Discriminatory refusal to rent 320 Discriminatory advertising, statements and notices	Family Status		Conciliation/settlement successful		
030601508	12/5/05	312 Discriminatory refusal to rent and negotiate for rental	Race		Conciliation/settlement successful		
030601518	12/5/05	312 Discriminatory refusal to rent and negotiate for rental	Race				
030601528	12/5/05	381 Discrimination in terms/condition/privileges relating to sale			No cause determination		
030601538	12/5/05	312 Discriminatory refusal to rent and negotiate for rental	Race				
030601548	12/5/05	312 Discriminatory refusal to rent and negotiate for rental	Race		No cause determination		
030601828	12/5/05	312 Discriminatory refusal to rent and negotiate for rental			Conciliation/settlement successful		

Source: U.S. Dept. of HUD-FHEO, Philadelphia Regional Office



B. Public Sector:

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and their impact on fair housing choice. The local government controls land use and development through the comprehensive plan, zoning regulations, subdivision regulations, and other laws and ordinances passed by the local governing body. These regulations and ordinances govern the types of housing that may be constructed, the density of housing, and the various residential uses in a community. Local officials determine the community’s commitment to housing goals and objectives. The local policies therefore determine if fair housing is to be promoted or passively tolerated.

This section of the Analysis of Impediments evaluates the City’s policies to determine if there is a commitment to affirmatively further fair housing.

1. CDBG Program

The City of Pittsburgh receives CDBG funds from HUD as an entitlement city under the program. The City annually receives approximately \$17 million in CDBG funds. The City allocates its funds to housing, homeownership assistance, neighborhood facilities, economic development, crime awareness, public services, senior services, youth services, child care services, employment training, parks and recreation facilities, public facility improvements, and the prevention and elimination of slums and blight. Approximately 80% of the City’s CDBG funds directly benefits low- and moderate-income persons.

In particular, the City in its FY 2007 CDBG Program allocated \$1 million for the clearance and demolition of vacant and abandoned structures in low-income neighborhoods; \$1.34 million for various neighborhood housing rehabilitation initiative funds; \$760,000 to support multi-family housing development for low- and moderate-income households; \$1.24 million to support financial and technical assistance to low-income homeowners relative to housing rehabilitation; and \$1.65 million for the acquisition, rehabilitation, and new construction of residential rental housing for low- and moderate-income households and special populations.

2. Other Funds

In addition to the CDBG funds, the City of Pittsburgh received the following federal allocations for FY 2007:

- Emergency Shelter Grant (ESG) \$ 740,197
- HOME Investment Partnership Program (HOME) \$ 3,621,385
- Housing Opportunities for Persons with AIDS (HOPWA) \$ 619,000



The City of Pittsburgh supports the efforts of Community Development Corporations (CDCs) and Community Housing Development Organizations (CHDOs) such as:

- Amani Christian Community Development Corporation
- Beltzhoover Citizens Community Development Corporation
- Better Block Development Corporation
- Black Contractors Association
- Bloomfield Garfield Corporation
- Breachmenders
- Central Northside Neighborhood Council
- East Liberty Concerned Citizens
- East Liberty Development, Incorporated
- Eldevco Development Organization
- Fineview Citizens Council
- Friendship Development Associates
- Garfield Jubilee Association
- Glen Hazel Citizens Association
- Hill Citizens Development Corporation
- Homewood Brushton Revitalization and Development Corporation
- Lawrenceville Corporation
- Lincoln Larimer Community Development Corporation
- Manchester Citizens Corporation
- Montana Development Corporation
- Northside Coalition for Fair Housing
- Northside Leadership Conference
- Oakland Planning and Development Corporation
- Perry Hilltop Association for Successful Enterprises
- Polish Hill Civic Association
- Spring Garden Neighborhood Council
- Southside Local Development Company
- Troy Hill Citizens
- Uptown Community Action Group
- West End Elliott Joint Project

These agencies have been able to obtain additional financing through sources like the Federal Home Loan Bank, PA Housing Finance Agency, and other financing mechanisms to construct new affordable housing and to rehabilitate existing buildings into affordable dwelling units.



3. Planning, Zoning, and Building Codes

The City of Pittsburgh has made progress in implementing all of the planning and zoning action items included in the 2000 Analysis of Impediments to Fair Housing. The staff of the City Department of City Planning researched the effects of zoning spacing requirements to determine if they complied with federal “reasonableness” standard as they relate to assisted living facilities/arrangements. This effort included an examination of any variances from neighborhood to neighborhood.

As a result of their research, the City amended its Zoning Code in December 2003 to incorporate “Personal Care Facilities” that included spacing requirements based on Federal Regulations. The City also amended the code to add language that affirms compliance with the Fair Housing Act of 1968, the Pennsylvania Human Relations Act, and the Pittsburgh City Code Fair Housing Provisions by creating “Personal Care” and “Custodial Care” provisions.

The City has adopted the following model building and construction codes:

- The International Building Code, 2003
- The International Property Maintenance Code, 2003
- International Mechanical Code, 2003
- The International Fuel Gas Code, 2003
- The International One and Two Family Dwelling Code, 2003
- National Electric Code, 2002

The International Code Council has released the 2006 version of its model codes. The City will study the feasibility of adopting the 2006 versions, as several revisions have significantly improved consistency with the Fair Housing Act, the regulations implementing the Act, and the Fair Housing Accessibility Guidelines.

The City of Pittsburgh Department of City Planning has initiated a program entitled “Map Pittsburgh: Zoning for your Neighborhood.” Through “Map Pittsburgh,” the staff of the Department of City Planning is analyzing the zoning in each neighborhood in order to implement the new zoning code. “Map Pittsburgh” provides an opportunity for citizens to examine their neighborhood’s current zoning map and to provide input on recommended changes. The staff has completed 40 neighborhoods, 20 neighborhoods are in the planning progress, and 30 neighborhoods need to be analyzed.

4. Taxes

Real estate property taxes also impact housing affordability. This may not be an impediment to fair housing choice but it does impact the affordability of housing. The City’s tax assessments are set by Allegheny County, therefore the City does not have any control over the assessed value.



According to the community profile listed by the Allegheny County Office of Property Assessments, the 2006 milage rates for real estate in the City consist of:

- County4.69 mils
- Municipal10.80 mils
- School District.....19.92 mils

The median value of the taxable residential property within the City of Pittsburgh was \$48,100 in 2006. Table IV-4 illustrates the taxes assessed for property valued at \$100,000 and the City’s median of \$48,100.

Table IV-4 – Property Taxes

Taxes for Property Assessed at \$100,000 in City of Pittsburgh	
County	\$469.00
Municipal	\$1,080.00
School District	\$1,392.00
TOTAL	\$2,941.00
Taxes for Median Property Value (\$48,100) in City of Pittsburgh	
County	\$225.59
Municipal	\$519.48
School District	\$669.55
TOTAL	\$1,414.62

5. Public Housing

The Housing Authority of the City of Pittsburgh owns and operates 5,959 housing units in the City. In addition, the Housing Authority also manages 6,797 Section 8 Housing Choice Vouchers. Each year the number of Section 8 Housing Choice Vouchers has been reduced by HUD. No new vouchers are available. The Housing Authority reports that its Section 8 Housing Choice Vouchers are distributed or used throughout the City of Pittsburgh, although there is a higher concentration of vouchers located in the areas with the highest concentration of low- and moderate-income households.

With the loss of population in the City there are more housing units than demand. Therefore, those persons with Section 8 Housing Choice Vouchers have a broaden range of rental units to choose from since there is a higher vacancy rate of housing units in the City than 10 years ago.



C. Private Sector:

The private sector has traditionally been the greatest impediment to fair housing choice in regard to discrimination in the sale, rental or advertising of dwellings, in the provision of brokerage services, or in the availability of financing for real estate purchases. The Fair Housing Act prohibits such practices as the failure to give the same terms, privileges, or information, charging different fees, steering prospective buyers or renters toward a certain area or neighborhood, or using advertising that discourages prospective buyers or renters because of race, color, religion, sex, handicap, familial status or national origin.

1. Real Estate Practices

The Realtors Association of the Metropolitan Pittsburgh (RAMP) is the local organization of real estate brokers operating in the City of Pittsburgh and Allegheny County. RAMP has an open membership policy and does not discriminate. Members are bound by the Code of Ethics of the National Association of Realtors (NAR).



This Code of Ethics obligates its members to maintain professional standards including efforts to affirmatively furthering fair housing. The NAR enforces its Code of Ethics through a disciplinary commission consisting of NAR members. The NAR refers cases involving fair housing complaints to the PA Human Relations Commission. The NAR has an Affirmative Fair Housing Marketing Plan. In order for realtors to maintain their license in Pennsylvania they must annually complete continuing education courses which includes fair housing education. Neither HUD nor the PA Human Relations Commission has reported any fair housing complaints against local area realtors in recent years.

2. Newspaper Advertising

Under Federal Law, no advertising with respect to the sale, or rental of a dwelling unit may indicate any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin. Under the Fair Housing Act Amendments, descriptions are listed in regard to the use of words, photographs, symbols or other approaches that are considered discriminatory.

Real estate advertisements were reviewed for *The Pittsburgh Post-Gazette*, *The Tribune Review* and the *Pittsburgh HOMES East – Guide by Realtors* published by the Realtors Association of Metropolitan Pittsburgh. The newspapers publish the Fair Housing logo and there were no ads that contained language that prohibited occupancy by any group. The *Pittsburgh HOMES* also contained the Fair Housing logo and there was a statement that all real estate advertised was subject to the Fair Housing Act. There was also the telephone number for HUD to call for more information on Fair Housing Choice.



3. Private Financing

The Financial Institutions Reform, Recovery and Enforcement Act of 1989 (F.I.R.R.E.A.) requires any commercial institution that makes five (5) or more home mortgage loans, to report all home loan activity to the Federal Reserve Bank under the Home Mortgage Disclosure Act (HMDA). The HMDA data was obtained and is included in the Appendix Section of this Analysis of Impediments. The Data that was available does not indicate any discriminatory lending patterns. However, interviews with housing providers raised concerns for subprime and predatory lending activities within LMI and minority communities.

The local branch banks in the City of Pittsburgh have been cooperating with the area's non-profit housing development corporations by making loans to them for housing development and rehabilitation. These banks have sponsored Federal Home Loan Bank applications and have made grants available to assist these housing agencies with their administrative and pre-development costs. There is a cooperative attitude between the local banks, Federal Home Loan Bank, the City of Pittsburgh, and the local housing providers.

D. Potential Impediments and Recommendations:

The following impediments to fair housing choice and recommendations are presented to assist the City of Pittsburgh to affirmatively further fair housing in the community. The previously identified impediments to fair housing choice were discussed in Section III and progress was reported for each impediment. New identified impediments to Fair Housing Choice are presented in chart format.



IMPEDIMENT No. 1.	<p>HOUSING AFFORDABILITY – There is a lack of affordable housing that is decent, safe, and sound, which limits the choices of neighborhoods and makes it a fair housing concern.</p> <p>GOAL – Increase the supply of decent, safe, and sound housing that is affordable to lower income households, both renters and owner occupants.</p>				
Strategies To Meet the Goal	Responsible Entities Assigned to Meet Goals	Benchmark	Proposed Investment	Year to be Completed	Date Completed
<p>1-A – Increase the supply of Section 8 Housing Choice Vouchers, provide tenant based rental assistance, and the availability of affordable housing units to reduce the number of LMI households waiting for public housing and rental assistance.</p>	<ul style="list-style-type: none"> – Housing Authority of the City of Pittsburgh – URA 	<p>FY 2007 and 2008</p>	<p>\$2,000,000</p>	<p>2009</p>	<p>T.B.D.</p>
<p>1-B – Increase the supply of available decent, safe, and affordable housing through rehabilitation assistance, new construction, and the transfer of surplus city-owned properties for LMI housing initiatives.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – URA – Housing Authority of the City of Pittsburgh – CHDOs 	<p>On-going</p>	<p>\$5,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>1-C – Increase homeownership opportunities for LMI households by providing housing counseling, credit counseling, and downpayment assistance.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – URA – Housing Authority of the City of Pittsburgh – CHDOs – Urban League 	<p>On-going</p>	<p>\$10,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>1-D – Maintain an effective property maintenance inspection and enforcement program.</p>	<ul style="list-style-type: none"> – City of Pittsburgh, Bureau of Building Inspections 	<p>On-going</p>	<p>\$2,000,000</p>	<p>2009</p>	<p>T.B.D.</p>



IMPEDIMENT No. 2.	<p>HOUSING ACCESSIBILITY – There is a lack of accessible affordable housing that is decent, safe, and sound, which limits housing choice for handicapped persons and makes it a fair housing concern. GOAL – Increase the supply of decent, safe, and sound housing that is affordable and accessible to lower income households, which are handicapped, both renters and owner occupants.</p>				
Strategies To Meet the Goal	Responsible Entities Assigned to Meet Goals	Benchmark	Proposed Investment	Year to be Completed	Date Completed
<p>2-A – Further assess the issue regarding access to affordable housing by conducting an inventory of accessible units, need for specific accessibility features in units, and develop recommendations to increase marketing of accessible units to disabled and elderly renters.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Fair Housing Partnership – Commission on Human Relations 	FY 2007	\$500,000	2009	T.B.D.
<p>2-B – Increase the supply of housing that is accessible to persons with disabilities and the elderly by providing targeted rehabilitation assistance and ensuring that new multi-family construction meets accessibility provisions of the Fair Housing Act.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Housing Authority of the City of Pittsburgh – Commission on Human Relations – CHDOs 	On-going	\$2,500,000	2010	T.B.D.
<p>2-C – Improve the accessibility of emergency shelters and transitional housing locations to accommodate handicapped persons.</p>	<ul style="list-style-type: none"> – Commission on Human Relations – Fair Housing Partnership 	On-going	\$1,500,000	2009	T.B.D.
<p>2-D – Increase the accessibility of emergency shelters and transitional housing locations.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Housing providers – Shelter providers 	On-going	\$1,000,000	2009	T.B.D.



<p>IMPEDIMENT No. 3.</p>	<p>FAIR HOUSING EDUCATION, ADVOCACY, MONITORING, AND ENFORCEMENT – There is a lack of awareness of rights and responsibilities under the Fair Housing Act and a need to continually monitor and enforce the Fair Housing Act. GOAL – Increase the knowledge and awareness of the rights of individuals and the responsibilities of building owners in regard to the Fair Housing Act through education advocacy, monitoring, and enforcement to eliminate discrimination in housing and providing fair housing choices for all individuals and families.</p>				
<p>Strategies To Meet the Goal</p>	<p>Responsible Entities Assigned to Meet Goals</p>	<p>Benchmark</p>	<p>Proposed Investment</p>	<p>Year to be Completed</p>	<p>Date Completed</p>
<p>3-A – Fund and strengthen the delivery of public education and targeted training and programs concerning the rights and responsibilities ensured by the Fair Housing Act.</p>	<ul style="list-style-type: none"> – Commission on Human Relations – City of Pittsburgh – Housing Authority of the City of Pittsburgh 	<p>On-going</p>	<p>\$1,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>3-B – Maintain and support efficient and effective fair housing monitoring, investigation, and enforcement strategies.</p>	<ul style="list-style-type: none"> – Commission on Human Relations – Fair Housing Partnership – Housing Authority of the City of Pittsburgh 	<p>On-going</p>	<p>\$1,500,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>3-C – Fund and strengthen the delivery of financial literacy counseling for LMI and minority households to combat predatory and subprime lending practices.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Commission on Human Relations – Elder-Ado, Inc. – Social Service Agencies – Housing Authority of the City of Pittsburgh – Urban League 	<p>On-going</p>	<p>\$250,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>3-D – Fund and support the delivery of fair housing services to at-risk groups and victims of housing discrimination.</p>	<ul style="list-style-type: none"> – Commission on Human Relations – Social Service Agencies – Fair Housing Partnership 	<p>On-going</p>	<p>\$250,000</p>	<p>2010</p>	<p>T.B.D.</p>



<p>IMPEDIMENT No. 4.</p>	<p>CONCENTRATION OF LOW-INCOME AND MINORITY GROUPS – There are concentrations of low-income persons, minorities and female headed households which lack decent, safe and sound housing that is affordable, which impacts neighborhoods in the City and makes this a fair housing concern. GOAL – Improve the housing conditions in the City and promote new affordable housing choices outside impacted areas in order to have diversified neighborhoods.</p>				
<p>Strategies To Meet the Goal</p>	<p>Responsible Entities Assigned to Meet Goals</p>	<p>Benchmark</p>	<p>Proposed Investment</p>	<p>Year to be Completed</p>	<p>Date Completed</p>
<p>4-A – Increase the amount of affordable housing opportunities in more affluent and less racially segregated areas by studying the feasibility of providing density bonuses for affordable units and new construction financing programs.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Housing Authority of the City of Pittsburgh – URA 	<p>On-going</p>	<p>\$5,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>4-B – Develop and fund strategies to close the low- income and minority homeownership gap in certain areas of the City.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – CDCs – CHDOs 	<p>On-going</p>	<p>\$10,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>4-C – Further assess issues of overcrowding, develop recommendations, and implement strategies to ensure a range of quality housing for LMI and minority households.</p>	<ul style="list-style-type: none"> – City of Pittsburgh – Housing Authority of the City of Pittsburgh 	<p>On-going</p>	<p>\$5,000,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>4-D – Ensure that protected class communities and economically diverse groups are represented on advisory bodies that oversee housing policies.</p>	<ul style="list-style-type: none"> – City of Pittsburgh, Mayor 	<p>On-going</p>	<p>N/A</p>	<p>2009</p>	<p>T.B.D.</p>



<p>IMPEDIMENT No. 5.</p>	<p>ECONOMIC ISSUES – There is a lack of economic opportunities which prevents low-income households from improving their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern. GOAL – Improve the local economy by providing an increase in job opportunities which will increase in household income, and will promote fair housing choice.</p>				
<p>Strategies To Meet the Goal</p>	<p>Responsible Entities Assigned to Meet Goals</p>	<p>Benchmark</p>	<p>Proposed Investment</p>	<p>Year to be Completed</p>	<p>Date Completed</p>
<p>5-A – Strengthen partnerships and program delivery that enhances the City’s business base, expand its tax base, and create a more sustainable economy for residents and businesses</p>	<ul style="list-style-type: none"> – City of Pittsburgh – CDCs – CHDOs – URA 	<p>On-going</p>	<p>\$7,500,000</p>	<p>2010</p>	<p>T.B.D.</p>
<p>5-B – Support and enhance workforce development and skills training that results in a livable wage job opportunities</p>	<ul style="list-style-type: none"> – City of Pittsburgh – CDCs – CHDOs 	<p>On-going</p>	<p>\$2,500,000</p>	<p>2009</p>	<p>T.B.D.</p>
<p>5-C – Support programming that enhances entrepreneurship and small business development, expansion, and retention within traditionally LMI and minority neighborhoods</p>	<ul style="list-style-type: none"> – City of Pittsburgh – CDCs – CHDOs – URA 	<p>On-going</p>	<p>\$5,000,000</p>	<p>2010</p>	<p>T.B.D.</p>



V. Certification

Signature Page:

I hereby certify that this *Fair Housing Analysis Update – 2006* is in compliance with the intent and directives of the Community Development Block Grant Program regulations.

Luke Ravenstahl, Honorable Mayor

Date



VI. Appendix

The following items are in the appendix:

- 2000 Census Data for the City of Pittsburgh
- CRA Reports:
 - 2004 CRA MSA Aggregate Report – Table 1-1
 - 2004 CRA MSA Aggregate Report – Table 1-1A
 - 2004 CRA MSA Aggregate Report – Table 1-2
 - 2004 CRA MSA Aggregate Report – Table 1-2A
 - 2004 CRA MSA Aggregate Report – Table 2-1
 - 2004 CRA MSA Aggregate Report – Table 2-1A
 - 2004 CRA MSA Aggregate Report – Table 2-2
 - 2004 CRA MSA Aggregate Report – Table 2-2A

City of Pittsburgh Census Data

Population Statistics

Items	Number of Persons
Total	334,563

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Gender (Male & Female) Statistics

Items	Number of Persons	Percentage
Male	159,119	47.6%
Female	175,444	52.4%
Total	334,563	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Age of Population

Items	Number of Persons	Percentage
Under 5 years	17,607	5.3
5 to 9 years	19,004	5.7
10 to 14 years	18,907	5.7
15 to 19 years	25,881	7.7
20 to 24 years	34,570	10.3
25 to 34 years	48,860	14.6
35 to 44 years	46,870	14
45 to 54 years	41,082	12.3
55 to 59 years	14,142	4.2
60 to 64 years	12,606	3.8
65 to 74 years	26,483	7.9
75 to 84 years	21,362	6.4
85 years and over	7,189	2.1
Median age (years)		
	35.5 years	-
18 years and over		
	268,055	80.1
Male	125,287	46.7
Female	142,768	53.3
21 years and over		
	244,761	73.2
62 years and over		
	62,547	18.7
65 years and over		
	55,034	16.4
Male	20,766	37.7
Female	34,268	62.3

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Race Statistics

Items	Number of Persons	Percentage
Total	334,563	-
One race	329,160	98.4%
White alone	226,258	68.7%
Black or African American alone	90,750	27.6%
American Indian and Alaska Native alone	628	0.2%
Asian alone	9,195	2.8%
Native Hawaiian and Other Pacific Islander alone	111	0.0%
Some other race alone	2,218	0.7%
Two or more races	5,403	1.6%

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Concentrations of Black Residents for 1990 and 2000

Neighborhood	Census Tract	1990 Census		2000 Census	
		Total Populations	% Black Populations	Total Populations	% Black Populations
Central Business District	201	1,670	30.50%	5,222	39.70%
Strip District	203	113	37.17%	266	60.90%
Crawford-Roberts	305	1,371	94.46%	2,724	87.20%
West Oakland	402	964	46.78%	2,272	53.20%
Middle Hill	501	1,114	98.47%	2,143	96.80%
Upper Hill	506	2,590	84.44%	2,246	86.80%
Bedford Dwellings	509	2,317	97.37%	2,109	95.90%
Terrace Village	510	3,523	98.21%	1,250	92.50%
Terrace Village	511	1,550	98.45%	1,381	98.00%
Stanton Heights	1005	2,159	44.42%	2,100	63.30%
Garfield	1016	2,130	90.70%	1,879	93.40%
Garfield	1017	2,439	62.28%	2,004	71.40%
East Liberty	1113	3,242	45.13%	3,188	69.10%
East Liberty	1114	1,758	79.07%	1,567	86.20%
East Liberty	1115	3,408	73.86%	3,683	75.40%
Lincoln/Lemington/Belmar	1201	1,896	72.84%	1,684	75.20%
Lincoln/Lemington/Belmar	1202	1,964	97.10%	1,632	96.30%
Lincoln/Lemington/Belmar	1203	2,784	89.83%	2,234	93.40%
Larimer	1204	1,953	85.66%	1,274	88.90%
Homewood West	1207	1,369	97.52%	1,114	94.00%
Larimer	1208	2,039	81.66%	1,328	86.90%
Homewood North	1301	1,819	98.30%	2,637	96.10%
Homewood North	1302	2,209	97.10%	1,885	97.20%
Homewood South	1303	2,653	97.40%	1,913	96.50%
Homewood South	1304	2,158	98.01%	1,734	97.50%
East Hill	1306	4,505	95.01%	3,951	93.80%
Point Breeze North	1405	2,513	67.77%	2,304	67.90%
Glen Hazel	1504	793	63.68%	805	72.40%
Hazelwood	1515	3,122	29.31%	3,386	40.90%
St. Clair	1606	1,960	88.83%	1,453	84.00%
Beltzhoover	1809	1,978	77.10%	2,783	82.20%

Census Data - Population

Chartiers City	2021	569	69.95%	595	72.40%
Manchester	2107	3,077	85.54%	2,506	85.50%
Allegheny Center	2204	1,262	35.02%	886	43.60%
Central Northside	2206	2,144	39.32%	1,938	44.30%
Central Northside	2503	1,579	77.77%	1,262	72.90%
California Kirkbride	2507	1,156	67.73%	973	77.80%
Fineview	2509	1,907	44.31%	1,751	49.10%
Northview Heights	2609	2,746	95.70%	2,526	96.10%
Perry South	2614	2,926	60.22%	3,293	68.10%
Perry South	2615	1,857	42.00%	1,983	59.80%
Marshall-Shadeland	2704	2,179	53.88%	3,026	49.30%
Fairywood	2808	2,951	88.28%	1,099	90.00%
City of Pittsburgh	-	369,879	25.78%	334,563	27.10%

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Occupancy Status

Items	Number of Households	Percentage
Total housing units	163,366	-
Occupied housing units	143,739	88
Vacant housing units	19,627	12

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure Status

Items	Number of Households	Percentage
Occupied housing units	143,739	-
Owner-occupied housing units	74,927	52.1
Renter-occupied housing units	68,812	47.9

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Vacancy Status

Items	Number of Households	Percentage
Vacant housing units	19,627	-
For rent	6,606	33.7
For sale only	2,130	10.9
Rented or sold, not occupied	1,889	9.6
For seasonal, recreational, or occasional use	878	4.5
For migratory workers	7	0
Other vacant	8,117	41.4

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Race of Householder

Items	Number of Households	Percentage
Occupied housing units	143,739	100
One race	141,961	98.8
White	102,065	71
Black or African American	35,287	24.5
American Indian and Alaska Native	248	0.2
Asian	3,836	2.7
Native Hawaiian and Other Pacific Islander	28	0
Some other race	497	0.3
Two or more races	1,778	1.2

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure by Race

Items	Number of Households	Percentage
Total	143,739	-
Owner occupied	74,927	52.1
Householder who is White alone	60,797	81.1
Householder who is Black or African American alone	12,699	16.9
Householder who is American Indian and Alaska Native alone	79	0.1
Householder who is Asian alone	647	0.9
Householder who is Native Hawaiian and Other Pacific Islander alone	10	0
Householder who is Some other race alone	128	0.2
Householder who is Two or more races	567	0.7
Renter occupied:	68,812	47.9
Householder who is White alone	41,268	59.9
Householder who is Black or African American alone	22,588	32.8
Householder who is American Indian and Alaska Native alone	169	0.2
Householder who is Asian alone	3,189	4.6
Householder who is Native Hawaiian and Other Pacific Islander alone	18	0
Householder who is Some other race alone	369	0.5
Householder who is Two or more races	1,211	1.8

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure by Age of Householder

Items	Number of Households	Percentage
Owner occupied:	74,927	52.1
Householder 15 to 24 years	873	1.2
Householder 25 to 34 years	7,460	9.9
Householder 35 to 44 years	13,952	18.6
Householder 45 to 54 years	15,818	21.1
Householder 55 to 64 years	11,269	15
Householder 65 to 74 years	12,605	16.8
Householder 75 to 84 years	10,313	13.8
Householder 85 years and over	2,637	3.5
Renter occupied:	68,812	47.9
Householder 15 to 24 years	12,153	17.7
Householder 25 to 34 years	18,340	26.7
Householder 35 to 44 years	12,229	17.8
Householder 45 to 54 years	8,731	12.7
Householder 55 to 64 years	5,385	7.8
Householder 65 to 74 years	5,265	7.7
Householder 75 to 84 years	4,858	7.1
Householder 85 years and over	1,851	2.7

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure by Household Type

Items	Number of Households	Percentage
Total households	143,739	-
Family households	74,104	51.6
Male householder	42,523	29.6
Female householder	31,581	22
Nonfamily households	69,635	48.4
Male householder	31,251	21.7
Living alone	24,150	16.8
Female householder	38,384	26.7
Living alone	32,412	22.5

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure by Household Size

Items	Number of Households	Percentage
Total households	143,739	-
1-person household	56,562	39.4
2-person household	43,979	30.6
3-person household	20,423	14.2
4-person household	13,407	9.3
5-person household	6,048	4.2
6-person household	2,164	1.5
7-or-more-person household	1,156	0.8
Average household size		
Average household size	2.17	-
Average family size		
Average family size	2.95	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Family Type and Presence of Own Children

Items	Number of Households	Percentage
Families	74,104	-
With related children under 18 years	35,091	47.4
With own children under 18 years	31,458	42.5
Under 6 years only	7,534	10.2
Under 6 and 6 to 17 years	6,029	8.1
6 to 17 years only	17,895	24.1
Married-couple families		
Married-couple families	44,776	-
With related children under 18 years	17,458	39
With own children under 18 years	16,396	36.6
Under 6 years only	4,127	9.2
Under 6 and 6 to 17 years	3,122	7
6 to 17 years only	9,147	20.4
Female householder, no husband present		
Female householder, no husband present	23,683	-
With related children under 18 years	15,111	63.8
With own children under 18 years	12,927	54.6
Under 6 years only	2,816	11.9
Under 6 and 6 to 17 years	2,623	11.1
6 to 17 years only	7,488	31.6

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure

Items	Number of Households	Percentage
Occupied housing units	143,739	-
Owner-occupied housing units	74,927	52.1
Renter-occupied housing units	68,812	47.9

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Tenure by Household Size

Items	Number of Households	Percentage
Owner-occupied housing units	74,927	-
1-person household	22,393	29.9
2-person household	25,957	34.6
3-person household	12,078	16.1
4-person household	8,733	11.7
5-person household	3,795	5.1
6-person household	1,298	1.7
7-or-more-person household	673	0.9
Renter-occupied housing units		
Renter-occupied housing units	68,812	-
1-person household	34,169	49.7
2-person household	18,022	26.2
3-person household	8,345	12.1
4-person household	4,674	6.8
5-person household	2,253	3.3
6-person household	866	1.3
7-or-more-person household	483	0.7

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Household Population

Items	Number of Households	Percentage
Population in occupied housing units	311,749	-
Owner-occupied housing units	177,511	56.9
Renter-occupied housing units	134,238	43.1
Per occupied housing unit	2.17	(X)
Per owner-occupied housing unit	2.37	(X)
Per renter-occupied housing unit	1.95	(X)

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Household Income in 1999

Items	Number of Households	Percentage
Households	143,752	-
Less than \$10,000	25,927	18
\$10,000 to \$14,999	13,668	9.5
\$15,000 to \$24,999	24,606	17.1
\$25,000 to \$34,999	19,228	13.4
\$35,000 to \$49,999	21,441	14.9
\$50,000 to \$74,999	20,482	14.2
\$75,000 to \$99,999	8,366	5.8
\$100,000 to \$149,999	5,843	4.1
\$150,000 to \$199,999	1,797	1.3
\$200,000 or more	2,394	1.7
Median household income (dollars)	28,588	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Families Income in 1999

Items	Number of Households	Percentage
Families	74,708	-
Less than \$10,000	8,202	11
\$10,000 to \$14,999	4,486	6
\$15,000 to \$24,999	10,808	14.5
\$25,000 to \$34,999	10,353	13.9
\$35,000 to \$49,999	12,954	17.3
\$50,000 to \$74,999	14,285	19.1
\$75,000 to \$99,999	6,311	8.4
\$100,000 to \$149,999	4,175	5.6
\$150,000 to \$199,999	1,376	1.8
\$200,000 or more	1,758	2.4
Median family income (dollars)	38,795	-
Per capita income (dollars)	18,816	-
Median earnings (dollars):		
Male full-time, year-round workers	32,128	-
Female full-time, year-round workers	25,500	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Poverty Status in 1999

Items	Number of Households	Percentage
Families	11,228	-
Percent below poverty level	-	15
With related children under 18 years	8,682	-
Percent below poverty level	-	24.2
With related children under 5 years	4,245	-
Percent below poverty level	-	30.2
Families with female householder, no husband present		
Families with female householder, no husband present	7,768	-
Percent below poverty level	-	33.8
With related children under 18 years	6,811	-
Percent below poverty level	-	45
With related children under 5 years	3,334	-
Percent below poverty level	-	57.9
Individuals		
Individuals	63,866	-
Percent below poverty level	-	20.4
18 years and over	45,730	-
Percent below poverty level	-	18.4
65 years and over	7,046	-
Percent below poverty level	-	13.5
Related children under 18 years	17,868	-
Percent below poverty level	-	27.5
Related children 5 to 17 years	12,359	-
Percent below poverty level	-	26
Unrelated individuals 15 years and over	28,830	-
Percent below poverty level	-	30.9

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Concentrations of LMI Households and Black Households, 2000

LMI Census Tract	Neighborhood	% LMI	% Black Households
2204	Allegheny Center	75%	43.60%
509	Bedford Dwellings	90%	95.90%
1809	Beltzhoover	60%	82.20%
2507	California Kirkbride	72%	77.80%
201	Central Business	52%	39.70%
2206	Central Northside	59%	44.30%
2503	Central Northside	73%	72.90%
2021	Chartiers City	57%	72.40%
1306	East Hills	72%	93.80%
1113	East Liberty	61%	69.10%
1115	East Liberty	74%	75.40%
2808	Fairywood	81%	90.00%
2509	Fineview	67%	49.10%
1114	Garfield	65%	86.20%
1017	Garfield	67%	71.40%
1016	Garfield	86%	93.40%
1504	Glen Hazel	92%	72.40%
1515	Hazelwood	66%	40.90%
1302	Homewood North	66%	97.20%
1301	Homewood North	75%	96.10%
1304	Homewood South	80%	97.50%
1303	Homewood South	81%	96.50%
1207	Homewood West	72%	94.00%
1208	Larimer	78%	86.90%
1204	Larimer	83%	88.90%
1202	Lincoln LemingtonBelmar	53%	96.30%
1201	Lincoln LemingtonBelmar	62%	75.20%
1203	Lincoln LemingtonBelmar	70%	93.40%
2107	Manchester	61%	85.50%
2704	Marshall- Shadeland	59%	49.30%
501	Middle Hill	72%	96.80%
2609	Northview Heights	91%	96.10%
2615	Perry South	54%	59.80%
2614	Perry South	67%	68.10%
1606	St Clair	81%	84.00%
203	Strip District	56%	60.90%
510	Terrace Village	87%	92.50%
511	Terrace Village	89%	98.00%
506	Upper Hill	56%	86.80%
402	West Oakland	66%	53.20%
City of Pittsburgh		53%	27.10%

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Employment Status

Items	Number of Persons	Percentage
Population 16 years and over	275,396	100
In labor force	161,182	58.5
Civilian labor force	160,996	58.5
Employed	144,768	52.6
Unemployed	16,228	5.9
Percent of civilian labor force	10.1	-
Armed Forces	186	0.1
Not in labor force	114,214	41.5
Females 16 years and over		
Population 16 years and over	146,637	100
In labor force	79,906	54.5
Civilian labor force	79,862	54.5
Employed	71,997	49.1
Own children under 6 years		
Population 16 years and over	20,281	100
All parents in family in labor force	12,368	61

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Types of Occupation

Items	Number of Persons	Percentage
Employed civilian population 16 years and over	144,768	-
OCCUPATION		
Management, professional, and related occupations	53,398	36.9
Service occupations	28,871	19.9
Sales and office occupations	39,835	27.5
Farming, fishing, and forestry occupations	145	0.1
Construction, extraction, and maintenance occupations	8,994	6.2
Production, transportation, and material moving occupations	13,525	9.3

INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	265	0.2
Construction	6,185	4.3
Manufacturing	8,807	6.1
Wholesale trade	3,159	2.2
Retail trade	14,876	10.3
Transportation and warehousing, and utilities	6,699	4.6
Information	4,934	3.4
Finance, insurance, real estate, and rental and leasing	11,520	8
Professional, scientific, management, administrative, and waste management services	16,013	11.1
Educational, health and social services	43,319	29.9
Arts, entertainment, recreation, accommodation and food services	14,993	10.4
Other services (except public administration)	7,489	5.2
Public administration	6,509	4.5
CLASS OF WORKER		
Private wage and salary workers	119,525	82.6
Government workers	18,127	12.5
Self-employed workers in own not incorporated business	6,887	4.8
Unpaid family workers	229	0.2
COMMUTING TO WORK		
Workers 16 years and over	141,844	100
Car, truck, or van -- drove alone	77,787	54.8
Car, truck, or van -- carpooled	16,131	11.4
Public transportation (including taxicab)	29,062	20.5
Walked	13,870	9.8
Other means	1,635	1.2
Worked at home	3,359	2.4
Mean travel time to work (minutes)	23.1	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Type of Housing Units

Items	Number of Persons	Percentage
Total housing units	163,366	-
UNITS IN STRUCTURES		
1-unit, detached	71,570	43.8
1-unit, attached	24,277	14.9
2 units	15,894	9.7
3 or 4 units	12,749	7.8
5 to 9 units	10,818	6.6
10 to 19 units	7,794	4.8
20 or more units	19,881	12.2
Mobile home	354	0.2
Boat, RV, van, etc.	29	0

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Number of Rooms per Housing Units

Items	Number of Persons	Percentage
1 room	4,006	2.5
2 rooms	7,987	4.9
3 rooms	22,316	13.7
4 rooms	26,606	16.3
5 rooms	31,070	19
6 rooms	34,220	20.9
7 rooms	15,704	9.6
8 rooms	10,935	6.7
9 or more rooms	10,522	6.4
Median (rooms)	5.2	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Year Structure Built

Items	Number of Persons	Percentage
1999 to March 2000	700	0.4
1995 to 1998	1,576	1
1990 to 1994	1,558	1
1980 to 1989	5,925	3.6
1970 to 1979	10,275	6.3
1960 to 1969	15,513	9.5
1940 to 1959	45,048	27.6
1939 or earlier	82,771	50.7

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Year Householder Moved into Unit

Items	Number of Persons	Percentage
1999 to March 2000	28,373	19.7
1995 to 1998	36,915	25.7
1990 to 1994	19,284	13.4
1980 to 1989	19,559	13.6
1970 to 1979	14,488	10.1
1969 or earlier	25,120	17.5

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Housing Values

Items	Number of Persons	Percentage
Specified owner-occupied units	66,568	-
Less than \$50,000	25,475	38.3
\$50,000 to \$99,999	29,709	44.6
\$100,000 to \$149,999	5,555	8.3
\$150,000 to \$199,999	2,023	3
\$200,000 to \$299,999	1,815	2.7
\$300,000 to \$499,999	1,290	1.9
\$500,000 to \$999,999	637	1
\$1,000,000 or more	64	0.1
Median (dollars)	59,700	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Mortgage Status and Selected Monthly Owner Costs

Items	Number of Housing Units	Percentage
With a mortgage	38,578	58
Less than \$300	428	0.6
\$300 to \$499	4,565	6.9
\$500 to \$699	9,892	14.9
\$700 to \$999	12,159	18.3
\$1,000 to \$1,499	7,489	11.3
\$1,500 to \$1,999	2,151	3.2
\$2,000 or more	1,894	2.8
Median (dollars)	794	-
Not mortgaged	27,990	42
Median (dollars)	309	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Selected monthly Owner Costs as a Percentage of Household Income in 1999

Items	Number of Housing Units	Percentage
Less than 15 percent	26,281	39.5
15 to 19 percent	11,098	16.7
20 to 24 percent	8,630	13
25 to 29 percent	5,331	8
30 to 34 percent	3,060	4.6
35 percent or more	11,245	16.9
Not computed	923	1.4

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Gross Rent

Items	Number of Housing Units	Percentage
Less than \$200	7,265	10.6
\$200 to \$299	4,886	7.1
\$300 to \$499	20,920	30.5
\$500 to \$749	22,770	33.1
\$750 to \$999	7,063	10.3
\$1,000 to \$1,499	2,757	4
\$1,500 or more	384	0.6
No cash rent	2,647	3.9
Median (dollars)	500	-

Source: 2000 U.S. Census Data, www.factfinder.census.gov

Gross Rent as a Percentage of Household Income in 1999

Items	Number of Housing Units	Percentage
Less than 15 percent	12,121	17.6
15 to 19 percent	8,386	12.2
20 to 24 percent	7,401	10.8
25 to 29 percent	7,503	10.9
30 to 34 percent	4,667	6.8
35 percent or more	23,338	34
Not computed	5,276	7.7

Source: 2000 U.S. Census Data, www.factfinder.census.gov