
CITY OF PITTSBURGH

Department of City Planning, 200 Ross Street, Pittsburgh, PA 15219

FY 2015-2019 Analysis of Impediments to Fair Housing Choice

DRAFT

*For Submission to HUD on:
April 13, 2015*

*William Peduto,
Honorable Mayor*





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Executive Summary

The City of Pittsburgh, Pennsylvania is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing," each community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing. HUD advises communities that the Analysis of Impediments to Fair Housing should also address "Visitability," the Section 504 Rehabilitation Act, the Americans with Disabilities Act, as well as the Fair Housing Act.

The HUD Fair Housing and Equal Opportunity (FHEO) Office is now advising Federal entitlement communities to update their Analysis of Impediments (AI) to Fair Housing Choice to coincide with their Five Year Consolidated Plan, and then every five (5) years thereafter. In addition, each year the City, as part of its Annual Action Plan, must sign certifications that the City will affirmatively further fair housing. This means that the City will conduct an Analysis of Impediments to Fair Housing Choice (AI), take appropriate actions to overcome the effects of any impediments identified through the AI, and maintain records reflecting what analysis and corrective actions were taken.

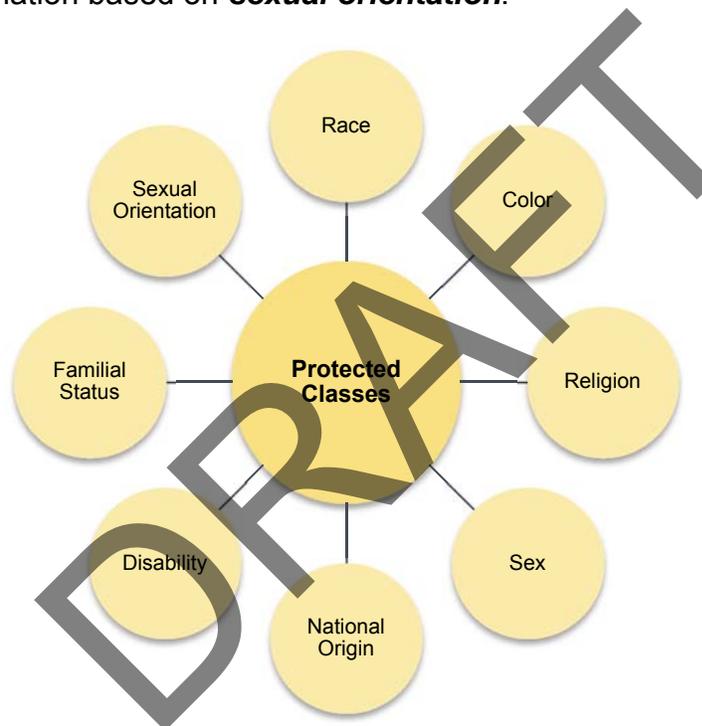
The City of Pittsburgh previously prepared an Update to the Analysis of Impediments to Fair Housing Choice in 2012. The HUD Fair Housing and Equal Opportunity Office has requested the City to prepare an update to its AI. The City has prepared this 2015-2019 Analysis of Impediments to Fair Housing Choice to bring the City into sequence with its FY 2015-2019 Five Year Consolidated Plan. This analysis focuses on the status and interaction of six (6) fundamental conditions within the City of Pittsburgh:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial 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 Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their **race, color, religion, sex, national origin, disability, or familial status** in the sale, rental, and financing of housing. Additionally, the City of Pittsburgh has passed an ordinance protecting persons against discrimination based on **sexual orientation**.



The methodology employed to undertake this Analysis of Impediments included:

- **Research**
 - A review of the City's 2012 Update to the Analysis of Impediments to Fair Housing Choice, the City's Zoning Ordinance, the City's Comprehensive Plan, as well as a review of the FY 2010-2014 Five Year Consolidated Plan, FY 2010 through FY 2014 Annual Action Plans, and the Consolidated Annual Performance Evaluation Reports for FY 2010 through FY 2014.
 - A review of the Housing Authority of the City of Pittsburgh's Annual Plans, Moving to Work Plan, the Public Housing Agency's Admission



and Continued Occupancy Policy, the Housing Choice Voucher Administrative Plan, Family Self-Sufficiency Program Action Plan, and Section 504 Needs Assessment.

- The most recent demographic data for the City was analyzed from the U.S. Census, which included general, demographic, housing, economic, social, and disability characteristics.
- A review of the residential segregation data from CensusScope was undertaken.
- A review of the U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (HUD-CHAS) data was undertaken.
- A review of financial lending institutions through the Home Mortgage Disclosure Act (HMDA) database was completed.
- A review of the real estate and mortgage practices was undertaken.
- Home mortgage foreclosure data was reviewed.

- **Interviews & Meetings**

- Meetings and/or interviews were conducted with the Housing Authority of the City of Pittsburgh; the Urban Redevelopment Authority of Pittsburgh; the Department of City Planning; community and social service agencies; advocacy organizations for the disabled; housing providers; the Human Relations Commission; etc.
- Surveys were sent to each housing, social service, and community development agency that was invited to the roundtable discussions. Follow up phone calls were made when an organization neither returned a survey nor attended a meeting.

- **Analysis of Data**

- Low- and moderate-income areas were identified and mapped.
- Concentrations of minority populations were identified and mapped.
- Concentrations of owner-occupied and renter-occupied housing units were identified and mapped.
- Fair housing awareness in the community was evaluated.
- Distribution by location of public and assisted housing units was analyzed and mapped.
- The location of CDBG expenditures throughout the City was analyzed.



- The location of HOME expenditures throughout the City was analyzed.
- The City's Five Year Goals and Objectives were reviewed.
- **Potential Impediments**
 - Public sector policies that may be viewed as impediments were analyzed.
 - Private sector policies that may be viewed as impediments were analyzed.
 - The status of previously identified impediments were analyzed.
- **Citizen Participation**
 - Electronic copies of a fair housing survey were made available on the City's website, public meetings were held, and copies were placed on public display to encourage citizen input.
 - The 2015-2019 Analysis of Impediments to Fair Housing Choice was made available on the City's website and hardcopies were placed at the following locations beginning on March 11, 2015:
 - **Department of City Planning**
200 Ross Street
Second Floor
Pittsburgh, PA 15219
 - **Urban Redevelopment Authority**
200 Ross Street
Tenth Floor
Pittsburgh, PA 15219
 - **Housing Authority of the City of Pittsburgh**
200 Ross Street
Ninth Floor
Pittsburgh, PA 15219
 - The City of Pittsburgh held a Public Hearing on the "draft" 2015-2019 Analysis of Impediments on Wednesday, April 1, 2015.



The City of Pittsburgh's 2015 Analysis of Impediments to Fair Housing Choice has identified the following impediments, as well as defined specific goals and strategies to address each impediment.

- **Impediment 1: Fair Housing Education and Outreach.**

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice. There is a lack of housing choice especially for low-income residents, minorities, and the disabled population.

Goal: All residents of the City of Pittsburgh will have an awareness and knowledge of their rights under the Fair Housing Act and fair housing will be affirmatively furthered especially for low-income residents, minorities, and the disabled population.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Continue to promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act, Americans With Disabilities Act, and the City-County Visitability Program.
- **1-B:** Continue to provide and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and the landlords' responsibilities to affirmatively further fair housing.
- **1-C:** Continue to support and provide funding for the City of Pittsburgh's Human Relations Commission to affirmatively further fair housing and enforce the rights of protected classes in the City of Pittsburgh.
- **1-D:** Continue to support and provide funding for independent fair housing organizations to provide testing services, referrals, and assistance in resolving Fair Housing complaints that may arise in the City.

- **Impediment 2: Affordable Rental Housing.**

Even though the City of Pittsburgh has a large supply of rental housing, it is not necessarily affordable to lower income households. The monthly housing cost for apartments has steadily increased to the point that over 55% of all renter households in Pittsburgh with incomes less than 50% AMI, are considered cost overburdened.

Goal: The development of affordable rental housing will occur throughout the City of Pittsburgh, especially for households whose income is less than 50% AMI,



through new construction, in-fill housing, the rehabilitation of vacant buildings, and the development of mixed-income housing, to reduce the number of lower income households who are cost overburdened.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Support and encourage both private developers and non-profit housing providers to develop plans for the construction of new affordable mixed income rental housing.
- **2-B:** Continue to support and encourage the rehabilitation of the existing housing stock in the City so it becomes decent, safe, and sound rental housing that is affordable to all lower income households.
- **2-C:** Continue to support and encourage the development of independent housing and community living arrangements for the disabled in the City.
- **2-D:** Provide financial assistance in the form of development subsidies so low-income households that are cost overburdened, particularly those households whose incomes are at or below 50% AMI, are able to afford decent, safe, and sound housing.
- **2-E:** Promote partnerships with the City of Pittsburgh Housing Authority and private and non-profit housing developers to construct additional Low Income Housing Tax Credit (LIHTC) multi-family rental housing.
- **2-F:** Continue to provide Section 8 Housing Choice Vouchers for lower income households throughout the City.

• **Impediment 3: Affordable Housing for Sale.**

The median value and cost to purchase a single family home in Pittsburgh that is decent, safe, and sound, has increased significantly to over \$87,800, which limits the choice of housing for lower income households throughout the City.

Goal: Development of for-sale single family homes for lower income households will occur through new construction, in-fill housing, and the rehabilitation of vacant structures throughout the City of Pittsburgh.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for sale with lower income concentrations throughout the City of Pittsburgh.



- **3-B:** Continue to support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound for-sale housing that is affordable to lower income households.
- **3-C:** Promote partnerships with the Urban Redevelopment Authority of Pittsburgh, non-profit housing development agencies and local banks to provide financial assistance in the form of down payment assistance and low interest loans to lower-income households to become homebuyers anywhere in the City of Pittsburgh.
- **3-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers to affirmatively further fair housing choice.
- **3-E:** Improve access to information on-line and in the print media regarding home repairs and improvements, and homebuyer assistance offered through the City, the URA of Pittsburgh, local non-profit housing development agencies, and local financial institutions.
- **3-F:** Continue to provide home buyer assistance for public housing residents to become home owners through the Housing Authority of the City of Pittsburgh's Homeownership Program and the URA Down Payment Assistance Program.

- **Impediment 4: Accessible Housing Units**

As an older, built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Pittsburgh, since 61.7% of the City's housing units were built before 1950 and do not contain accessibility features, and 13.9% of the City's population is classified as disabled.

Goal: The number of accessible housing units in the City will be increased through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Continue the on-going programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by providing low-interest loans or grants to homeowners and landlords who will make handicap improvements, and will keep their rents affordable.
- **4-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or



development incentives on available vacant and developable land in the City.

- **4-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants who are physically disabled.
- **4-D:** Continue to provide financial assistance to elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.
- **4-E:** Continue to support the City of Pittsburgh’s and Allegheny County’s joint Task Force on Disabilities and the tax credits for making residential units “visitable” and “accessible.”

- **Impediment 5: Private Lending Practices.**

The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans originated from whites and those originated from minority applicants.

Goal: Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, college and universities to conduct an in depth review of the mortgage lending practices of the local banks and financial institutions.
- **5-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **5-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **5-D:** Even though the City’s CDBG funds are being reduced each year, the City needs to fund its community improvement programs such as street improvements, demolitions, parks, and other infrastructure improvements in targeted low-income neighborhoods to improve the living environment and provide public safety protection in these areas.



- **Impediment 6: Approach to Affirmatively Furthering Fair Housing.**

The housing, racial and socio-economic data, and the amount of subsidized housing in the City of Pittsburgh, illustrates that there is a concentration of low- and moderate-income persons, minorities, and disabled persons living in the City, as compared to the region as a whole.

Goal: Housing and economic opportunities for low- and moderate-income persons and the protected classes will be available so they will be able to live and work anywhere in the City of Pittsburgh and the region.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** The City's and County's Human Relations Commissions should establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for the Pittsburgh Region with representatives from the City of Pittsburgh, Allegheny County, U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburgh (HACP), the Allegheny County Housing Authority (ACHA), the City of McKeesport Housing Authority, the other two federal CDBG Entitlement Communities in Allegheny County (McKeesport and Penn Hills), and other groups and organizations which promote fair housing.

- **Impediment 7: Economic Issues Affect Housing Choice.**

There is a lack of economic opportunities in the City which prevents lower income households from increasing their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

Goal: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice throughout the City of Pittsburgh.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **7-A:** Strengthen partnerships and program delivery that will enhance the City's business base, expand its tax base, and create a more sustainable economy for all residents and businesses.
- **7-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities.



- **7-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within impacted areas and minority neighborhoods.
- **7-D:** Support the expansion of existing businesses that will create new job opportunities for the unemployed and underemployed.

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I. Introduction

The City of Pittsburgh is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD's) Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant Program (ESG), and the Housing Opportunities for Persons with AIDS Program (HOPWA). In accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively further fair housing" the community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing. The HUD Fair Housing and Equal Opportunity (FHEO) Office is now advising Federal entitlement communities to update their Analysis of Impediments to Fair Housing Choice to coincide with the Five Year Consolidated Plan, and then every five (5) years thereafter.

HUD defines "fair housing choice" 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"

A Fair Housing Analysis consists of the following six (6) conditions:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial 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.



HUD-FHEO suggests that communities conducting a fair housing analysis consider the policies surrounding “visitability,” the Section 504 Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act. Housing that is “visitable” has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor.

- “Visitable” housing has at least one accessible means of ingress/egress, and all interior and bathroom doorways have as a minimum a 32-inch clear opening.
- Section 504 of the Rehabilitation Act (24 CFR Part 8), known simply as “Section 504,” prohibits discrimination against persons with disabilities in any program receiving Federal financial assistance.
- The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments.
- The Fair Housing Act requires property owners to make reasonable modifications to units and/or public areas in order to allow a disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit.

In regard to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.

The City of Pittsburgh previously prepared an Analysis of Impediments to Fair Housing Choice in 2007 and completed an Update to the Analysis of Impediments to Fair Housing Choice in 2012 that outlined progress that had been made and identified any new impediments to fair housing choice. Furthermore, this Analysis of Impediments will bring the City closer into sequence with the FY 2015-2019 Five Year Consolidated Plan. The document is designed to act as a planning tool, providing the City of Pittsburgh with the necessary framework to strategically reduce any identified impediments to fair housing choice over the next five (5) years, and continue to make modifications based on events and activities in the community during that time period.

In order to affirmatively further fair housing in the City of Pittsburgh, the City must look beyond its boundaries and coordinate fair housing with Allegheny County and the surrounding region. Fair housing choice is the goal of the A.I. and the opportunity should be made available to low-income residents and the members of the protected classes to live anywhere in Allegheny County and the southwestern region of Pennsylvania.



II. Background Data

The demographic, housing, economic, and social characteristics of the City of Pittsburgh were evaluated as a basis for determining and identifying any existing impediments to fair housing choice.

Pittsburgh is the second largest city in the Commonwealth of Pennsylvania and is the county seat of Allegheny County. The City of Pittsburgh had a rich history in the steel industry and saw a loss in its population and employment when the steel industry declined. The City of Pittsburgh has “reinvented” itself and has become an educational, research, robotics, and health care center for the region. Pittsburgh has also found itself highly ranked in recent years as being a “livable” community, voted by Forbes and The Economist as the most livable city in the continental United States in 2010 and 2014, respectively.

In addition to the 2010 U.S. Census, the 2007-2011 American Community Survey Five-Year Estimates offer recent estimations of general demographics of the City of Pittsburgh, and are used in instances where the 2010 Census Data is unavailable or more recent information is needed. This Census data, along with other databases such as the CHAS Data, have been used to evaluate the City of Pittsburgh’s demographic and socio-economic characteristics, as well as other conditions affecting fair housing choice.



Part VII, Appendix A of this report contains extensive demographic data that is summarized and/or illustrated in the following sections. Part VIII, Appendix B includes full-page maps of the demographic data which are also shown on the following pages of this section.

A. Population, Race, Ethnicity, and Religion:

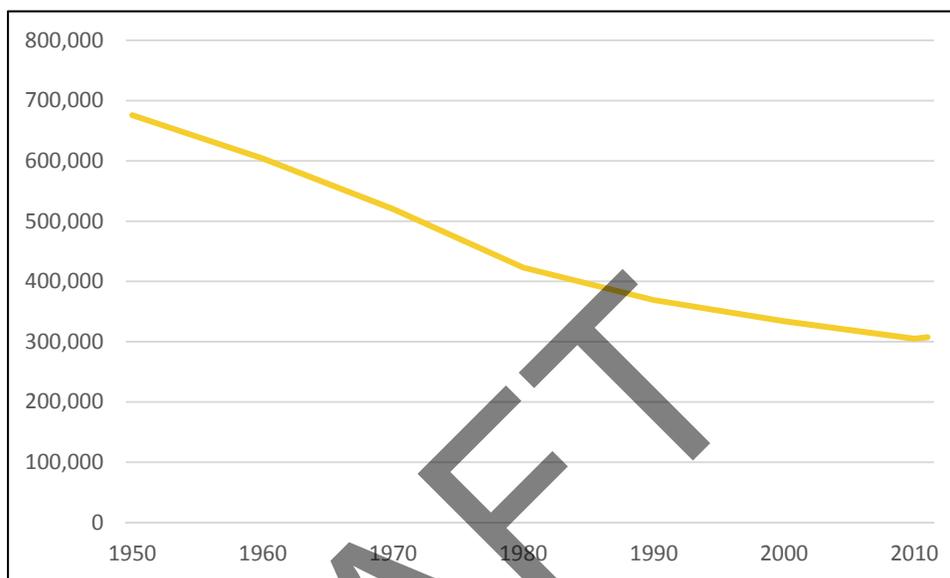
Population

This City of Pittsburgh has experienced a declining population since the 1950’s. Some of the population loss can be attributed to the decline of the steel industry and the loss of corporate headquarters. Between 1950 and 2010, the City’s population decreased from 676,806 to 305,704 people, or a population loss of approximately 54.8% in a 60 year time period. The City experienced a continuing population loss of 8.6% from 2000 to 2010. However, the City had begun to lose population at a slower rate and according to ACS Five-Year estimates, the City gained 1,828 people (0.6% increase) between 2010 and 2011. Between 2000 and 2010, the population of Allegheny County decreased 4.6% from 1,281,666 people in 2000 to 1,223,348 people in 2010. However, the Commonwealth of Pennsylvania



experienced a slight population growth of 3.4% with the influx of 421,325 people between 2000 (population of 12,281,054) and 2010 (population of 12,702,379).

Chart II-1 Population Change for the City of Pittsburgh



Source: U.S. Census Data (1950 – 2010) & 2007-2011 ACS Data

Race

The following table highlights the racial composition of the City of Pittsburgh as shown in the 2000 and 2010 U.S. Census counts.

Table II-1 - Race and Hispanic or Latino Population in the City of Pittsburgh

Race and Hispanic or Latino	2000 U.S. Census		2010 U.S. Census	
	Population Count	Percentage	Population Count	Percentage
Total	334,563	--	305,704	--
One race	329,160	98.4%	298,016	97.5%
White alone	226,258	67.6%	201,766	66.0%
Black or African American alone	90,750	27.1%	79,710	26.1%
American Indian and Alaska Native alone	628	0.2%	584	0.2%
Asian alone	9,195	2.7%	13,465	4.4%



Native Hawaiian and Other Pacific Islander alone	111	0.0%	86	0.0%
Some other race alone	2,218	0.7%	2,405	0.8%
Two or more races	5,403	1.6%	7,688	2.5%
Hispanic or Latino	4,425	1.3%	6,964	2.3%

Source: 2000 U.S. Census & 2010 U.S. Census

The City of Pittsburgh’s loss of 28,859 people between 2000 and 2010 was not as severe as previous Census counts. During this time period, the City experienced a decrease in the number and percentage of people identifying themselves as one race, White alone, Black or African American alone, and Native Hawaiian and Other Pacific Islander alone. Most other minority groups saw an increase in number of residents, as well as an increase in the overall percentage of the City’s population. In particular, Asian alone, some other race, two or more races, and the Hispanic or Latino population experienced the largest increases. During this same time period, Allegheny County and the Commonwealth of Pennsylvania experienced a decrease in the White population and an increase in the minority populations.

Another way to consider racial distribution in a community is to look at the dissimilarity indices for an area. Dissimilarity indices measure the separation or integration of races across all parts of the city, county, or state. The dissimilarity index is based on the data from the 2010 U.S. Census and was calculated as part of Brown University’s American Communities Project (<http://www.s4.brown.edu/us2010/>). The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. It compares the integration of racial groups with the White population of the City, or MSA, on a scale from 0 to 100, with 0 being completely integrated and 100 being completely separate. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. The chart below highlights the dissimilarity indices for various racial and ethnic groups, as compared to the White population in the City of Pittsburgh.

The Black/African American population is the largest minority group in the City, making up approximately 26.1% of the population and with a



dissimilarity index of 56.6. The Asian population has a dissimilarity index of 45.5 and the Hispanic Population has a dissimilarity index of 23.3. All other minority groups have relatively small populations, which introduces some error into the calculation of the dissimilarity indices. More specifically, for populations under 1,000 people, the dissimilarity index may be high even if the population is evenly distributed across the City, MSA, or State.

The dissimilarity numbers are lower across the board from the 2000 Census, and are indicative of a City that is more integrated. However, when looking at the exposure index, the numbers reflect that neighborhoods are not as integrated as the index of dissimilarity indicates. Exposure indices refer to the racial/ethnic composition of the tract where the average member of a given group lives. For example, the average Hispanic in some metropolitan areas might live in a tract that is 40% Hispanic, 40% non-Hispanic white, 15% black, and 5% Asian. (Note that these various indices must add up to 100%.) These are presented in two categories: exposure of the group to itself (which is called the Index of Isolation) and exposure of the group to other groups.

The isolation index is the percentage of same-group population in the census tract where the average member of a racial/ethnic group lives. It has a lower boundary of zero (for a very small group that is quite dispersed) to 100 (meaning that group members are entirely isolated from other groups). It should be kept in mind that this index is affected by the size of the group -- it is almost inevitably smaller for smaller groups, and it is likely to rise over time if the group becomes larger. The isolation index of White to White in the City of Pittsburgh is 75.1, Black to Black is 55.8, Hispanic to Hispanic is 2.9, and Asian to Asian is 14.1.

Indices of exposure to other groups also range from 0 to 100, where a larger value means that the average group member lives in a tract with a higher percentage of persons from the other group. These indices depend on two conditions: the overall size of the other group and each group's settlement pattern. The exposure to other groups index for Black to White in Pittsburgh is 39.5, and for White to Black, 16.6. The index for Hispanic to White is 67.1, and Asian to White is 69.9.

Table II-2 – Dissimilarity and Exposure Indices – City of Pittsburgh

	Dissimilarity Index With Whites	Isolation Index	Exposure to Other Groups*
White	--	75.1	16.6**
Black	56.6	55.8	39.5



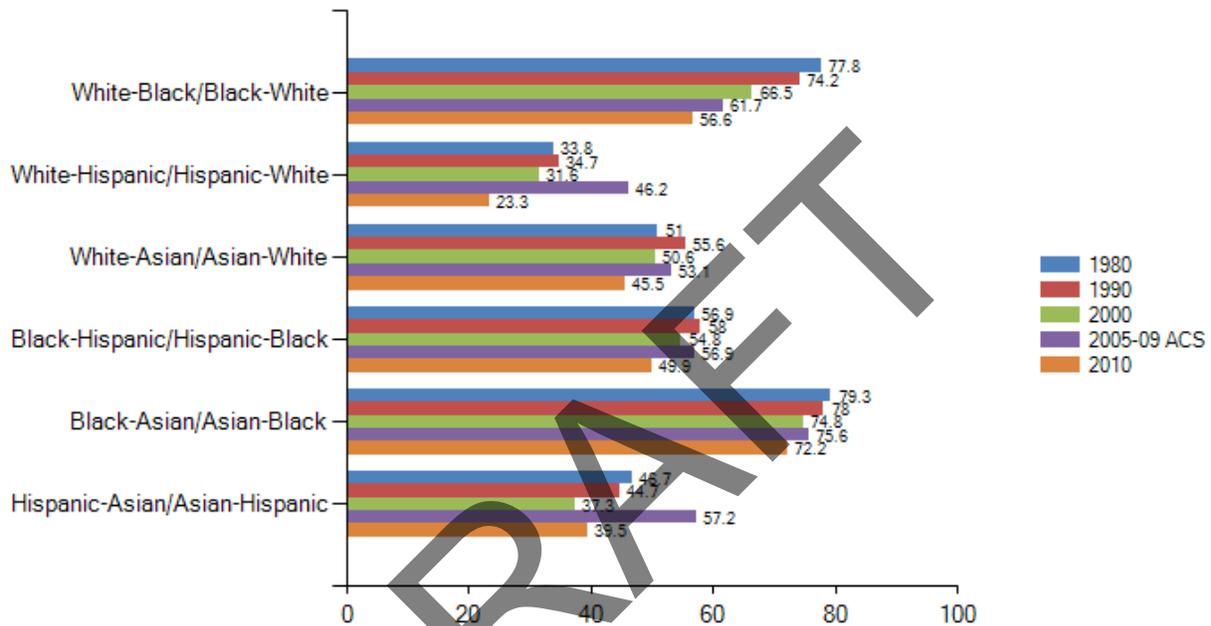
Asian	45.5	14.1	69.9
Hispanic	23.3	2.9	67.1

Source: American Communities Project & 2010 Census

* Exposure of minorities to Whites

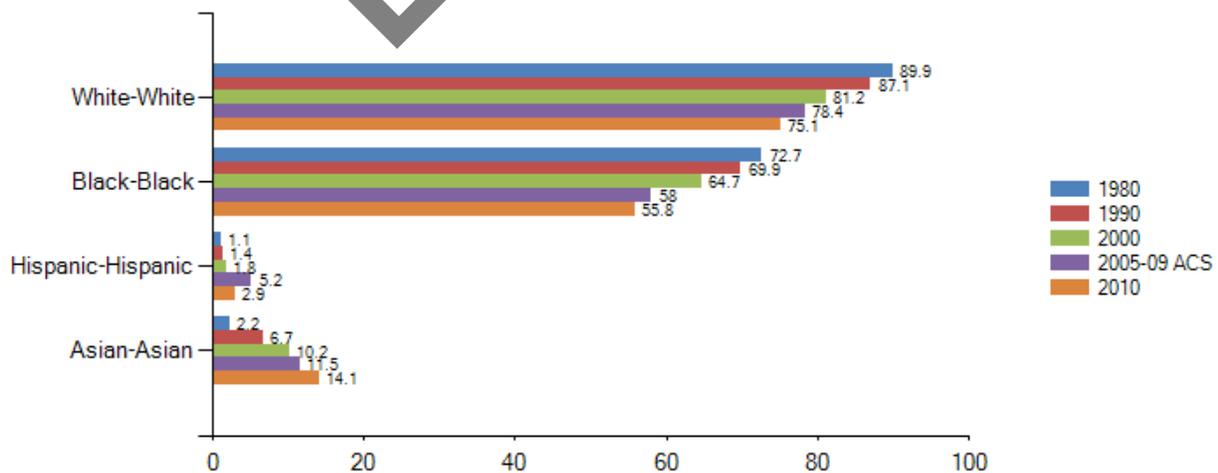
**Exposure of Whites to Blacks

Chart II-2 – Dissimilarity Index in the City of Pittsburgh



Source: American Communities Project & U.S. Census

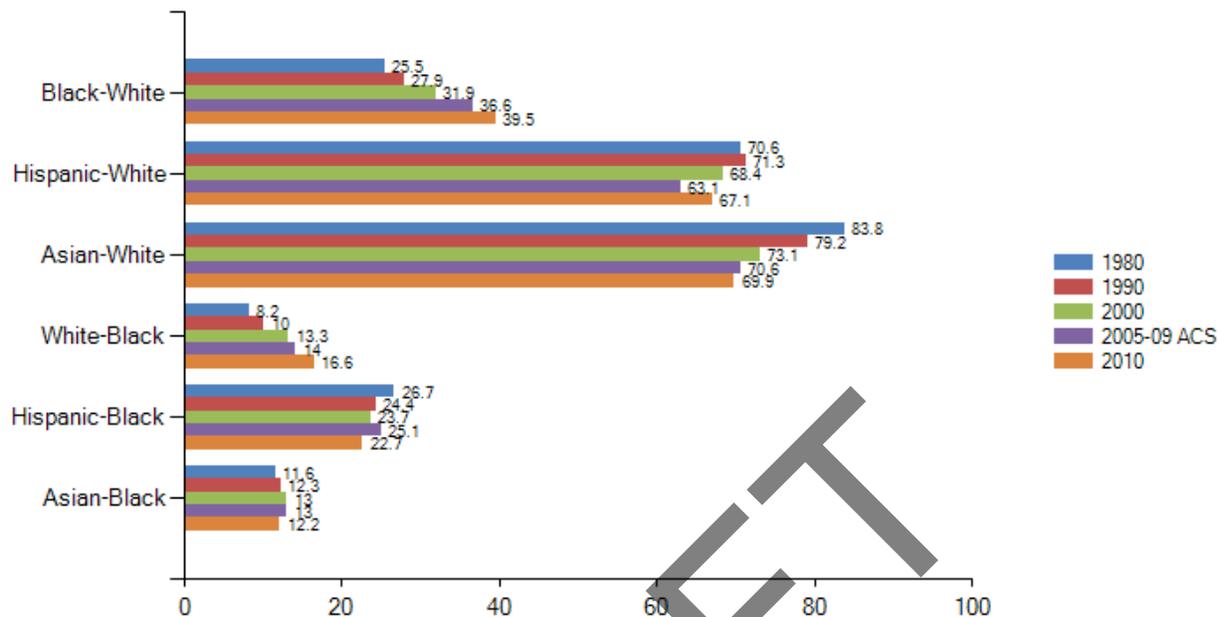
Chart II-3 – Isolation Index in the City of Pittsburgh



Source: American Communities Project & U.S. Census



Chart II-4 – Exposure Index in the City of Pittsburgh



Source: American Communities Project & U.S. Census

The following maps highlight the racial composition by census tracts across the City according to the 2005-2009 American Community Survey. The darkest shaded block groups indicate the highest concentration of each population group, and the lightest shaded block groups indicate the lowest concentration of each population group. The White population is primarily concentrated in the southern and southeastern parts of the City, as well as some areas in the northern part of the City. The majority of the minority population is located in the central, northern, and northeastern portions of the City.



Percent White Population by Tract: City of Pittsburgh, Pennsylvania



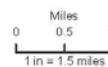
Legend

Percent White Population

- 0% - 25%
- 26% - 50%
- 51% - 75%
- 76% - 85%
- 86% - 100%

- City Boundary
- Tracts Boundary
- 100 = tract number

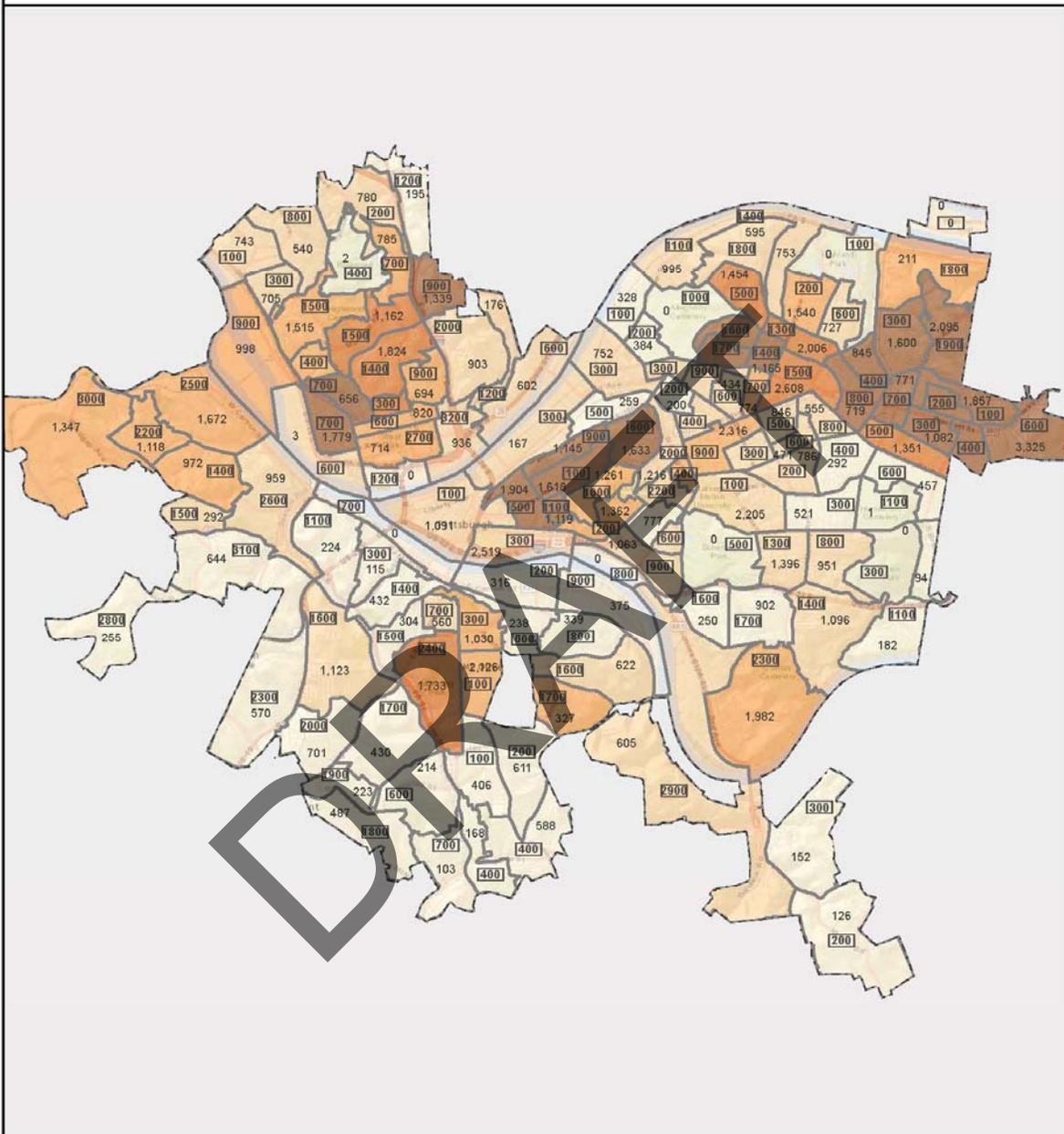
Census Tract labels show total white population 2014.



ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 3/2015



Percent Minority Population by Tract: City of Pittsburgh, Pennsylvania

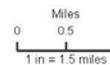


Legend

- Percent Minority Population**
- 0% - 20%
 - 21% - 40%
 - 41% - 60%
 - 61% - 80%
 - 81% - 100%

- City Boundary
- Tracts Boundary
- 100 = tract number

Census Tract labels show total minority population 2014.



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Ethnicity

The following table highlights the ethnicities of Pittsburgh residents at the time of the 2000 and 2010 U.S. Census reports.

Table II-3 – Ethnicity and Ancestry in the City of Pittsburgh

ANCESTRY	2000 U.S. Census		2007-2011 American Community Survey	
	Number	Percent	Number	Percent
Total population	334,563	--	307,532	--
American	7,398	2.2%	8,902	2.9%
Arab	2,374	0.7%	2,799	0.9%
Czech	2,076	0.6%	1,629	0.5%
Danish	208	0.1%	262	0.1%
Dutch	1,510	0.5%	2,208	0.7%
English	15,352	4.6%	16,042	5.2%
French (except Basque)	4,785	1.4%	4,433	1.4%
French Canadian	627	0.2%	420	0.1%
German	65,976	19.7%	63,281	20.6%
Greek	1,833	0.5%	1,864	0.6%
Hungarian	3,961	1.2%	4,064	1.3%
Irish	52,924	15.8%	50,454	16.4%
Italian	39,632	11.8%	41,964	13.6%
Lithuanian	2,413	0.7%	2,185	0.7%
Norwegian	755	0.2%	689	0.2%
Polish	28,178	8.4%	23,988	7.8%
Portuguese	162	0.0%	306	0.1%
Russian	6,697	2.0%	6,610	2.1%
Scotch-Irish	4,363	1.3%	5,172	1.7%
Scottish	4,189	1.3%	4,645	1.5%
Slovak	6,566	2.0%	5,605	1.8%
Subsaharan African	4,338	1.3%	4,870	1.6%
Swedish	1,944	0.6%	2,116	0.7%
Swiss	595	0.2%	743	0.2%
Ukrainian	3,067	0.9%	2,892	0.9%
Welsh	2,816	0.8%	2,689	0.9%
West Indian (excluding Hispanic origin groups)	709	0.2%	1,246	0.4%
Other ancestries	105,884	31.6%	--	--

Source: 2000 U.S. Census & 2007-2011 American Community Survey



The most common ethnicities in the City of Pittsburgh include German, Irish, Polish, and Italian. Between 2000 and 2011, the City of Pittsburgh noted fluctuating ethnicity breakdowns, but none were extreme. The Irish experienced a slight decrease in population, but an increase in percentage. The Italians experienced the greatest increase in population and percentage. The 2007-2011 American Community Survey did not include “Other Ancestries” as an option, so this may account for an increase in some of the other categories in the event that survey participants selected an ancestry that most closely described their actual ancestry.

According to an interview with the Allegheny County Department of Human Services' Immigrants and Internationals Initiative in an article that ran in the Tribune-Review on July 26, 2014, Pittsburgh and surrounding communities have reached a “tipping point,” and need to plan for a rapidly rising and diverse foreign population. Social welfare agencies, public service nonprofits, and religious groups should expand literacy training, career counseling, and health care programs for foreign families. About 58,000 people born overseas reside lawfully in the county, representing less than 5 percent of the population. Nearly half of the immigrants arrived in the region since 2000. A large portion of these immigrants are war refugees and religious dissidents from 27 nations seeking sanctuary.

More than half of the newcomers since 2005 are refugees from Bhutan. They have re-settled in the South Hills communities of Pittsburgh, including Carrick, Mount Oliver, Brentwood, and Whitehall. Many of these families are in “secondary migration”, meaning they originally immigrated to a different U.S. City and moved to Pittsburgh to reunite with family. One group that works extensively with the Bhutanese population is Catholic Charities. They indicate that the biggest challenge they face is finding affordable, safe housing near transportation lines. Jewish Family and Children’s services of Pittsburgh also works with the Bhutanese population. Through the aid of these groups, the Bhutanese Community Association of Pittsburgh (BCAP) was formed. The BCAP offers English as a second language (ESL) classes by bilingual volunteers in addition to the classes provided by the Greater Pittsburgh Literacy Council (GPLC), civic education assistance, driver’s education, family financial assistance, cultural programming, and community engagement opportunities. The BCAP began a strategic planning process in January of 2012, where community-elected representatives have successfully focused the vision and mission of the organization and have been registered as a formal community organization in the state of Pennsylvania.

The migration of Bhutanese to the Pittsburgh region is projected to boost their numbers above 10,000 people, which is larger in population than municipalities such as Swissvale or Dormont, according to the Tribune-

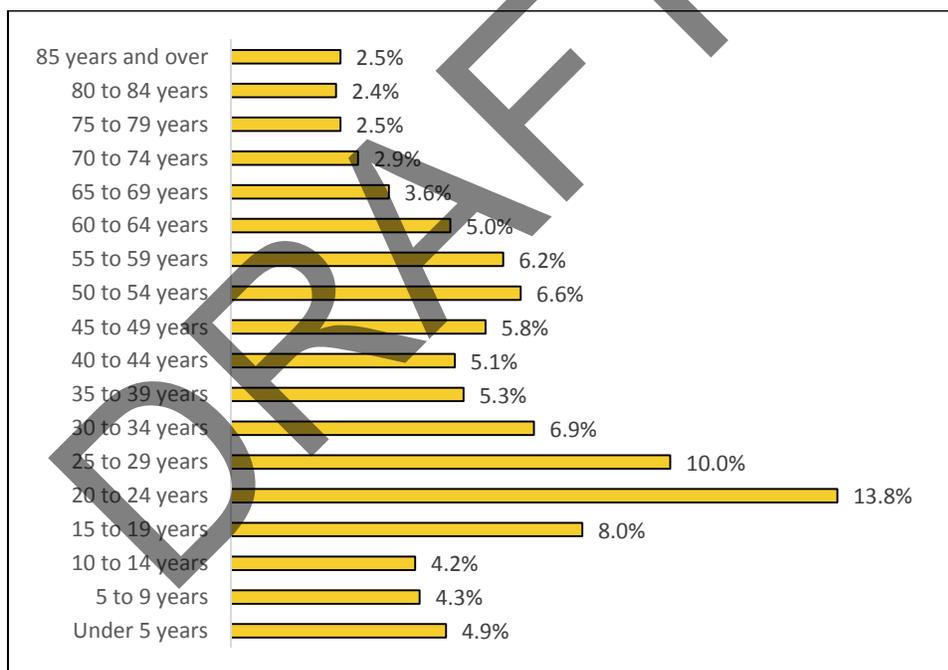


Review. This projected trend reveals a need for a more focused service effort in the City neighborhoods where the Bhutanese are residing. Currently, approximately 200 students take Brashear's English as a Second Language classes. Demand for these types of services for immigrants will likely increase.

Age

The following chart illustrates age distribution in the City at the time of the 2010 U.S. Census. The Census shows that currently, children under five years of age represent 4.9% of the population; 21.4% of the City's population is under 20 years of age; and 13.8% of the population is 65 years of age or older.

Chart II-5 – Age of Population in Pittsburgh



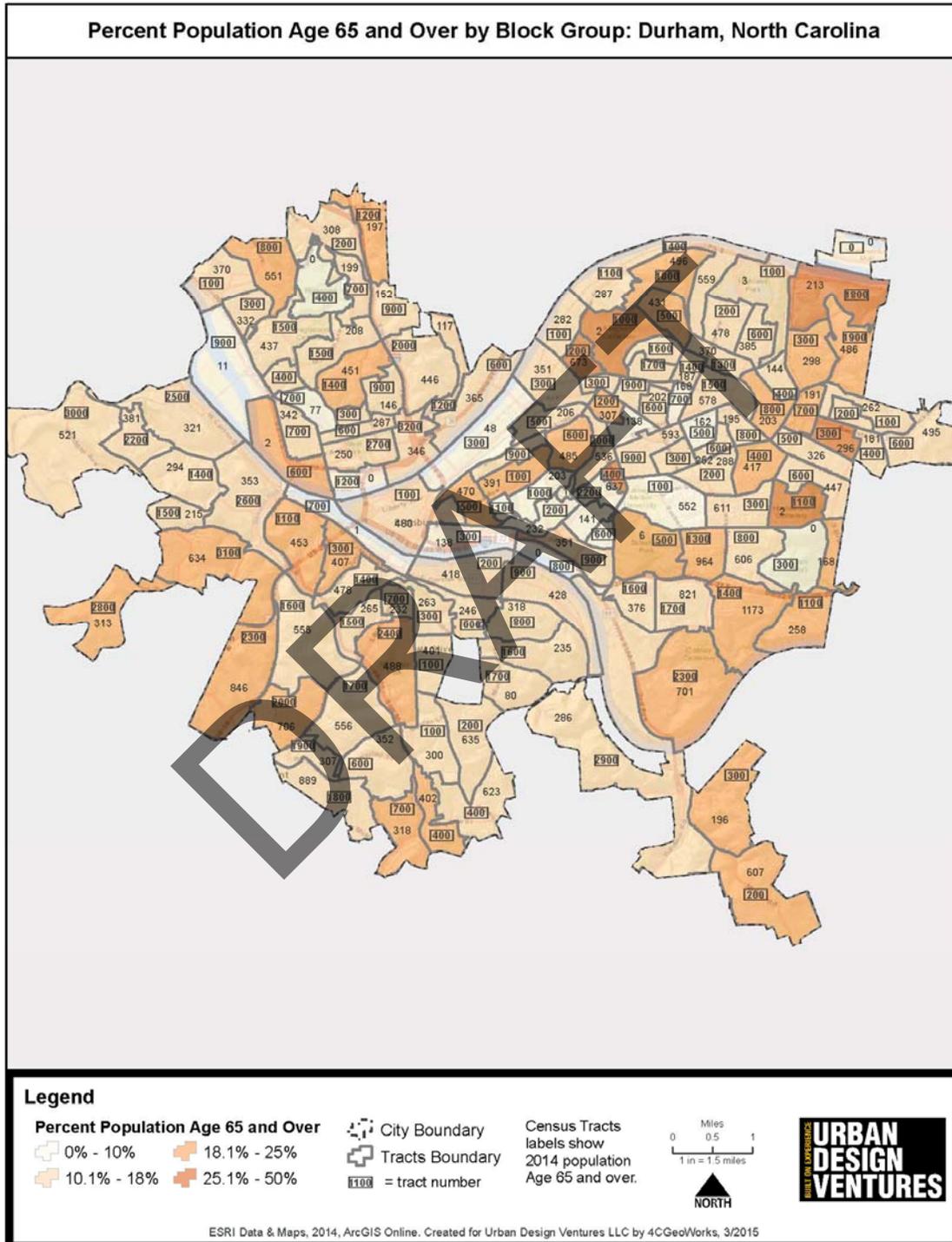
Source: 2010 U.S. Census

The median age in the City of Pittsburgh at the time of the 2000 U.S. Census was 35.5 years. The median age in the City decreased to 35.0 years at the time of the 2010 U.S. Census. During this same time period, the median age in Allegheny County increased from 39.6 to 43.3 years, and the median age for the Commonwealth of Pennsylvania increased from 38.0 to 41.5 years.

Included in Part VIII, Appendix B is a map illustrating the percentage of the population in the City of Pittsburgh that is over the age of 65. The elderly



seem to be pretty well dispersed throughout the City, although the highest concentration of persons age 65 and over is in the northeastern census tracts of the City.





Religion

The U.S. Census does not collect data on the religious affiliations of the population in the United States. In an effort to better understand the religious affiliations of the residents of Pittsburgh, the City used the data made available by The Association of Religion Data Archives (ARDA). ARDA surveys the congregation members, their children, and other people who regularly attend church services within counties across the country. Although this data appears to be the most comprehensive data that is available, it is unfortunately not entirely complete as it does not accurately include traditional African American denominations. The total number of regular attendees was adjusted in 2010 (the most recent year for which data is available) to represent the population including historic African American denominations. However, the total value cannot be disaggregated to determine the distribution across denominational groups.

The table below shows the distribution of residents of Allegheny County across various denominational groups, as a percentage of the population which reported affiliation with a church.

Table II-4 - Religious Affiliation in Allegheny County

	1980	1990	2000	2010
Evangelical Protestant	4.1	7.6	5.8	10.5
Black Protestant	1.0	0.9	0.0	1.9
Mainline Protestant	23.4	19.8	18.8	18.8
Catholic	70.3	68.7	68.7	62.2
Orthodox	0.0	0.1	1.6	1.3
Other	1.3	3.0	5.0	5.2

Source: The Association of Religion Data

Between 1980 and 2010, Allegheny County saw an overall decrease in the number of people identifying with religious traditions. Of those that considered themselves religious, there was an increase in Evangelical Protestants and Other Religions, and a decrease in Mainline Protestant and Catholics.

B. Households:

Household Tenure

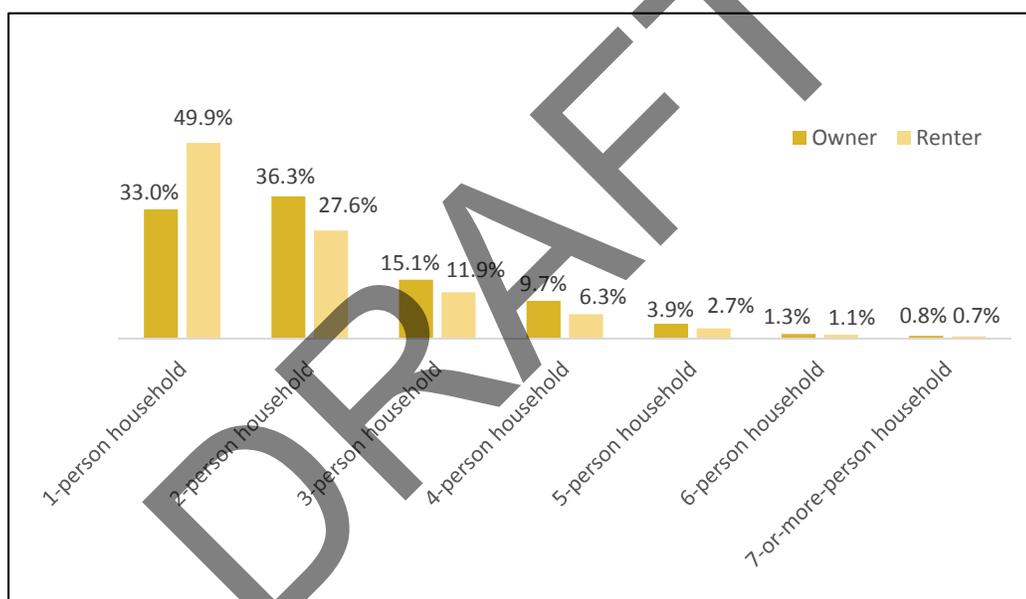
According to the U.S. Census for 2000, there were 163,366 housing units in the City of Pittsburgh. Of these housing units, 88.0% were occupied and 12.0% were vacant. Of the occupied housing units, 52.1% were owner-occupied and 47.9% were renter-occupied. According to the 2010 U.S. Census, the total number of housing units decreased to 156,165, 87.2% of



which were occupied and 12.8% of which were vacant. Of the occupied housing units in 2010, 47.6% were owner-occupied and 52.4% were renter-occupied. This was a major change in the Census Data since by 2010, the number of rental units was greater than the number of owner-occupied housing units.

In 2000, the average size of the owner-occupied households was 2.37 persons and the average renter household was 1.95 persons. In 2010, the average size of owner-occupied households decreased to 2.23 persons and the average size of renter-occupied households also decreased to 1.92 persons. The following chart illustrates the breakdown by household size for owner and renter households according to the 2010 U.S. Census.

Chart II-6 – Household Tenure by Size in Pittsburgh

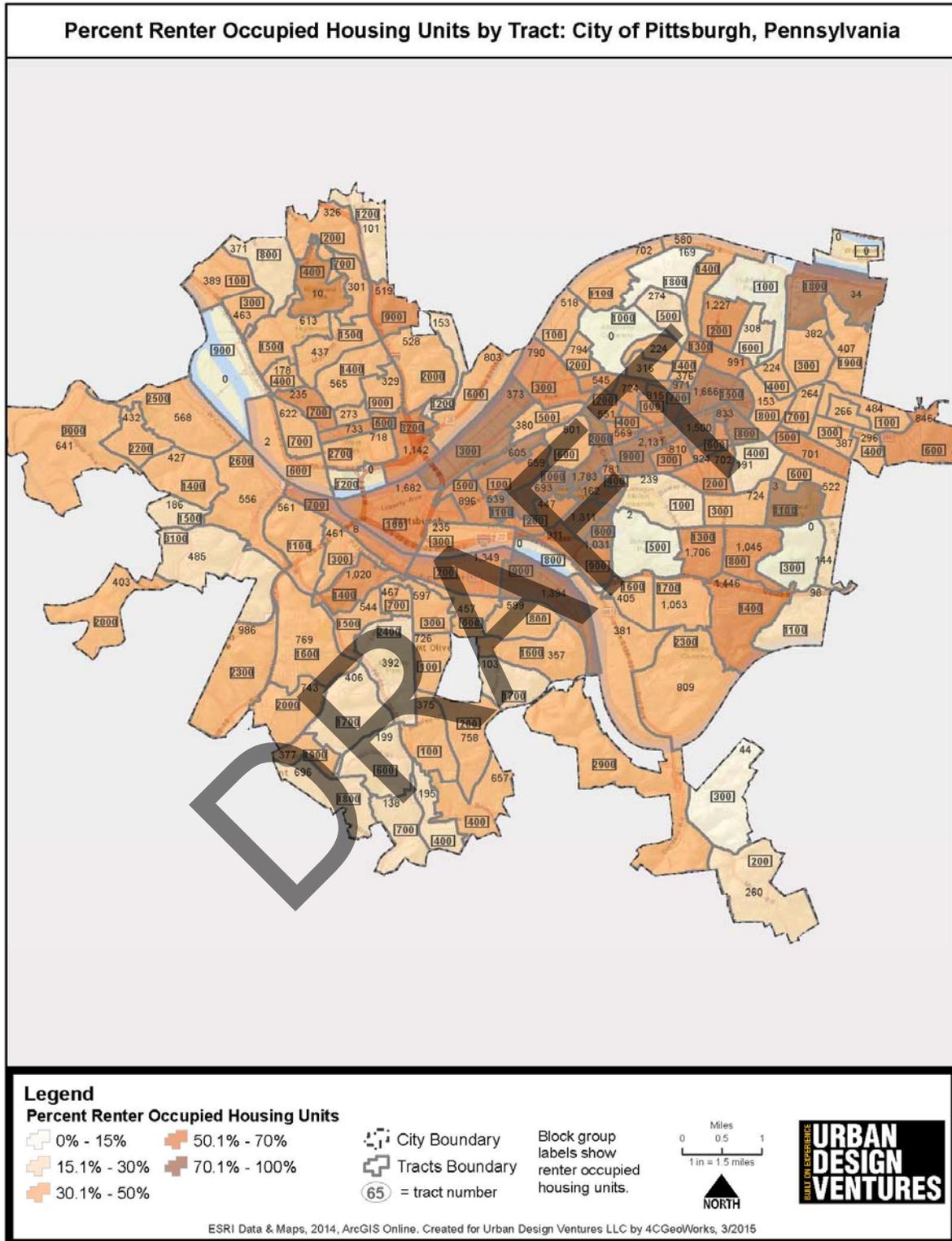


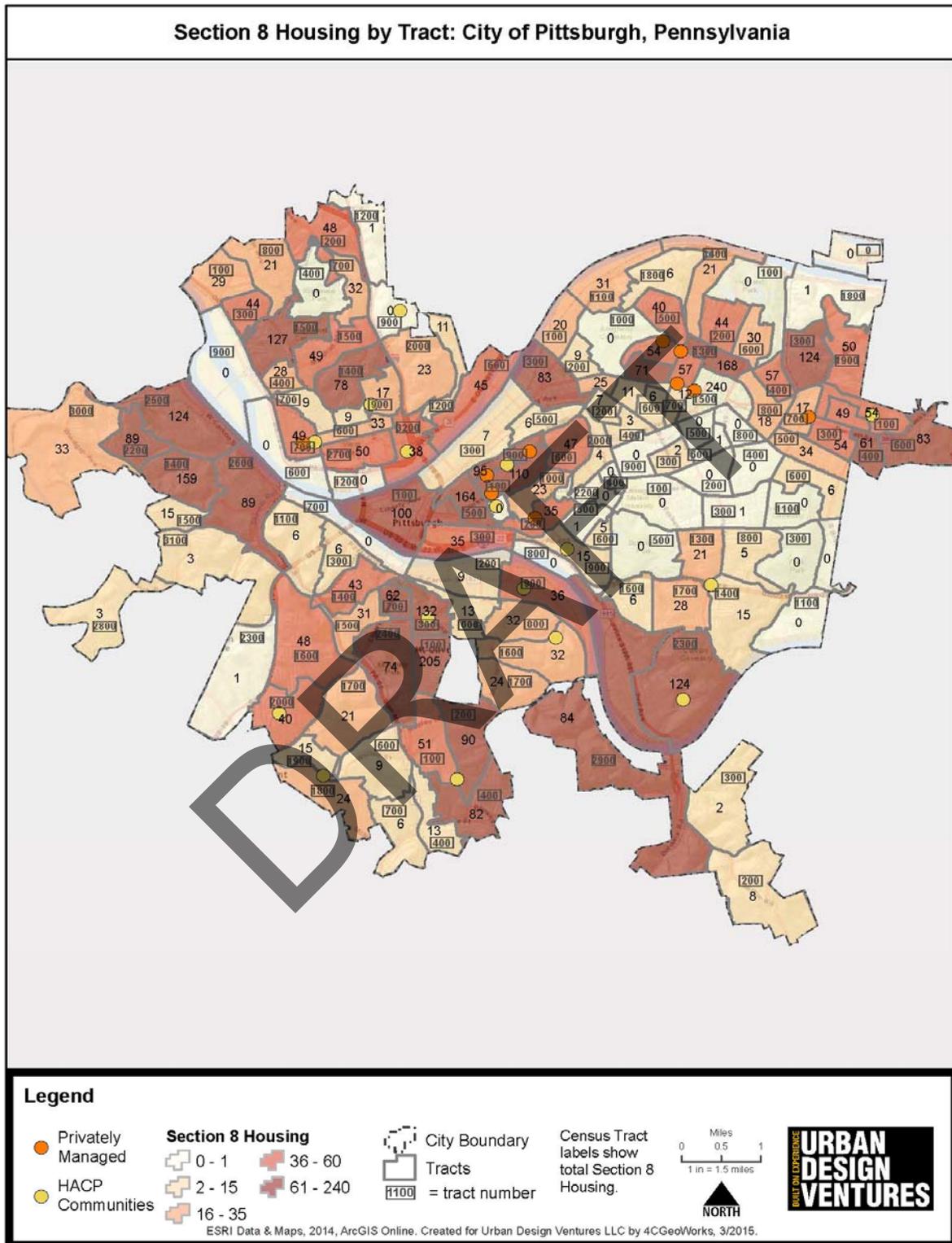
Source: 2010 U.S. Census Data

One-person renter-occupied households are the most common household types, followed by two-person owner-occupied households. Households with 2 to 6 people tend to be owner-occupied than rather than renter-occupied.

The following maps highlight the distribution of owner-occupied and renter-occupied housing units across the City. Full size versions of these maps can be found in Part VII, Appendix B. Owner-Occupied units are scattered across the City, with the highest concentrations being located closest to the outer edges, particularly in the south and north. The highest concentration of rental units is closest to the center of the City.







Source: Housing Authority of the City of Pittsburgh



Section 8 Housing Choice Vouchers are dispersed throughout the City, although there are not many in the eastern neighborhoods. There are additional maps in Part VII, Appendix B that illustrate the Section 8 Housing Choice Voucher distribution and locations of HUD Assisted Housing relative to housing tenure and minority population. Section 8 Voucher usage, public housing developments, and Low Income Housing Tax Credit developments are distributed throughout the City.

The table below compares homeowners and renters by race and ethnicity. This table shows that “White” households represent the largest percentage of homeownership (79.6%) with Black or African-American households comprising only 16.4% of the total homeowners in 2010.

Table II-5 - Household Tenure by Race and Ethnicity in the City of Pittsburgh

Cohort	2000 U.S. Census		2010 U.S. Census	
	Owner (52.1%)	Renter (47.9%)	Owner (47.6%)	Renter (52.4%)
Total Households	74,927	68,812	64,807	71,410
Householder who is White alone	60,797	41,268	52,122	42,215
Householder who is Black or African American alone	12,699	22,588	10,733	22,396
Householder who is American Indian and Alaska Native alone	79	169	71	190
Householder who is Asian alone	647	3,189	1,085	4,531
Householder who is Native Hawaiian and Other Pacific Islander alone	10	18	9	30
Householder who is some other race alone	128	369	145	490
Householder who is two or more races	567	1,211	642	1,558
Householder who is Hispanic or Latino	380	1,131	712	1,718

Source: 2000 U.S. Census and 2010 U.S. Census

The results of the 2010 U.S. Census indicate a decline in the rate of homeownership in the City from 52.1% in 2000 (74,927 households) to 47.6% in 2010 (64,807 households). Of all homeowners in the City in 2010, 79.6% are White, which is a one percent decrease from 80.7% in 2000. African American homeownership decreased one-half percent from 16.9% to 16.4% in the City, and African American renters decreased from 32.3% (22,588 households) to 30.6% (22,396 households) of renter households.

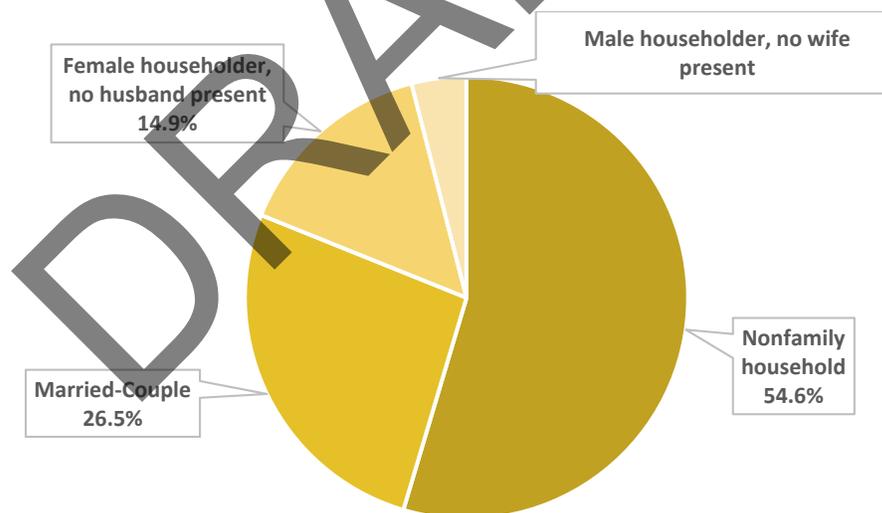


The percentage of households in the City that are Hispanic or Latino increased overall since 2000. The portion of Hispanic or Latino households increased from 1.0% (1,511 households) in 2000 to 1.8% (2,430 households) in 2010. Many minority groups experienced an increase in homeownership between 2000 and 2010, particularly Asian households.

Families

In 2000, families comprised 51.6% of households in the City; 21.9% of which included children less than 18 years of age. The 2010 Census reports that the percentage of families in the City decreased to 45.3% of all households in the City; of which 17.8% have children under the age of eighteen. Approximately sixteen percent (16.5%) of families were female-headed households at the time of the 2000 U.S. Census, while 14.9% of family households are currently female-headed. The chart below illustrates the breakdown of households by type in the City of Pittsburgh at the time of the 2010 U.S. Census.

Chart II-7 – Households in Pittsburgh



Source: 2010 U.S. Census

In 2000, 51.6% of all households in the City were family households, and 48.4% of all households in the City were non-family households. The 2010 U.S. Census reports, 45.4% of all households in Pittsburgh are family households, and 54.6% are non-family households. A non-family household is a householder living alone or with non-relatives only.



C. Income and Poverty:

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 at the time of the 2000 U.S. Census. The 2007-2011 American Community Survey estimates that the median household income increased to \$37,161 in the City of Pittsburgh, \$49,805 in Allegheny County, and \$51,651 in the Commonwealth. The table below compares the distribution of household income according to the 2000 U.S. Census and the 2007-2011 American Community Survey. There was an increase in the number and percentage of all income groups from \$50,000 per year and above. Furthermore, between 2000 and 2011, the Median Household Income is estimated to have increased by \$8,573 or a 30.0% increase.

Table II-6 - Household Income in the City of Pittsburgh

Items	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Households	Percentage	Number of Households	Percentage
Total Households	143,752		134,001	--
Less than \$10,000	25,927	18.0%	18,571	13.9%
\$10,000 to \$14,999	13,668	9.5%	11,057	8.3%
\$15,000 to \$24,999	24,606	17.1%	18,955	14.1%
\$25,000 to \$34,999	19,228	13.4%	15,406	11.5%
\$35,000 to \$49,999	21,441	14.9%	18,712	14.0%
\$50,000 to \$74,999	20,482	14.2%	21,220	15.8%
\$75,000 to \$99,999	8,366	5.8%	12,071	9.0%
\$100,000 to \$149,999	5,843	4.1%	10,268	7.7%
\$150,000 to \$199,999	1,797	1.3%	3,364	2.5%
\$200,000 or more	2,394	1.7%	4,377	3.3%
Median Household Income	\$28,588		\$37,161	

Source: 2000 U.S. Census & 2007-2011 American Community Survey



The table below identifies the Section 8 Income Limits in the Pittsburgh, PA MSA based on household size for FY 2012. The Median Income for a family of four (4) in the Pittsburgh MSA is \$64,900 for 2012.

Table II-7 - Pittsburgh, PA MSA Section 8 Income Limits for FY 2012

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low (30%) Income Limits	\$13,650	\$15,600	\$17,550	\$19,450	\$21,050	\$22,600	\$24,150	\$25,700
Very Low (50%) Income Limits	\$22,750	\$26,000	\$29,250	\$32,450	\$35,050	\$37,650	\$40,250	\$42,850
Low (80%) Income Limits	\$36,350	\$41,550	\$46,750	\$51,900	\$56,100	\$60,250	\$64,400	\$68,550

Data obtained from www.hud.gov

The table below highlights the current low- and moderate-income population in the City of Pittsburgh. Only the block groups that have a population of more than 51% low- and moderate-income are included in the following table. The City of Pittsburgh has an overall low- and moderate-income population of 52.7%. For comparison, Allegheny County has a low- and moderate-income population of 31.6% (excluding the City's population).

Table II-8 - Low- and Moderate-Income Population for the City of Pittsburgh

CDBGNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	LOWMODPCT
Pittsburgh	010300	1	0	0	0.00%
Pittsburgh	010300	2	150	160	93.75%
Pittsburgh	010300	3	145	190	76.32%
Pittsburgh	010300	4	85	140	60.71%
Pittsburgh	020100	1	65	105	61.90%
Pittsburgh	020100	2	420	925	45.41%
Pittsburgh	020100	3	45	45	100.00%
Pittsburgh	020100	4	445	855	52.05%
Pittsburgh	020100	5	0	0	0.00%
Pittsburgh	020100	6	100	260	38.46%
Pittsburgh	020300	1	160	505	31.68%
Pittsburgh	030500	1	1320	1585	83.28%
Pittsburgh	030500	2	650	720	90.28%
Pittsburgh	040200	1	610	820	74.39%
Pittsburgh	040200	2	625	670	93.28%
Pittsburgh	040400	1	555	670	82.84%



Pittsburgh	040400	2	725	1275	56.86%
Pittsburgh	040500	1	875	930	94.09%
Pittsburgh	040500	2	1250	1405	88.97%
Pittsburgh	040600	1	1980	2210	89.59%
Pittsburgh	040900	1	435	625	69.60%
Pittsburgh	040900	2	715	1120	63.84%
Pittsburgh	040900	3	545	810	67.28%
Pittsburgh	050100	1	500	680	73.53%
Pittsburgh	050100	2	65	140	46.43%
Pittsburgh	050100	3	625	720	86.81%
Pittsburgh	050600	1	240	635	37.80%
Pittsburgh	050600	2	545	790	68.99%
Pittsburgh	050600	3	395	705	56.03%
Pittsburgh	050900	1	775	990	78.28%
Pittsburgh	051000	1	775	845	91.72%
Pittsburgh	051000	2	225	265	84.91%
Pittsburgh	051100	1	935	985	94.92%
Pittsburgh	060300	1	1025	1420	72.18%
Pittsburgh	060300	2	870	1065	81.69%
Pittsburgh	060500	1	325	770	42.21%
Pittsburgh	060500	2	230	560	41.07%
Pittsburgh	070300	1	270	705	38.30%
Pittsburgh	070300	2	325	625	52.00%
Pittsburgh	070300	3	155	695	22.30%
Pittsburgh	070500	1	550	1275	43.14%
Pittsburgh	070500	2	450	670	67.16%
Pittsburgh	070500	3	555	1250	44.40%
Pittsburgh	070600	1	325	920	35.33%
Pittsburgh	070600	2	495	1060	46.70%
Pittsburgh	070800	1	330	695	47.48%
Pittsburgh	070800	2	550	1165	47.21%
Pittsburgh	070900	1	475	1385	34.30%
Pittsburgh	070900	2	315	740	42.57%
Pittsburgh	070900	3	250	575	43.48%
Pittsburgh	070900	4	980	1625	60.31%
Pittsburgh	080200	1	445	825	53.94%
Pittsburgh	080200	2	595	895	66.48%
Pittsburgh	080400	1	500	755	66.23%
Pittsburgh	080400	2	530	665	79.70%
Pittsburgh	080600	1	575	1185	48.52%
Pittsburgh	080600	2	560	1070	52.34%
Pittsburgh	080700	1	295	630	46.83%
Pittsburgh	080700	2	590	780	75.64%
Pittsburgh	080900	1	630	1005	62.69%
Pittsburgh	080900	2	605	835	72.46%
Pittsburgh	090100	1	855	1280	66.80%
Pittsburgh	090100	2	290	480	60.42%
Pittsburgh	090200	1	410	1220	33.61%
Pittsburgh	090200	2	390	805	48.45%
Pittsburgh	090200	3	315	575	54.78%
Pittsburgh	090300	1	900	1120	80.36%
Pittsburgh	090300	2	250	625	40.00%



Pittsburgh	100500	1	260	915	28.42%
Pittsburgh	100500	2	510	1145	44.54%
Pittsburgh	101100	1	640	1155	55.41%
Pittsburgh	101100	2	440	655	67.18%
Pittsburgh	101100	3	480	715	67.13%
Pittsburgh	101400	1	560	1225	45.71%
Pittsburgh	101400	2	195	800	24.38%
Pittsburgh	101400	3	365	1000	36.50%
Pittsburgh	101400	4	250	665	37.59%
Pittsburgh	101600	1	815	945	86.24%
Pittsburgh	101700	1	445	760	58.55%
Pittsburgh	101700	2	555	710	78.17%
Pittsburgh	101800	1	355	1115	31.84%
Pittsburgh	101800	2	835	1740	47.99%
Pittsburgh	110200	1	290	695	41.73%
Pittsburgh	110200	2	300	600	50.00%
Pittsburgh	110200	3	285	1395	20.43%
Pittsburgh	110200	4	480	1030	46.60%
Pittsburgh	110600	1	355	880	40.34%
Pittsburgh	110600	2	155	770	20.13%
Pittsburgh	110600	3	325	995	32.66%
Pittsburgh	111300	1	455	565	80.53%
Pittsburgh	111300	2	275	590	46.61%
Pittsburgh	111300	3	485	845	57.40%
Pittsburgh	111300	4	555	640	86.72%
Pittsburgh	111400	1	645	705	91.49%
Pittsburgh	111400	2	605	865	69.94%
Pittsburgh	111500	1	610	855	71.35%
Pittsburgh	111500	2	1170	1860	62.90%
Pittsburgh	111500	3	0	0	0.00%
Pittsburgh	111500	4	490	490	100.00%
Pittsburgh	120300	1	595	850	70.00%
Pittsburgh	120300	2	475	925	51.35%
Pittsburgh	120400	1	240	485	49.48%
Pittsburgh	120400	2	180	210	85.71%
Pittsburgh	120700	1	380	540	70.37%
Pittsburgh	120700	2	415	440	94.32%
Pittsburgh	120800	1	245	440	55.68%
Pittsburgh	120800	2	390	425	91.76%
Pittsburgh	130100	1	740	885	83.62%
Pittsburgh	130100	2	520	630	82.54%
Pittsburgh	130100	3	250	400	62.50%
Pittsburgh	130200	1	445	580	76.72%
Pittsburgh	130200	2	210	575	36.52%
Pittsburgh	130300	1	215	240	89.58%
Pittsburgh	130300	2	40	210	19.05%
Pittsburgh	130300	3	260	425	61.18%
Pittsburgh	130400	1	165	205	80.49%
Pittsburgh	130400	2	465	660	70.45%
Pittsburgh	130400	3	240	375	64.00%
Pittsburgh	130600	1	585	720	81.25%
Pittsburgh	130600	2	235	645	36.43%



Pittsburgh	130600	3	1275	1625	78.46%
Pittsburgh	140100	1	335	1075	31.16%
Pittsburgh	140100	2	145	1100	13.18%
Pittsburgh	140100	3	0	0	0.00%
Pittsburgh	140100	4	10	260	3.85%
Pittsburgh	140200	1	370	735	50.34%
Pittsburgh	140200	2	770	1880	40.96%
Pittsburgh	140300	1	195	800	24.38%
Pittsburgh	140300	2	190	1060	17.92%
Pittsburgh	140300	3	105	860	12.21%
Pittsburgh	140300	4	215	805	26.71%
Pittsburgh	140400	1	125	640	19.53%
Pittsburgh	140400	2	150	730	20.55%
Pittsburgh	140400	3	90	1040	8.65%
Pittsburgh	140500	1	225	515	43.69%
Pittsburgh	140500	2	400	770	51.95%
Pittsburgh	140500	3	215	740	29.05%
Pittsburgh	140600	1	405	1390	29.14%
Pittsburgh	140600	2	105	775	13.55%
Pittsburgh	140600	3	480	975	49.23%
Pittsburgh	140800	1	640	2050	31.22%
Pittsburgh	140800	2	630	1680	37.50%
Pittsburgh	140800	3	450	790	56.96%
Pittsburgh	141000	1	125	945	13.23%
Pittsburgh	141100	1	345	1335	25.84%
Pittsburgh	141300	1	455	1460	31.16%
Pittsburgh	141300	2	635	1320	48.11%
Pittsburgh	141300	3	805	1680	47.92%
Pittsburgh	141400	1	90	1030	8.74%
Pittsburgh	141400	2	140	680	20.59%
Pittsburgh	141400	3	135	860	15.70%
Pittsburgh	141400	4	525	915	57.38%
Pittsburgh	141400	5	415	910	45.60%
Pittsburgh	151600	1	450	1230	36.59%
Pittsburgh	151600	2	495	1050	47.14%
Pittsburgh	151600	3	80	305	26.23%
Pittsburgh	151700	1	330	860	38.37%
Pittsburgh	151700	2	110	410	26.83%
Pittsburgh	151700	3	245	755	32.45%
Pittsburgh	151700	4	80	850	9.41%
Pittsburgh	151700	5	475	895	53.07%
Pittsburgh	151700	6	395	895	44.13%
Pittsburgh	160800	1	220	465	47.31%
Pittsburgh	160800	2	375	595	63.03%
Pittsburgh	160800	3	345	765	45.10%
Pittsburgh	160800	4	425	805	52.80%
Pittsburgh	160900	1	655	1125	58.22%
Pittsburgh	160900	2	955	1850	51.62%
Pittsburgh	170200	1	270	620	43.55%
Pittsburgh	170200	2	290	760	38.16%
Pittsburgh	170200	3	675	1235	54.66%
Pittsburgh	170200	4	660	1150	57.39%



Pittsburgh	170600	1	210	385	54.55%
Pittsburgh	170600	2	710	1130	62.83%
Pittsburgh	170600	3	420	535	78.50%
Pittsburgh	180300	1	590	935	63.10%
Pittsburgh	180300	2	295	440	67.05%
Pittsburgh	180300	3	330	750	44.00%
Pittsburgh	180700	1	460	795	57.86%
Pittsburgh	180700	2	320	730	43.84%
Pittsburgh	180700	3	345	850	40.59%
Pittsburgh	190300	1	445	1240	35.89%
Pittsburgh	190300	2	325	710	45.77%
Pittsburgh	191100	1	610	1100	55.45%
Pittsburgh	191100	2	450	1330	33.83%
Pittsburgh	191400	1	870	1705	51.03%
Pittsburgh	191400	2	610	1105	55.20%
Pittsburgh	191500	1	385	810	47.53%
Pittsburgh	191500	2	795	1265	62.85%
Pittsburgh	191600	1	285	760	37.50%
Pittsburgh	191600	2	325	545	59.63%
Pittsburgh	191600	3	455	770	59.09%
Pittsburgh	191600	4	735	850	86.47%
Pittsburgh	191600	5	535	1275	41.96%
Pittsburgh	191700	1	1240	2480	50.00%
Pittsburgh	191700	2	305	615	49.59%
Pittsburgh	191700	3	350	665	52.63%
Pittsburgh	191800	1	320	665	48.12%
Pittsburgh	191800	2	95	345	27.54%
Pittsburgh	191800	3	210	645	32.56%
Pittsburgh	191800	4	570	1500	38.00%
Pittsburgh	191800	5	305	465	65.59%
Pittsburgh	191800	6	420	995	42.21%
Pittsburgh	191800	7	450	805	55.90%
Pittsburgh	191900	1	245	720	34.03%
Pittsburgh	191900	2	270	1110	24.32%
Pittsburgh	191900	3	330	605	54.55%
Pittsburgh	192000	1	325	545	59.63%
Pittsburgh	192000	2	290	620	46.77%
Pittsburgh	192000	3	190	565	33.63%
Pittsburgh	192000	4	775	1185	65.40%
Pittsburgh	192000	5	220	495	44.44%
Pittsburgh	202200	1	590	1110	53.15%
Pittsburgh	202200	2	275	645	42.64%
Pittsburgh	202200	3	250	690	36.23%
Pittsburgh	202300	1	325	735	44.22%
Pittsburgh	202300	2	210	1085	19.35%
Pittsburgh	202300	3	170	905	18.78%
Pittsburgh	202300	4	770	1265	60.87%
Pittsburgh	210700	1	660	1240	53.23%
Pittsburgh	210700	2	545	900	60.56%
Pittsburgh	220600	1	565	1130	50.00%
Pittsburgh	220600	2	155	315	49.21%
Pittsburgh	240600	1	950	1465	64.85%



Pittsburgh	240600	2	700	1170	59.83%
Pittsburgh	241200	1	275	455	60.44%
Pittsburgh	241200	2	360	645	55.81%
Pittsburgh	250300	1	595	1280	46.48%
Pittsburgh	250700	1	515	845	60.95%
Pittsburgh	250900	1	725	870	83.33%
Pittsburgh	250900	2	310	395	78.48%
Pittsburgh	260200	1	135	440	30.68%
Pittsburgh	260200	2	510	1340	38.06%
Pittsburgh	260200	3	460	655	70.23%
Pittsburgh	260700	1	460	855	53.80%
Pittsburgh	260700	2	725	1230	58.94%
Pittsburgh	260900	1	1345	1480	90.88%
Pittsburgh	261200	1	510	1155	44.16%
Pittsburgh	261400	1	565	785	71.97%
Pittsburgh	261400	2	395	485	81.44%
Pittsburgh	261400	3	375	445	84.27%
Pittsburgh	261400	4	245	350	70.00%
Pittsburgh	261500	1	470	820	57.32%
Pittsburgh	261500	2	630	1075	58.60%
Pittsburgh	262000	1	540	1010	53.47%
Pittsburgh	262000	2	615	750	82.00%
Pittsburgh	262000	3	300	645	46.51%
Pittsburgh	270100	1	340	1635	20.80%
Pittsburgh	270100	2	775	1285	60.31%
Pittsburgh	270300	1	985	1570	62.74%
Pittsburgh	270300	2	375	830	45.18%
Pittsburgh	270400	1	720	1100	65.45%
Pittsburgh	270800	1	215	660	32.58%
Pittsburgh	270800	2	330	930	35.48%
Pittsburgh	270800	3	425	1300	32.69%
Pittsburgh	271500	1	600	760	78.95%
Pittsburgh	271500	2	1270	1660	76.51%
Pittsburgh	271500	3	520	1180	44.07%
Pittsburgh	281400	1	360	640	56.25%
Pittsburgh	281400	2	955	1345	71.00%
Pittsburgh	281500	1	355	625	56.80%
Pittsburgh	281500	2	345	930	37.10%
Pittsburgh	290100	1	225	565	39.82%
Pittsburgh	290100	2	450	740	60.81%
Pittsburgh	290100	3	540	800	67.50%
Pittsburgh	290200	1	480	790	60.76%
Pittsburgh	290200	2	495	705	70.21%
Pittsburgh	290200	3	360	695	51.80%
Pittsburgh	290200	4	420	680	61.76%
Pittsburgh	290200	5	580	1095	52.97%
Pittsburgh	290400	1	315	590	53.39%
Pittsburgh	290400	2	790	1325	59.62%
Pittsburgh	290400	3	230	580	39.66%
Pittsburgh	290400	4	375	1135	33.04%
Pittsburgh	290400	5	405	880	46.02%
Pittsburgh	300100	1	410	690	59.42%



Pittsburgh	300100	2	150	750	20.00%
Pittsburgh	300100	3	520	625	83.20%
Pittsburgh	300100	4	625	705	88.65%
Pittsburgh	300100	5	130	440	29.55%
Pittsburgh	300100	6	385	660	58.33%
Pittsburgh	310200	1	385	765	50.33%
Pittsburgh	310200	2	90	610	14.75%
Pittsburgh	310200	3	115	810	14.20%
Pittsburgh	310200	4	390	755	51.66%
Pittsburgh	310200	5	180	490	36.73%
Pittsburgh	310300	1	255	1080	23.61%
Pittsburgh	320400	1	345	730	47.26%
Pittsburgh	320400	2	225	865	26.01%
Pittsburgh	320400	3	320	505	63.37%
Pittsburgh	320600	1	355	1235	28.74%
Pittsburgh	320600	2	480	1115	43.05%
Pittsburgh	320700	1	765	1480	51.69%
Pittsburgh	320700	2	70	410	17.07%
Pittsburgh	561600	1	485	485	100.00%
Pittsburgh	561600	2	375	595	63.03%
Pittsburgh	561600	3	465	635	73.23%
Pittsburgh	561600	4	255	300	85.00%
Pittsburgh	561700	1	765	885	86.44%
Pittsburgh	561700	2	340	550	61.82%
Pittsburgh	561900	1	465	1050	44.29%
Pittsburgh	561900	2	970	1350	71.85%
Pittsburgh	562000	1	655	1230	53.25%
Pittsburgh	562000	2	1085	1425	76.14%
Pittsburgh	562000	3	250	520	48.08%
Pittsburgh	562300	1	505	850	59.41%
Pittsburgh	562300	2	510	620	82.26%
Pittsburgh	562300	3	425	755	56.29%
Pittsburgh	562300	4	120	340	35.29%
Pittsburgh	562300	5	80	285	28.07%
Pittsburgh	562300	6	265	290	91.38%
Pittsburgh	562400	1	305	830	36.75%
Pittsburgh	562400	2	465	555	83.78%
Pittsburgh	562400	3	125	275	45.45%
Pittsburgh	562400	4	330	960	34.38%
Pittsburgh	562400	5	150	515	29.13%
Pittsburgh	562500	1	160	190	84.21%
Pittsburgh	562500	2	760	815	93.25%
Pittsburgh	562500	3	875	895	97.77%
Pittsburgh	562500	4	735	1215	60.49%
Pittsburgh	562600	1	100	170	58.82%
Pittsburgh	562600	2	670	1250	53.60%
Pittsburgh	562600	3	270	555	48.65%
Pittsburgh	562600	4	260	625	41.60%
Pittsburgh	562700	1	105	325	32.31%
Pittsburgh	562700	2	895	1085	82.49%
Pittsburgh	562800	1	400	575	69.57%
Pittsburgh	562800	2	395	965	40.93%



Pittsburgh	562900	1	445	500	89.00%
Pittsburgh	562900	2	380	520	73.08%
Pittsburgh	562900	3	350	850	41.18%
Pittsburgh	563000	1	360	555	64.86%
Pittsburgh	563000	2	410	790	51.90%
Pittsburgh	563000	3	265	710	37.32%
Pittsburgh	563000	4	125	345	36.23%
Pittsburgh	563100	1	165	855	19.30%
Pittsburgh	563100	2	1125	2245	50.11%
Pittsburgh	563100	3	155	440	35.23%
Pittsburgh	563200	1	0	180	0.00%
Pittsburgh	563200	2	795	1025	77.56%
Pittsburgh	563200	3	910	1460	62.33%
Pittsburgh	980000	1	0	0	0.00%
Pittsburgh	980100	1	0	0	0.00%
Pittsburgh	980300	1	10	10	100.00%
Pittsburgh	980400	1	0	0	0.00%
Pittsburgh	980500	1	25	50	50.00%
Pittsburgh	980600	1	0	0	0.00%
Pittsburgh	980700	1	0	30	0.00%
Pittsburgh	980800	1	0	0	0.00%
Pittsburgh	980900	1	0	0	0.00%
Pittsburgh	981000	1	0	20	0.00%
Pittsburgh	981100	1	0	0	0.00%
Pittsburgh	981200	1	0	0	0.00%
Pittsburgh	981800	1	0	0	0.00%
Pittsburgh	982200	1	200	200	100.00%
Total:			150,195	285,175	52.67%

Source: U.S. Department of Housing and Urban Development

Below are maps of the low- and moderate-income population in the City of Pittsburgh. The low- and moderate-income population is dispersed throughout the City, with a concentration in the center. Full sized versions of these maps for the City are located in Part VIII, Appendix B.



Low/Moderate Income Percentage by Block Group: City of Pittsburgh, Pennsylvania



Legend

Low/Moderate Income

Less than 51%

51% or More

* Based on Census 2010



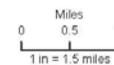
City Boundary



Tracts Boundary

[1100] = tract number

Block group labels show the low/moderate income percentage.



ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 3/2015



Low/Moderate Income with Minority Percentage by Block Group: City of Pittsburgh, Pennsylvania



Legend

Low/Moderate Income

Less than 51%

51% or More

* Based on Census 2010

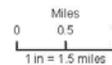
Minority \geq 32.55%

City Boundary

Tracts Boundary

1100 = tract number

Block group labels show the low/moderate income percentage.

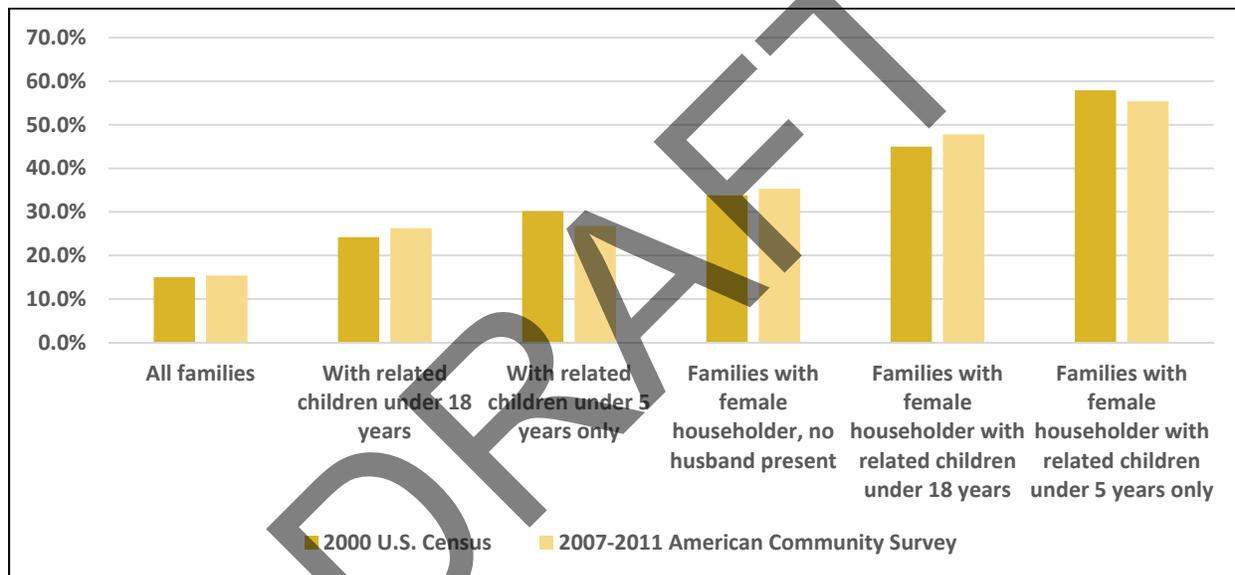


ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 3/2015



While the percentage of all families living in poverty experienced a slight decrease from 15.0% in 2000 to 14.8% in 2010, the percentage of female headed households living in poverty increased slightly from 33.8% in 2000 to 35.3% according to the 2007-2011 American Community Survey estimates. The most notable decrease during this time period occurred in the families with related children under 5 years cohort. In 2000, 30.2% of families with related children under 5 years old were living in poverty, and the 2007-2011 American Community Survey estimated a decrease to 26.8%. The City's poverty statistics for families with children are highlighted in the following chart.

Chart II-8 – Percentage of Families and Female-Headed Households in Poverty in the City of Pittsburgh



Source: 2000 U.S. Census & 2007-2011 American Community Survey

It is important to note that while the American Community Survey only presents an estimate, it is expected that the percentage of female-headed households with children living under the poverty level has increased since the previous Census.

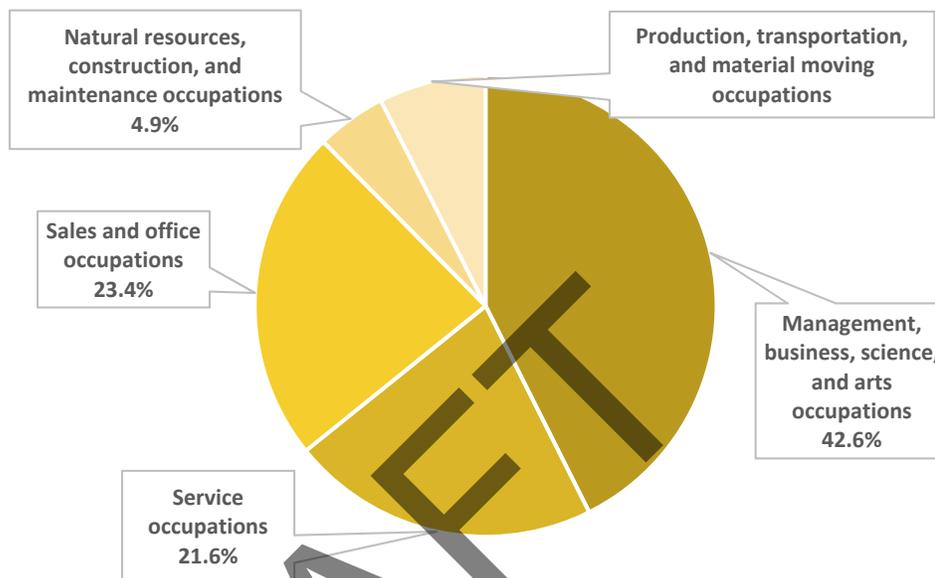
D. Employment:

In 2000, 58.5% of the City's residents 16 years of age and over were considered a part of the labor force. The 2007-2011 American Community Survey estimates that approximately 61.1% of the population is currently in the labor force. The following charts illustrate the categories of workers and their occupations. The largest portion of Pittsburgh workers (42.6%) is in management, business, science, and arts occupations. Approximately one



fifth of all workers are in “service occupations,” and one quarter are in “sales and office occupations.”

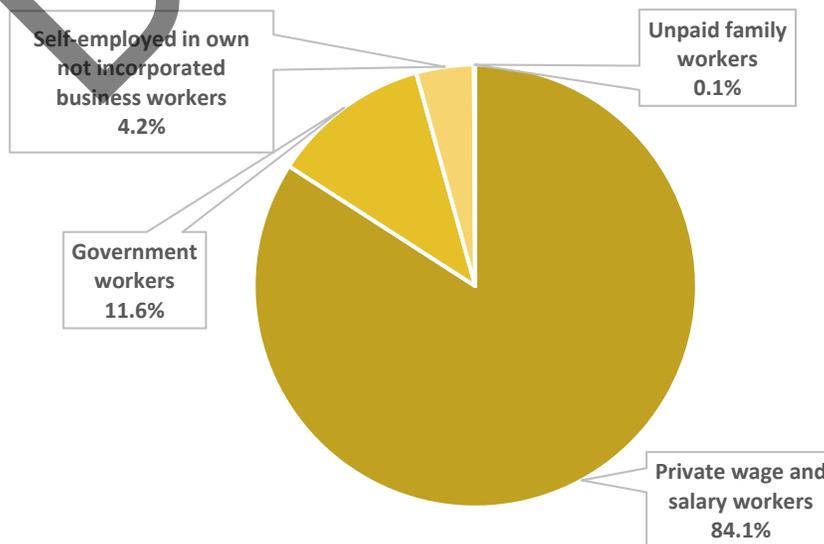
Chart II-9 – Occupations in the City of Pittsburgh



Source: 2007-2011 American Community Survey

According to the 2007-2011 American Community Survey, an estimated 28.3% of households in the City of Pittsburgh receive income from Social Security.

Chart II-10 – Worker Class in the City of Pittsburgh

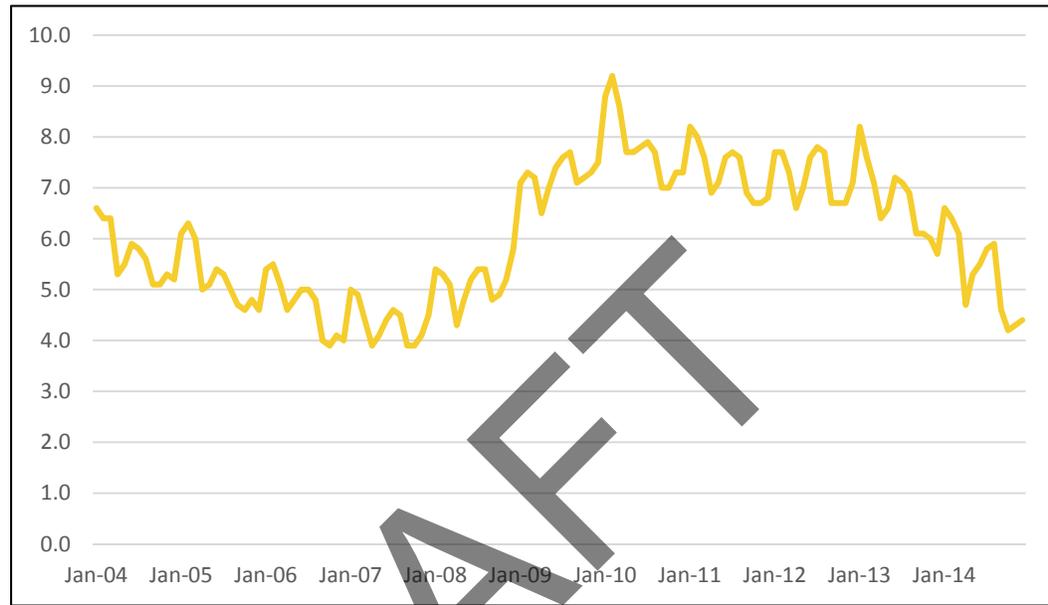


Source: 2007-2011 American Community Survey



The following chart illustrates the trends of the unemployment rate for the City of Pittsburgh from January 2004 through December 2014 as reported by the Bureau of Labor Statistics (www.bls.gov).

Chart II-11 – City of Pittsburgh Unemployment Rate



Source: <http://data.bls.gov>

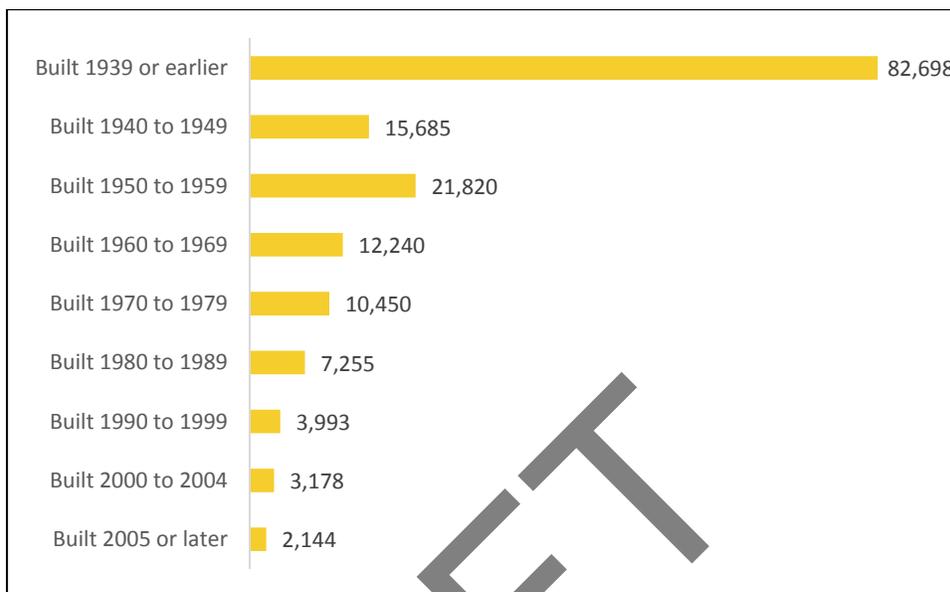
The unemployment rate in the City of Pittsburgh fluctuated from 2004 through mid-2008, and gradually increased between 2008 through late 2010. In December 2014, the City of Pittsburgh had an unemployment rate of 4.4%, compared to the Allegheny County unemployment rate of 4.1% and Pennsylvania's unemployment rate of 4.8%. The local unemployment rates were lower than the national unemployment rate, which was 5.6% in December 2014.

E. Housing Profile:

Over three quarters (75.4%) of the City's housing stock was built prior to 1960, which is now over 50 years old. Just over twenty percent (21.3%) of the City's housing stock was built between 1960 and 1999. The following chart illustrates the year that housing structures were built in the City of Pittsburgh based on the 2007-2011 American Community Survey.



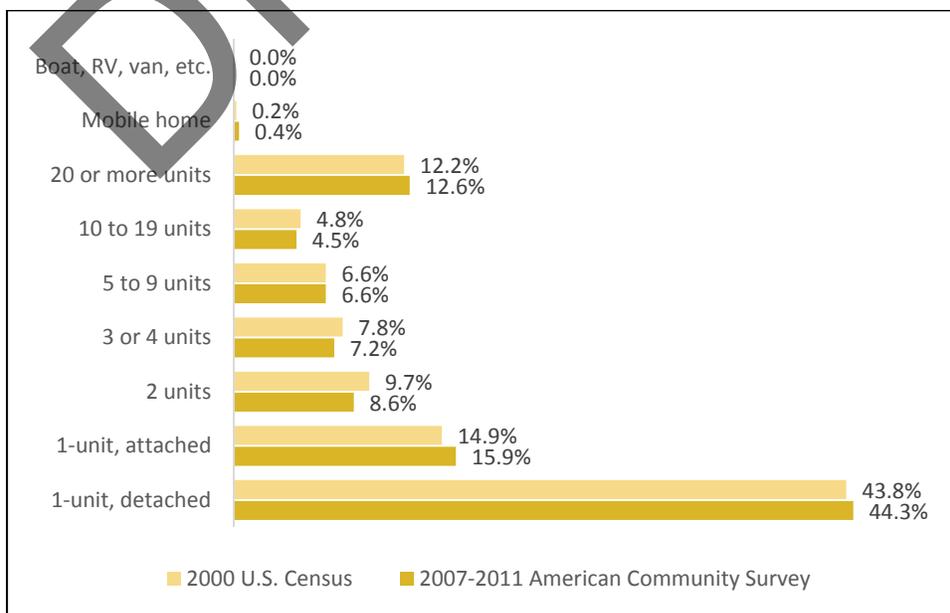
Chart II-12 – Year Structure Built in the City of Pittsburgh



Source: 2007-2011 American Community Survey
Total = 159,463 Structures

The following chart outlines the composition of the housing stock in the City of Pittsburgh at the time of 2000 U.S. Census and the 2007-2011 American Community Survey.

Chart II-12 – Housing Stock in the City of Pittsburgh



Source: 2000 U.S. Census & 2007-2011 American Community Survey



As shown in the chart above, there were some minor shifts in the percentage breakdowns of the housing stock in the City of Pittsburgh between 2000 and 2011, but single-unit detached houses remain the most prevalent. The portion of housing units that are single units, both attached and detached, slightly increased, as did the portion of buildings with 20 or more units and mobile homes. All other housing structures stayed the same or saw a decrease in their prevalence. The median value of owner-occupied homes in the City of Pittsburgh in 2000 was \$59,700 compared to \$84,200 for Allegheny County and \$87,000 for the Commonwealth of Pennsylvania. The 2007-2011 American Community Survey estimates that the median value of owner-occupied homes in the City of Pittsburgh has increased to approximately \$87,800 (147.1% of median value in 2000), as compared to \$118,700 (141.0% of median value in 2000) in Allegheny County and \$163,200 (187.6% of median value in 2000) in the Commonwealth of Pennsylvania.

The table below outlines the number of new units for which building permits were filed annually for the Pittsburgh, PA Core Base Statistical Area (CBSA). The Pittsburgh CBSA has seen an overall decrease in the total number of new units constructed since 2003.

Table II-9 - Units Authorized by Building Permits – Pittsburgh, PA Core Base Statistical Area (CBSA)

Year	Single Family	Multi Family	5+ Units	Total
2003	5,292	1,221	754	6,513
2004	5,548	1,308	872	6,856
2005	4,672	929	623	5,601
2006	4,367	1,266	1,025	5,633
2007	3,844	836	551	4,680
2008	3,383	391	280	3,774
2009	2,681	352	231	3,033
2010	3,398	217	37	3,615
2011	2,654	260	165	2,914
2012	3,138	579	379	3,717
2013	3,360	1,065	957	4,425
2014	3,095	1,450	1,229	4,545

Source: <http://socds.huduser.org/permits/summary.odt>



The data shows that there has been an increase in total units authorized by building permits since 2008, with an increasing number of multi-family and 5+ units.

The number of variances to the City of Pittsburgh’s Zoning Ordinance is not very large. There were a total of 34 (13 residential related) special exceptions, 6 (0 residential related) zoning administrator’s exceptions, and 33 (25 residential related) variances granted in 2012. This included the conversion of several former warehouse structures into multi-family apartments and condominiums.

F. Financing:

Owner Costs

The median monthly mortgage expense in the City of Pittsburgh for 2000 was \$309. The 2007-2011 American Community Survey estimates that the median monthly owner costs, including a mortgage, increased to \$452. Monthly owner costs increased 46.3% while median income during the same time period only increased only 30.0%. The following table illustrates mortgage status and selected monthly owner costs according to the 2000 U.S. Census and the 2007-2011 American Community Survey. Almost forty percent (39.9%) of all owner-occupied houses in 2011 did not have mortgages. Between the 2000 census count and the 2007-2011 estimate, there is an overall trend of increased monthly housing costs.

Table II-10 - Mortgage Status and Selected Monthly Owner Costs in the City of Pittsburgh

Monthly Owner Cost	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Houses with a mortgage	38,578	58.0%	40,712	60.1%
Less than \$300	428	0.6%	53	0.1%
\$300 to \$499	4,565	6.9%	1,110	2.7%
\$500 to \$699	9,892	14.9%	4,277	10.5%
\$700 to \$999	12,159	18.3%	10,697	26.3%
\$1,000 to \$1,499	7,489	11.3%	13,318	32.7%
\$1,500 to \$1,999	2,151	3.2%	5,506	13.5%
\$2,000 or more	1,894	2.8%	5,751	14.1%
Median	\$794	--	1,132	(X)
Houses without a mortgage	27,990	42.0%	40,490	39.9%
Median	\$309	--	\$452	--

Source: 2000 U.S. Census & 2007-2011 American Community Survey



As a result of rising monthly housing costs, 26.5% of all owner-occupied households with a mortgage exceeded 30% of their monthly income in 2000, indicating a relatively high percentage of owners whose housing is not considered “affordable.” The 2007-2011 American Community Survey estimates that the portion of homeowners whose housing costs exceed 30% of their monthly income has slightly increased to approximately 29.9% of all owner-occupied households with a mortgage. The following table illustrates housing costs for owner-households according to the 2000 U.S. Census and the 2007-2011 American Community Survey.

Table II-11 - Selected Monthly Owner Costs as a Percentage of Household Income in the City of Pittsburgh

Owner Costs as a % of Income	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage of Total Units	Number of Housing Units	Percentage of Total Units
Housing units with a mortgage (excluding those whose monthly costs cannot be calculated)	38,578	--	40,490	40,490
Less than 20 percent	18,141	47.0%	18,561	45.8%
20 to 24.9 percent	6,187	16.0%	5,863	14.5%
25 to 29.9 percent	3,748	9.7%	3,967	9.8%
30 to 34.9 percent	2,118	5.5%	3,210	7.9%
35 percent or more	8,118	21.0%	8,889	22.0%
Not computed	266	0.7%	222	--
Housing units without a mortgage (excluding those whose monthly costs cannot be calculated)	27,990	--	26,830	--
Less than 20 percent	19,238	68.7%	17,173	64.10%
20 to 24.9 percent	2,443	8.7%	2,401	8.90%
25 to 29.9 percent	1,583	5.7%	1,995	7.40%
30 to 34.9 percent	942	3.4%	1,457	5.40%
35 percent or more	3,127	11.2%	3,804	14.20%
Not computed	657	2.3%	209	(X)

Source: 2000 U.S. Census & 2007-2011 American Community Survey

According to Trulia.com, the average price per square foot for Pittsburgh was \$98, an increase of 3.2% compared to the same period last year. The median sales price for homes in Pittsburgh for November, 2014 to February, 2015 was \$130,700 based on 625 home sales. Compared to the same



period one year ago, the median home sales price increased 4.6%, or \$5,700, and the number of home sales decreased 53.8%. There are currently 2,227 resale and new homes in Pittsburgh on Trulia, including 36 open houses, as well as 1,286 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Pittsburgh was \$266,572 for the week ending February 18, 2015, which represents an increase of 2.4%, or \$6,171, compared to the prior week. The median sales price for a one bedroom home from November, 2014 to February, 2015 was \$67,125, compared to an average listing price of \$149,959 for the week ending February 18, 2015; for a two bedroom, \$98,700 compared to \$173,292; for a three bedroom, \$132,000 compared to \$188,304. Popular Pittsburgh neighborhoods include Southside Flats and Central Lawrenceville, with average listing prices of \$307,161 and \$276,470, respectively. Other popular neighborhoods are Shadyside, Mount Washington, Brighton Heights, and Downtown.

According to Realtytrac.com, the median list price in Pittsburgh was \$120,950 compared to the median sales price of a non-distressed home was \$115,000 in December, 2014. The median sales price of a foreclosure home was \$33,000, or 71% lower than non-distressed home sales. Home sales in December 2014 were down 100% compared with the previous month, and down 100% compared with a year ago.

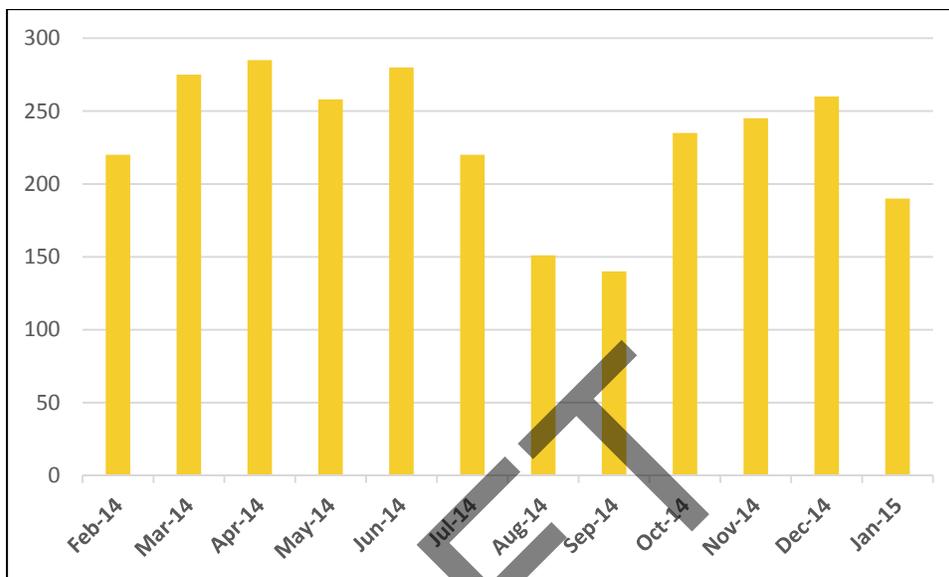
Realtor.com lists the average sold price in different Pittsburgh Neighborhoods. The average price for Oakland was \$171,823, with higher prices in North and Central Oakland, compared to lower prices in South Oakland and the lowest in West Oakland. The average sold price for the Middle Hill District was only \$47,380 compared to \$73,883 in the Upper Hill and \$204,083 in Crawford Roberts Hill. The average sold price in Polish Hill was \$98,929, compared to \$205,158 in Bloomfield, and \$171,941 in nearby Lower Lawrenceville.

Foreclosures

According to RealtyTrac, the City of Pittsburgh had over one and a half thousand (1,558) homes in foreclosure, a foreclosure rate of 1 in every 1,588 housing units in January 2015. During this time period, Allegheny County experienced a foreclosure rate of 1 in every 1,509 housing units and the Commonwealth of Pennsylvania had a foreclosure rate of 1 in every 1,391 housing units. The following chart illustrates the monthly foreclosure filings in the City of Pittsburgh from February 2014 to January 2015.



Chart II-14 – Number of Foreclosures in the City of Pittsburgh



Source: www.realtytrac.com

The number of foreclosures for the City of Pittsburgh was at its highest in April 2014 with 285 foreclosures.

Renter Costs

The median monthly rent in 2000 was \$500 and has increased to \$724 per month according to the 2007-2011 American Community Survey. The following table illustrates rental rates within the City at the time of the 2000 U.S. Census and the 2007-2011 American Community Survey.

Table II-12 - Gross Monthly Rent in the City of Pittsburgh

Rental Rates	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than \$200	7,265	10.6%	2,836	4.4%
\$200 to \$299	4,886	7.1%	4,360	6.8%
\$300 to \$499	20,920	30.5%	7,349	11.5%
\$500 to \$749	22,770	33.1%	19,444	30.4%
\$750 to \$999	7,063	10.3%	15,855	24.8%
\$1,000 to \$1,499	2,757	4.0%	10,603	16.6%
\$1,500 or more	384	0.6%	3,457	5.4%



No cash rent	2,647	3.9%	2,346	3.7%
Median	\$500	--	\$724	--

Source: 2000 U.S. Census Data & 2007-2011 American Community Survey

The monthly housing costs for 40.8% of all renter-occupied households exceeded 30% of monthly income in 2000, indicating a high percentage of renters whose housing is not considered affordable. ACS estimates show that over half (52.0%) of all renter-occupied households pay housing costs that exceed 30% of their income. The following table illustrates the housing cost for renter-households in 2000 and at the time of the 2007-2011 American Community Survey. The drastic increase in rental households whose rental costs exceed thirty percent of their monthly income indicates the need for affordable rental options in the City.

Table II-13 - Gross Rent as a Percentage of Household Income in the City of Pittsburgh

Rental Cost as a % of Income	2000 U.S. Census		2007-2011 American Community Survey	
	Number of Housing Units	Percentage	Number of Housing Units	Percentage
Less than 15 percent	12,121	17.6%	7,804	12.6%
15 to 19 percent	8,386	12.2%	7,602	12.3%
20 to 24 percent	7,401	10.8%	7,327	11.9%
25 to 29 percent	7,503	10.9%	6,925	11.2%
30 to 34 percent	4,667	6.8%	5,502	8.9%
35 percent or more	23,338	34.0%	26,587	43.1%
Not computed	5,276	7.7%	4,503	7.3%

Source: 2000 U.S. Census Data & 2007-2011 American Community Survey

The table above shows an additional 3,249 households spending 35% or more of their income on rent according to the 2007-2011 American Community Survey. The 2015 Fair Market Rents for the Pittsburgh, PA HUD MSA are shown in the table below.

Table II-14 - Final FY 2015 Fair Market Rents (FMRs) by Unit Bedrooms in the Pittsburgh, PA MSA

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2015 FMR	\$549	\$630	\$786	\$987	\$1,050

Source: www.hud.gov



As of January 2015, the estimated average monthly rents in Pittsburgh were \$916 for one-bedroom units; \$1,112 for two-bedroom units; and \$1,092 for all-bedroom units based on rent trend data collected by www.rentjungle.com.

G. Household Types:

Based on a comparison between the 2000 and 2011 populations, the City of Pittsburgh experienced an 8.0% decrease in population. The median income of the area increased by 30.0%, potentially indicating a higher percentage of above income persons have moved into the area (even while taking into account inflation).

Table II-15 – Changes Between 2000 & 2011

Demographics	2000	2011	% Change
Population	334,563	307,532	-8%
Households	143,752	134,001	-7%
Median Income	\$28,588.00	\$37,161.00	30%

Data Source: 2000 Census (Base Year), 2007-2011 American Community Survey

Table II-16 – Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	28,390	19,525	23,235	12,550	50,305
Small Family Households *	6,805	4,780	7,050	4,165	22,175
Large Family Households *	980	655	1,020	630	2,110
Household contains at least one person 62-74 years of age	4,045	3,735	3,980	1,955	8,225
Household contains at least one person age 75 or older	4,120	4,515	3,865	1,205	3,575
Households with one or more children 6 years old or younger *	4,040	2,215	2,470	1,285	4,400

Data Source: 2007-2011 CHAS



* the highest income category for these family types is >80% HAMFI

Table II-17 – Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	495	205	195	50	945	80	20	125	75	300
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	205	50	90	35	380	25	10	0	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	85	155	35	445	0	40	140	35	215
Housing cost burden greater than 50% of income (and none of the above problems)	13,170	3,105	630	110	17,015	2,960	1,870	830	175	5,835
Housing cost burden greater than 30% of income (and none of the above problems)	2,685	4,895	3,975	775	12,330	1,205	2,365	3,175	1,225	7,970
Zero/negative Income (and none of the above problems)	2,015	0	0	0	2,015	405	0	0	0	405

Data Source: 2007-2011 CHAS



Table II-18 – Housing Problems (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	14,040	3,445	1,065	235	18,785	3,060	1,940	1,090	280	6,370
Having none of four housing problems	6,890	8,110	10,295	5,640	30,935	1,980	6,030	10,780	6,395	25,185
Household has negative income, but none of the other housing problems	2,015	0	0	0	2,015	405	0	0	0	405

Data Source: 2007-2011 CHAS

Table II-19 – Cost Overburdened Greater Than 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	4,460	2,180	1,405	8,045	810	1,010	1,490	3,310
Large Related	585	230	75	890	105	205	305	615
Elderly	2,895	1,725	690	5,310	2,065	2,340	1,125	5,530
Other	8,430	4,120	2,595	15,145	1,245	725	1,190	3,160
Total need by income	16,370	8,255	4,765	29,390	4,225	4,280	4,110	12,615

Data Source: 2007-2011 CHAS

Table II-20 – Cost Overburdened Greater Than 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	3,780	655	105	4,540	615	425	265	1,305
Large Related	500	80	0	580	75	65	75	215
Elderly	1,770	695	110	2,575	1,350	950	280	2,580



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	7,630	1,745	435	9,810	970	450	225	1,645
Total need by income	13,680	3,175	650	17,505	3,010	1,890	845	5,745

Data Source: 2007-2011 CHAS

Table II-21 – Overcrowding Conditions

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	255	95	195	35	580	4	20	30	0	54
Multiple, unrelated family households	0	10	25	0	35	0	20	110	35	165
Other, non-family households	130	35	50	35	250	20	10	0	0	30
Total need by income	385	140	270	70	865	24	50	140	35	249

Data Source: 2007-2011 CHAS

H. Cost Overburden:

The greatest housing problem facing the City of Pittsburgh, PA is the lack of affordable housing and the fact that many of the City's lower income households are paying more than 30% of their total household income on housing related costs. The following information was noted: 15,645 White households were cost overburdened by 30% to 50%, and 15,075 White households were cost overburdened by greater than 50%; 6,900 Black/African American households were cost overburdened by 30% to 50%, and 8,325 Black/African American households were cost overburdened by greater than 50%; 2,535 Asian households were cost overburdened by 30% to 50%, and 855 Asian households were cost overburdened by greater than 50%; and lastly, 1,700 Hispanic households were cost overburdened by 30% to 50%, and 485 Hispanic households were cost overburdened by greater than 50%.



Table II-22 – Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	86,875	24,195	25,400	2,280
White	64,970	15,645	15,075	1,290
Black / African American	16,535	6,900	8,325	625
Asian	2,535	855	925	305
American Indian, Alaska Native	160	10	24	0
Pacific Islander	15	15	0	0
Hispanic	1,700	485	590	40

Data Source: 2007-2011 CHAS

A total of 15,645 White households were considered cost overburdened by between 30% and 50%, which is 64.66% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly below the 68.79% of the total number of households that the White category comprises. A total of 6,900 Black/African American households were considered cost overburdened by between 30% and 50%, which is 28.52% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly higher than the 24.39% of the total number of households that the Black/African American category comprises. A total of 855 Asian households were considered cost overburdened by between 30% and 50%, which is 3.53% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly lower than the 4.46% of the total number of households the Asian category comprises. A total of 485 Hispanic households were considered cost overburdened by between 30% and 50%, which is 2.00% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is below the 2.02% of the total number of households that the Hispanic category comprises.

A total of 15,075 White households were considered cost overburdened by greater than 50%, which is 59.35% of the total cases of households that were considered cost overburdened by greater than 50%. This number is below the 68.79% of the total number of households that the White category comprises. A total of 8,325 Black/African American households were considered cost overburdened by greater than 50%, which is 32.78% of the total cases of households that were considered cost overburdened by greater than 50%. This number is higher the 24.39% of the total number of



households that the Black/African American category comprises. A total of 925 Asian households were considered cost overburdened by between 30% and 50%, which is 3.64% of the total cases of households that were considered cost overburdened by between 30% and 50%. This number is slightly lower than the 4.46% of the total number of households the Asian category comprises. A total of 590 Hispanic households were considered cost overburdened by greater than 50%, which is 2.32% of the total cases of households that were considered cost overburdened by greater than 50%. This number is slightly higher than the 2.02% of the total number of households that the Hispanic category comprises.

The Housing Alliance of Pennsylvania published a report in spring of 2012 called “A New Vision for Housing Market Recovery: What the Data Tells Us About What Works.” This report outlined several key weaknesses of the housing market, and identifies proven strategies to strengthen the housing market in the City of Pittsburgh and Allegheny County. The report outlined an eight (8) step process to address the local and regional housing crisis:

- **Step 1: Preserve Home Equity by Preventing Foreclosure Due to Job Loss.**
 - Use data to inform outreach strategies.
 - Connect homeowners and renters to counseling and relocating services.
 - Market properties so they can be sold to responsible owners.
 - Reduce negative impact of vacant buildings through building maintenance.
 - Clarify ownership throughout foreclosure and resale process to ensure maintenance and/or occupancy.
- **Step 2: Use Preventative Measures to Reduce Cost of Special Needs Housing.**
 - Set aside LIHTC for special needs housing.
 - Provide rental assistance to persons with mental health and intellectual disabilities.
 - Support increased municipal government/housing authority collaboration.
- **Step 3: Address Homelessness Using Cost Effective Solutions.**
 - Develop effective coordination of homeless Veterans rental assistance programs to expand reach.



- Replicate and educate others about the benefit of Housing First Strategies.
- Use Temporary Assistance for Needy Families (TANF) funding to provide rental assistance.
- **Step 4: Organize a Collaborative Approach to Preserve Homeownership.**
 - Basic Systems Repair Program is a cost-effective alternative to abandonment and demolition.
 - Volunteers are a valuable resource when rehabilitating homes.
 - Renovation Mortgage Loan Fund provides home buyers with the tools for major renovations.
 - Creative partnerships generate comprehensive targeted home repairs.
 - Homeowner rehab is an essential component of a targeted comprehensive development strategy.
 - Home Modification Program is an affordable approach to maintaining homes and helping people age in place.
- **Step 5: Invest in Attractive, High Quality Rental Housing Assets.**
 - Convene Landlords.
 - Support seniors and persons with disabilities.
 - Renter education.
- **Step 6: Increase the Availability of Developable Land for Modestly Priced Homes.**
 - Design a land bank program to have maximum impact.
 - Develop a coordinated approach at the County level to address blight.
- **Step 7: Use Strategic Code Enforcement to Manage Rental Housing Assets and Stabilize Neighborhoods.**
 - Implement a conservatorship program as an alternate to eminent domain.
 - Re-engineer the code enforcement system using data through a “Progressive Discipline” approach to owners who fail to comply.



- **Step 8: Gain Economic Benefits Through Mixed-Housing Initiatives.**
 - Assess the region by using housing and location information.
 - Leverage engagement of the private sector through inclusionary zoning or related policies.
 - Employ strategies to give families with housing vouchers the ability to live in communities of opportunity.
 - Consider transportation and housing costs when selecting infill developments sites.
 - Work with the housing authority and the PA Department of Public Welfare to provide subsidies in traditional market-rate developments for a scattered site approach.
 - Review and inform the qualified allocation plan to reflect local priorities related to mixed housing.

The conclusions in the report indicate that an “entry level” wage earner in Allegheny County makes \$15,790 annually. This is well below the County Median Household Income of \$46,641. At an annual salary of \$15,790, the affordable rent would be \$394.75 per month (30% of Income). However, the fair market rent for a one-bedroom unit in Allegheny County is \$585 per month and \$700 per month for a two-bedroom unit. This is a wide gap in the amount an entry level wage earner can afford and what the fair market rent is for the area. This demonstrates the need for more affordable housing and housing programs to address the needs of lower-income households.

I. **Housing Problems:**

A household is considered to have a housing problem if it is cost burden by more than 30% of their income, is experiencing overcrowding, or has incomplete kitchen or plumbing facilities. The four housing problems are: lacks complete kitchen facilities; lacks complete plumbing facilities; more than one person per room; and cost burden greater than 30%. The following tables illustrate the disproportionate needs in the City of Pittsburgh:



Table II-23 – 0%-30% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	22,160	4,770	2,140
White	12,180	1,885	1,165
Black / African American	8,430	2,810	615
Asian	655	0	305
American Indian, Alaska Native	14	10	0
Pacific Islander	0	0	0
Hispanic	535	40	40

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Table II-24 – 30%-50% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,600	6,945	0
White	8,610	4,665	0
Black / African American	4,005	2,095	0
Asian	500	29	0
American Indian, Alaska Native	20	0	0
Pacific Islander	15	0	0
Hispanic	230	150	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Table II-25 – 50%-80% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,885	16,125	0
White	5,780	11,380	0
Black / African American	2,330	3,400	0
Asian	430	495	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	190	450	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Table II-26 – 80%-100% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,890	10,320	0
White	2,180	7,650	0
Black / African American	535	2,185	0
Asian	40	220	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	135	195	0

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The racial composition of households in the City of Pittsburgh, according to the 2007-2011 American Community Survey, was 68.79% White; 24.39% African American/Black; 4.46% Asian; 0.62% Other races; and 1.62% two or more races. The Hispanic or Latino population was 2.02%. There was one racial/ethnic group disproportionately affected by housing



problems: The 0-30% AMI Black/African American racial group made up 38.04% of the housing problems but only 24.39% of the number of households.

J. Disabled Households:

The following table includes the 2007-2011 American Community Survey estimate that shows the number of disabled individuals in the City of Pittsburgh. The total population five (5) years and over is 283,466 and the disabled population is 41,732, or 14.7%. This is an indicator of the need for housing for the disabled who are mainly low- and moderate-income and who are usually unable to find housing resources that are accessible and/or affordable.

Table II-27 – Disability Status for Pittsburgh, PA

Disability Status of the Civilian Non-Institutional Population	Total Population Over 5 Years of Age	Population with a Disability	Percent with a Disability
Total civilian noninstitutionalized population	298,864	41,799	14.0%
Population under 5 years	15,398	67	0.4%
With a hearing difficulty	(X)	36	0.2%
With a vision difficulty	(X)	31	0.2%
Population 5 to 17 years	35,504	2,627	7.4%
With a hearing difficulty	(X)	189	0.5%
With a vision difficulty	(X)	380	1.1%
With a cognitive difficulty	(X)	1,970	5.5%
With an ambulatory difficulty	(X)	289	0.8%
With a self-care difficulty	(X)	330	0.9%
Population 18 to 64 years	206,416	23,185	11.2%
With a hearing difficulty	(X)	3,710	1.8%
With a vision difficulty	(X)	3,819	1.9%
With a cognitive difficulty	(X)	11,139	5.4%
With an ambulatory difficulty	(X)	11,390	5.5%
With a self-care difficulty	(X)	3,810	1.8%
With an independent living difficulty	(X)	8,259	4.0%
Population 65 years and over	41,546	15,920	38.3%



With a hearing difficulty	(X)	5,586	13.4%
With a vision difficulty	(X)	2,804	6.7%
With a cognitive difficulty	(X)	3,755	9.0%
With an ambulatory difficulty	(X)	10,652	25.6%
With a self-care difficulty	(X)	3,612	8.7%
With an independent living difficulty	(X)	7,724	18.6%
SEX			
Male	141,613	18,315	12.9%
Female	157,251	23,484	14.9%
RACE AND HISPANIC OR LATINO ORIGIN			
One Race	290,498	40,623	14.0%
White alone	198,546	25,627	12.9%
Black or African American alone	75,849	14,195	18.7%
American Indian and Alaska Native alone	415	113	27.2%
Asian alone	13,781	531	3.9%
Native Hawaiian and Other Pacific Islander alone	161	10	6.2%
Some other race alone	1,746	147	8.4%
Two or more races	8,366	1,176	14.1%
White alone, not Hispanic or Latino	194,123	25,344	13.1%
Hispanic or Latino (of any race)	7,426	597	8.0%

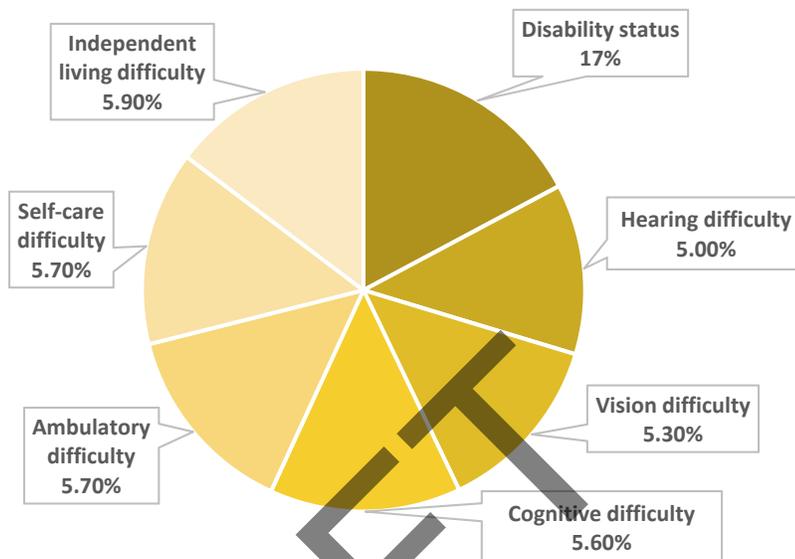
Source: 2007-2011 American Community Survey

Of the population age 65 and older, 38.3% have a disability, made up largely due to ambulatory difficulty (25.6%) and an independent living difficulty (18.6%). The overall data shows a fairly even percentage between males and females, with 12.9% and 14.9% of the respective populations having disabilities.

The disparities between individuals who “are” and who “are not” disabled can also be seen in the employment statistics. Over three-quarters (80.42%) of disabled persons ages 18 to 64 years old in the labor force are employed, whereas 90.44% of non-disabled persons ages 18 to 64 in the labor force are employed.



**Chart II-15 – Type of Disability for Population 5 Years and Over
in the City of Pittsburgh**



Source: 2008-2012 American Community Survey

The Housing Authority of the City of Pittsburgh recognizes the need for accessible and visitable housing units in the City. As a result, more than 5% of all public housing units are handicapped accessible.

DRAFT



III. Review/Update to Original Plan

The present “Analysis of Impediments to Fair Housing Choice” was prepared in 2007 and updated in 2012, and the identified Impediments to Fair Housing Choice are reviewed twice each year in the City’s Annual Action Plan and then again in the Consolidated Annual Performance Evaluation Reports (C.A.P.E.R.). The following paragraphs restate the identified impediments from the 2012 Update to the Analysis of Impediments to Fair Housing Choice and summarize the progress made on each.

A. Summary of Impediments:

- **Impediment 1: Fair Housing Education and Outreach.**

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice, especially for low-income residents, minorities and the disabled population.

Goal: Improve the public’s and local officials’ knowledge and awareness of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Continue to promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act, Americans With Disabilities Act, and the City-County Visitability Program.
- **1-B:** Continue to make available and distribute literature and informational material, in English and Spanish, concerning fair housing issues, an individual’s housing rights, and landlord’s responsibilities to affirmatively further fair housing.
- **1-C:** Continue to contract with independent fair housing organizations to provide testing services, referrals, and assistance in resolving Fair Housing complaints that may arise in the City.
- **1-D:** Educate and promote that all residents have a right to live outside impacted areas.



- **1-E:** Continue to support and provide funding for the City of Pittsburgh's Human Relations Commission to affirmatively further fair housing in the Pittsburgh Region.
- **1-F:** Strive for better intergovernmental cooperation between Federal and State partners, as well as community groups, to effectively identify and remedy barriers to affordable housing choice.

- **Impediment 2: Continuing Need for Affordable Rental Housing.**

The City of Pittsburgh has the greatest supply of affordable rental housing in the region. However, the monthly cost of rent for apartments has steadily increased to the point that over 53.0% of all renter households in Pittsburgh with incomes less than 50% of the median income are considered cost overburdened.

Goal: Additional affordable rental housing will be developed outside impacted areas throughout the City of Pittsburgh and the surrounding region, especially for households whose income is less than 50% of the median income, through new construction and in-fill housing, the rehabilitation of vacant buildings, and the development of mixed-income buildings, to reduce the number of lower income households who are cost overburdened.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Support and encourage both private developers and non-profit housing providers to develop plans for the construction of new affordable mixed income rental housing that would be located outside of areas with lower income concentrations throughout the Pittsburgh Area.
- **2-B:** Continue to support and encourage the rehabilitation of existing housing units in the City to become decent, safe, and sound rental housing that is affordable to lower income households.
- **2-C:** Continue to encourage the development of community living arrangements for the disabled, outside impacted areas in the City of Pittsburgh, and deconcentrate housing for the disabled by working with the County to provide satellite services and transportation for the disabled so they can reside anywhere in the Pittsburgh Area.



- **2-D:** Provide financial assistance to low-income households that are cost overburdened, particularly those households whose incomes are at or below 50% of the area's median family income to reduce the cost for their housing.
- **2-E:** The City of Pittsburgh Housing Authority should partner with private and non-profit housing developers to construct additional Low Income Housing Tax Credit (LIHTC) multi-family rental housing.

- **Impediment 3: Continuing Need for Affordable Housing for Sale.**

The median value and cost to purchase and maintain a single family home in Pittsburgh that is decent, safe, and sound, has increased significantly to over \$109,000, and it is even higher in Allegheny County, which limits the choice of housing for lower income households to impacted areas in Pittsburgh.

Goal: Promote the development of for-sale single family homes for lower income households through new construction, in-fill housing, and rehabilitation of vacant houses, outside areas of low-income concentration throughout the Pittsburgh Area.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for-sale and which is located outside areas with lower income concentrations throughout the Pittsburgh Area.
- **3-B:** Continue to support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound for-sale housing that is affordable to lower income households.
- **3-C:** Partner with the Urban Redevelopment Authority of Pittsburgh and local banks to provide financial assistance in the form of down payment assistance and low interest loans to lower-income households to become homebuyers anywhere in the Pittsburgh Area, especially outside impacted areas.
- **3-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become



homebuyers and move outside areas of low-income concentrations.

- **3-E:** Improve access to information on-line and in the print media regarding home repairs and improvements, and home purchasing assistance offered through the City, The URA of Pittsburgh, and local financial institutions.

- **Impediment 4: Continuing Need for Accessible Housing Units That Are For-Sale or Rent.**

As an older built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Pittsburgh, since 76.1% of the City's housing units were built over 50 years ago and do not have accessibility features, and 13.6% of the City's population is classified as disabled.

Goal: Increase the number of accessible housing units through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Continue the on-going programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by providing low-interest loans or grants to homeowners and landlords who will make handicap improvements, and will keep their rents affordable.
- **4-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the City.
- **4-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so they become accessible to tenants who are disabled.
- **4-D:** Continue to provide financial assistance to elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.



- **4-E:** Continue to support the City of Pittsburgh’s and Allegheny County’s joint Task Force on Disabilities and the tax credits for making residential units “visitable” and “accessible.”
- **4-F:** Work in conjunction with the URA of Pittsburgh to establish a Land Bank Entity for the reuse of blighted, vacant, and abandoned properties to affirmatively further fair housing by increasing the stock of affordable accessible housing.

- **Impediment 5: Need to Improve Private Lending and Insurance Practices.**

The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans originated from whites and those originated from minority applicants.

Goal: Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, college and universities to conduct an in depth review of the mortgage lending practices of the local banks and financial institutions.
- **5-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in lower-income areas of the City.
- **5-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **5-D:** The City of Pittsburgh has limited CDBG funds, but it should continue to fund its community improvement programs in targeted low-income neighborhoods to improve public safety protection in these areas which will reduce the insurance risk factors for homeowner insurance underwriting.



- **Impediment 6: There is a Lack of Financial Resources.**

The Federal Government continues to reduce the amount of CDBG, HOME, and funds for other housing programs in HUD's annual budget, which reduces the allocations to entitlement communities, thus putting a strain on limited financial resources due to the housing crisis and increased unemployment.

Goal: Increase Federal funding for the CDBG and HOME Programs, and other housing programs, to pre- FY 2010 budget levels which will allow entitlement communities to better achieve their housing and community development goals.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** Work with the national housing and community development organizations to increase the appropriations for the CDBG and HOME programs, as well as other HUD housing programs.
- **6-B:** Encourage and support non-profit housing agencies to apply for funding for housing from federal, state, and private foundation resources to promote and develop affordable housing throughout the City of Pittsburgh, especially outside impacted areas.
- **6-C:** The Housing Authority of the City of Pittsburgh should promote, sponsor, and partner with private developers to build affordable housing using the Low Income Housing Tax Credit (LIHTC) Program in the City.
- **6-D:** Cooperate with Allegheny County and the other two Federal CDBG Entitlement Communities in Allegheny County to pool resources and leverage private funds to develop affordable housing outside impacted areas throughout the Pittsburgh Metropolitan Area.

- **Impediment 7: There is a Need for a Countywide Approach to Affirmatively Furthering Fair Housing.**

The housing, racial and socio-economic data from the U.S. Census of 2010, as well as the amount of subsidized housing in the City of Pittsburgh illustrates that there is a concentration of low- and moderate-income persons, minorities, and disabled living in the City as compared to Allegheny County as a whole.



Goal: Provide housing and economic opportunities for low- and moderate-income persons and the protected classes to live and work outside impacted areas.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **7-A:** The City's and County's Human Relations Commissions should establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for the Pittsburgh Region with representatives from the City of Pittsburgh, Allegheny County, U.S. Department of Housing and Urban Development (HUD), the City Housing Authority (HACP), the Allegheny County Housing Authority (ACHA), the other two federal CDBG Entitlement Communities in Allegheny County (McKeesport and Penn Hills), and other groups and organizations which promote fair housing.
- **7-B:** The four (4) Federal Entitlement jurisdictions should promote and encourage the development of affordable housing throughout the Pittsburgh Region in areas that are not economically or racially impacted.
- **7-C:** Improve intergovernmental and interagency cooperation in sharing all information pertaining to discrimination cases filed within the jurisdiction of the City of Pittsburgh.

• **Impediment 8: Economic Issues Affect Housing Choice.**

There is a lack of economic opportunities in the City 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: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **8-A:** Strengthen partnerships and program delivery that enhances the City's business base, expands its tax base, and creates a more sustainable economy for residents and businesses.



- **8-B:** Support and enhance workforce development and skills training that result in a “livable” wage and increases job opportunities.
- **8-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within low- and moderate-income areas and minority neighborhoods.
- **8-D:** Support new bus routes and increased public transportation for lower income persons to access job opportunities outside their neighborhood.

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IV. Impediments to Fair Housing 2015

In order to determine if any impediments to fair housing choice exist, interviews and meetings were conducted, surveys were distributed, Census data was reviewed, and an analysis of the fair housing complaints in the City of Pittsburgh was undertaken.

A. Fair Housing Complaints:

1. Fair Housing Partnership of Greater Pittsburgh

The Fair Housing Partnership of Greater Pittsburgh (FHP) was established in 1975 to promote fair housing in the Pittsburgh Metro Area.

Fair Housing Partnership of Greater Pittsburgh
2840 Liberty Avenue, Suite 205
Pittsburgh, PA 15222
(412) 391-2535 (Voice)
<http://pittsburghfairhousing.org/>



FHP provides housing counseling services, education and outreach, advocacy for persons who have been discriminated against in their search for housing, and enforcement of the Fair Housing Act and other related laws. Housing counseling services include landlord tenant training, pre-purchase homebuyer counseling, mortgage delinquency counseling, rental housing counseling, and homeless services. As part of their education and outreach initiatives, FHP provides information to vulnerable populations to increase their knowledge and awareness of fair housing rights and responsibilities, and sponsors an annual "Poetry Slam" related to fair housing. FHP publishes and distributes brochures containing general information, disability rights education, and testing. FHP's general information brochure is printed and distributed in both English and Spanish. Enforcement efforts include testing, various housing audits and surveys, and assisting people in filing fair housing complaints. The FHP has developed two important roles: as an equal opportunity housing counseling agency, and a fair housing advocate and enforcer of fair housing law.





2. City of Pittsburgh Commission on Human Relations

The City of Pittsburgh Commission on Human Relations (CHR) is primarily responsible for education and enforcement of the Fair Housing Act in the City. It is an independent Commission and not part of the government. The CHR investigates complaints of alleged discrimination in employment, housing, and public accommodations within the City of Pittsburgh. Educational efforts reach out to schools, community groups, businesses, professional organizations, and City departments in order to promote equal rights. Education and outreach events include community meetings, presence at neighborhood and tenant council community events, etc.

**City of Pittsburgh
Commission on Human Relations**
908 City-County Building
414 Grant Street
Pittsburgh, PA 15219
(412) 255-2600 (Voice)

The Commission is a law enforcement agency, governed by 15 Commissioners appointed to four-year terms by the Mayor. The Commission on Human Relations as an independent organization is a recipient of Community Development Block Grant funds.

The City of Pittsburgh supports the Pittsburgh Commission on Human Relations with funds each year to perform educational and outreach programs, and to address housing complaints. In addition, the URA of Pittsburgh through its HOME funds also affirmatively furthers fair housing through education and outreach programs.

Each year, the Pittsburgh Commission on Human Relations receives new housing complaints, closes housing complaints, and conciliates housing complaints. The Commission staff also helps numerous people who call or come into the Commission's office with problems about their housing situation. If the problem is not jurisdictional, the person is referred to another agency, person, governmental department or organization for resolution of the problem.

The staff of the Commission on Human Relations and board members of the Commission supported various activities including:

- Conducting training for real estate agents/community groups.
- Attend different fair housing seminars and workshops.
- Attend the monthly meeting of the Allegheny County/ City of Pittsburgh Task Force on Disabilities.
- Provide information on Fair Housing at information fairs, exhibits, panel discussions, and other speaking engagements.



- Meets with Pittsburgh Area Fair Housing organizations.
- The Commission sponsors a public meeting and participates in other citizen meetings to solicit public input on the Analysis of Impediments to Fair Housing Choice for the City of Pittsburgh.
- The Commission participates in public meetings related to the City’s Comprehensive Planning process.
- Educational inserts are prepared and included in the bills for all Pittsburgh Water and Sewer Authority customers.
- Maintains and updates a Facebook page using social media as a communication and outreach vehicle.

The goals of the Commission on Human Relations are as follows:

- Reduce compliance case processing time.
- Enhance intergroup and community relations by increasing the number of educational and outreach programs.
- Increase compliance by employers, housing and service providers with civil rights laws and reduce incidents of community tensions.
- Promote greater awareness and appreciation for the cultural diversity of the City.

The Commission on Human Relations will continue to further fair housing through the investigation of discrimination complaints, education and outreach, and enforcement of the Fair Housing Act.

3. **Pennsylvania Human Relations Commission**

The Pennsylvania Human Relations Commission (PHRC) enforces Pennsylvania’s anti-discrimination laws and promotes equal opportunity in education, employment, housing and commercial property, as well as public accommodation.

<p>Pennsylvania Human Relations Commission Harrisburg Regional Office Riverfront Office Center, 5th Floor 1101-1125 South Front Street Harrisburg, PA 17104-2515 (717) 787-9784 (Voice) (717) 787-7279 (TTY)</p>
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The mission statement of the PHRC is as follows: *The Pennsylvania Human Relations Commission is to administer and enforce the Pennsylvania Human Relations Act and the Pennsylvania Fair Educational Opportunities Act through investigation, identification and elimination of*



unlawful discrimination and the promotion of equal opportunity for all persons.

The PHRC has its main office in Harrisburg, as well as regional offices in Harrisburg, Philadelphia, and Pittsburgh. In addition to its staff members, the PHRC has eleven (11) Commissioners appointed by the Governor and confirmed by the State Senate.

The PHRC publishes an annual summary of docketed cases filed during the State’s fiscal year (July 1st – June 30th). **Table IV-1** below illustrates the trends for new complaints that were docketed and conciliated for Allegheny County from 2010 to 2014. In FY 2014, housing related complaints accounted for 7.36% of the total complaints. Since 2010, housing related complaints have accounted for 10.95% of the total amount. Overall, the housing related complaints, and overall discrimination complaints, have decreased over the past few years in Allegheny County and Statewide.

Table IV-1 –PHRC New Complaints Docketed in Allegheny County

Category	2010	2011	2012	2013	2014	Total
Employment	487	249	261	117	146	1,260
Housing	52	28	46	33	12	171
Public Accommodations	53	16	14	5	5	93
TOTALS	595	308	334	334	163	1,562

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014

Table IV-2 –PHRC New Complaints Docketed in the State of Pennsylvania

Category	2010	2011	2012	2013	2014	Total
Employment	4,403	2,675	2,431	1,852	1,554	12,915
Housing	293	253	243	207	184	1,180
Public Accommodations	430	160	157	102	78	927
TOTALS	5,377	3,187	2,804	2,207	1,839	15,414

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014



Table IV-3 –PHRC Complaints Closed

Category	2010	2011	2012	2013	2014
Percentage of Complaints Closed	39.8%	56.0%	50.0%	48.6%	53.0%

Source: Pennsylvania Human Rights Commission Annual Reports, 2010-2014

The PA Fair Housing Hotline, established just prior to the beginning of the 2013-14 year, received 121 calls from its inception in May 2013 through June of 2014. A hotline monitor refers callers to the appropriate PHRC housing investigator or to the appropriate agency when the call is not related to discrimination. The toll-free hotline has helped ensure faster processing of housing complaints and faster relief to discrimination victims.

PHRC partnered with HUD and private agencies in 2014 to fund projects to promote fair housing in PA. HUD-funded and PHRC-administered projects spanning two fiscal years. They engaged private agencies to examine patterns of discrimination and worked with local governments and housing providers to remove barriers that unfairly deny opportunities to Pennsylvania families, people of color, and people with disabilities. PHRC awarded partnership grant funds totaling \$227,000 to Southwestern Pennsylvania Legal Services, Poverty and Race Research Action Council, and the Fair Housing Center at Lancaster Housing Opportunity Partnership. Funded projects will be completed in 2015. PHRC also joined Philadelphia-based non-profit Bike & Build to educate Pennsylvanians on how unfair housing practices limit the availability of affordable housing. Bike & Build teams crossing PA in the summer to raise funds and awareness of the affordable housing crisis were armed with information on recognizing unfair practices and informing people of their fair housing rights and where to turn when they face discrimination.

4. Fair Housing Assistance Program (FHAP) Agencies

The Fair Housing Assistance Program offers grants to state and local agencies that have sufficiently demonstrated to HUD that they support or enforce a fair housing law that is substantially equivalent to the Fair Housing Act. Thirty-nine (39) states and the District of Columbia all have at least one state or local agency serving as a FHAP. These funded FHAP agencies carryout fair housing activities such as enforcement and education in order to protect families and individuals who believe that they have been the victims of housing discrimination.



Pennsylvania has a total of four (4) FHAP agencies. The Pennsylvania Human Relations Commission serves as the statewide FHAP. In the City of Pittsburgh, the Pittsburgh Commission on Human Relations is the primary agency which receives FHAP funding. The Cities of Erie and Reading also have FHAP agencies.

5. Fair Housing & Equal Opportunity (FHEO-HUD)

The U.S. Department of Housing and Urban Development’s (HUD’s) Office of Fair Housing & Equal Opportunity (FHEO) receives complaints regarding alleged violations of the Fair Housing Act. From January 1, 2004 to February 27, 2015, five hundred and seventy-four (574) fair housing complaints originated in Allegheny County, three hundred and thirty-seven (337) of which originated within the City of Pittsburgh. Attached is a listing for all the FHEO Complaints received and the status or resolution of the complaint.



The fair housing complaints in the City of Pittsburgh that were filed with HUD are disaggregated in the table below to illustrate the most common basis of complaints. In the City of Pittsburgh, disability was the most common basis for complaints between January 1, 2004 and February 27, 2015, and race was the second most common cause for complaint. It is important to note that ninety-one (91) complaints identified multiple bases in the City of Pittsburgh. The table below compares the frequency of each basis of complaint in the City and the County (where the County basis for complaints include the City counts). Much like the City, disability is the most common basis for complaints in the County, and race is the second most common basis.

The following table entitled “Basis for Housing Complaints” summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity between January 1, 2004 and February 27, 2015 in the City of Pittsburgh and Allegheny County.

**Table IV-4 - Basis for Housing Complaints
City of Pittsburgh & Allegheny County, Pennsylvania**

Basis	City of Pittsburgh		Allegheny County	
	Count*	% of City Complaints	Count*	% of County Complaints
Race	106	31.5%	201	33.8%
Disability	162	48.2%	267	44.9%
Familial Status	46	13.7%	85	14.3%
National Origin	25	7.4%	30	5.0%



Retaliation	32	9.5%	57	9.6%
Sex	36	10.7%	74	12.4%
Color	10	3.0%	19	3.2%
Religion	11	3.3%	13	2.2%

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

**Note: Each complaint may include multiple bases, so the counts do not add up to the total number of complaints*

The following table illustrates how complaints were closed. There were three-hundred thirty-seven (337) complaints filed in the City of Pittsburgh from January 1, 2004 until February 27, 2015. However, some complaints had multiple bases, and the total count becomes four hundred and twenty-eight (428). Of these, one hundred fifty (153) complaints were closed because of No Cause, and one hundred eighty-four (184) were conciliated/settled. In other words, approximately one third (35.7%) of all complaints were not justified complaints.

Table IV-5 - How Complaints Were Closed in the City of Pittsburgh, Pennsylvania

Basis	How Closed					
	No Cause	FHAP Judicial Consent Order or Discrimination Found	Conciliated/Settled	FHAP Judicial Dismissal or No Discrimination Found	Administrative Closure	Open
Race	48	1	39	1	15	2
Familial Status	16	-	23	-	5	2
Disability	44	1	81	4	14	18
National Origin	8	2	9	-	5	1
Retaliation	13	-	13	-	4	2
Color	3	-	6	-	-	1
Sex	15	-	13	-	5	3
Religion	6	-	-	-	4	1
Total	153	4	184	5	52	30

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

The following table illustrates the dates complaints were filed with HUD. The largest number of complaints filed with HUD was in 2010.



**Table IV-6 - HUD Date Filed of Complaints
City of Pittsburgh, Pennsylvania**

HUD Date Filed	City of Pittsburgh	
	Count	% of City Complaints
2004	33	9.79%
2005	31	9.20%
2006	29	8.61%
2007	37	10.98%
2008	30	8.90%
2009	29	8.61%
2010	46	13.65%
2011	26	7.72%
2012	35	10.39%
2013	11	3.26%
2014	29	8.61%
2015	1	0.30%

Source: U.S. Department of HUD-FHEO, Pittsburgh Regional Office

The following table titled “HUD-FHEO Complaints” summarizes all of the complaints filed with the HUD Office of Fair Housing & Equal Opportunity between January 1, 2004 and February 27, 2015 in Allegheny County.

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Table IV-7 - HUD-FHEO Complaints

County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County		03-04-0199-8	3/8/2004	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County		03-06-0303-8	3/6/2006	National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County		03-07-0103-8	12/8/2006	Familial Status - Pregnant Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Aliquippa	03-10-0255-8	3/29/2010	Race - Black or African-American, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Allegheny	03-07-0325-8	4/16/2007	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Allison Park	03-06-0076-8	11/17/2005	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Allison Park	03-12-0371-8	4/9/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Apollo	03-04-0536-8	7/30/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 322 - Discriminatory advertisement - rental, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 442 - Restriction of choices relative to a rental,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Apollo	03-04-0537-8	8/4/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 322 - Discriminatory advertisement - rental, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Apollo	03-04-0538-8	8/4/2004	Familial Status - Under 18,	320 - Discriminatory advertising, statements and notices,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Apollo	03-04-0545-8	7/30/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 322 - Discriminatory advertisement - rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Arsenal	03-07-0399-8	12/13/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Aspinwall	03-04-0572-8	8/31/2004	Disability - Mental, Disability - Physical, Sex - Female,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Avalon	03-07-0420-8	6/22/2007	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Avalon	03-12-0314-8	6/27/2012	Familial Status - Under 18, Sex - Female,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bellevue	03-04-0151-8	2/2/2004	Race - Black or African-American, Color,	310 - Discriminatory refusal to rent, 322 - Discriminatory advertisement - rental,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bellevue	03-04-0237-8	3/19/2004	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bellevue	03-09-0325-8	5/4/2009	Race - Black or African-American, Disability - Physical,	460 - Using ordinances to discriminate in zoning and land use, 510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bentwood	03-04-0580-8	8/27/2004	Disability - Mental,	320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bethel Park	03-04-0389-8	4/22/2004	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Bethel Park	03-04-0515-8	7/17/2004	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bethel Park	03-05-0393-8	4/22/2005	Sex - Female,	350 - Discriminatory financing (includes real estate transactions), 351 - Discrimination in the making of loans,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bethel Park	03-05-0684-8	8/3/2005	Race - Black or African-American,	350 - Discriminatory financing (includes real estate transactions),	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bethel Park	03-07-0011-8	10/16/2006	Disability - Mental,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bethel Park	03-15-0064-8	10/31/2014	Disability - Companion Animal,	310 - Discriminatory refusal to rent, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Blawnox	03-09-0239-8	2/27/2009	Disability - Physical,	384 - Discrimination in services and facilities relating to rental,	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Boston	03-05-0699-8	9/12/2005	Race - Black or African-American, Color,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Brackenridge	03-06-0587-8	7/7/2006	Disability - Physical,	310 - Discriminatory refusal to rent, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Braddock	03-10-0089-8	12/3/2009	Disability - Mental,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Braddock	03-11-0034-8	10/1/2010	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Braddock	03-14-0015-8	10/28/2013	Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Brentwood	03-05-0028-8	10/14/2004	Disability - Mental, Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Bridgeville	03-04-0649-8	9/27/2004	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal), 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bridgeville	03-06-0440-8	5/11/2006	Race - Black or African-American, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 322 - Discriminatory advertisement - rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bridgeville	03-11-0312-8	5/18/2011	Race - Black or African-American,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bridgeville	03-12-0089-8	1/4/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Bridgeville	03-15-0014-8	10/14/2014	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Canonsburg	03-07-0531-8	7/19/2007	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-05-0314-8	3/18/2005	Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-05-0636-8	7/15/2005	National Origin - Other than Hispanic or Latino,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-07-0599-8	9/11/2007	Race - Black and White, Religion,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Carnegie	03-08-0106-8	11/15/2007	Race - Black or African-American, Color, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-08-0139-8	11/20/2007	Race - Black or African-American, Sex - Female, Color, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-08-0213-8	1/24/2008	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-08-0414-8	5/23/2008	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 332 - False denial or representation of availability - rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-12-0364-8	6/26/2012	Race - Black or African-American,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-13-0262-8	5/23/2013	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Carnegie	03-14-0328-8	7/14/2014	Disability - Mental,	310 - Discriminatory refusal to rent,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Clairton	03-05-0230-8	2/1/2005	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Clairton	03-06-0340-8	3/23/2006	Familial Status - Under 18,	311 - Discriminatory refusal to negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Clairton	03-12-0144-8	3/2/2012	Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Clairton	03-12-0449-8	9/24/2012	Familial Status - Under 18,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Coraopolis	03-07-0017-8	10/19/2006	Familial Status - Under 18,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Corliss	03-06-0239-8	2/6/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Crafton	03-05-0747-8	9/21/2005	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Crafton, PA	03-10-0312-8	4/28/2010	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Dravensburg	03-06-0714-8	8/25/2006	Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Dravosburg	03-05-0124-8	11/9/2004	Race - Black or African-American, Sex - Female, Sex - Male,	362 - Discrimination in terms and conditions of membership, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Duquesne	03-06-0586-8	7/7/2006	Race - White,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Duquesne	03-12-0442-8	8/3/2012	Sex - Harassment, Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	East Pittsburgh	03-07-0228-8	2/5/2007	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	East Pittsburgh	03-10-0195-8	2/4/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Elizabeth	03-11-0264-8	5/4/2011	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Elizabeth	03-13-0273-8	6/7/2013	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Elizabeth	03-13-0326-8	7/25/2013	Disability - Mental, Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Etna	03-07-0535-8	7/19/2007	Disability - Physical, Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 445 - Refusing to provide municipal services or property, 460 - Using ordinances to discriminate in zoning and land use, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Farrell	03-12-0413-8	8/9/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Forest Hills	03-13-0101-8	11/6/2012	Disability - Physical,	351 - Discrimination in the making of loans,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Gibsonia	03-07-0171-8	1/8/2007	Disability - Physical,	472 - Failure to provide accessible and usable public and common user areas,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Glenshaw	03-15-0106-8	11/13/2014	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Herminie	03-04-0315-8	4/27/2004	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-05-0590-8	8/3/2005	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-05-0589-8	8/3/2005	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-06-0262-8	2/28/2006	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-07-0167-8	1/8/2007	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Homestead	03-09-0258-8	3/25/2009	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-09-0317-8	4/27/2009	Race - Black or African-American, Disability - Mental, Disability - Physical,	300 - Discriminatory refusal to sell, 320 - Discriminatory advertising, statements and notices,	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-09-0521-8	8/12/2009	Race - Black and White,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-10-0228-8	2/18/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Homestead	03-14-0348-8	7/23/2014	Race - Black or African-American,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Imperial	03-07-0408-8	6/19/2007	Race - Black and White,	320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Imperial	03-07-0417-8	6/27/2007	Race - Black or African-American, Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Imperial	03-13-0139-8	1/30/2013	Disability - Mental, Disability - Physical, Retaliation	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Munhall	03-08-0146-8	12/11/2007	Disability - Physical, Familial Status - Under 18, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Mc Kees Rock	03-05-0026-8	10/15/2004	Sex - Male,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Kees Rock	03-05-0107-8	11/9/2004	Race - Black or African-American, Sex - Male, Sex - Harassment,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Kees Rock	03-05-0140-8	12/3/2004	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 445 - Refusing to provide municipal services or property, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Kees Rock	03-07-0539-8	8/7/2007	Race - Black or African-American, Familial Status - Under 18, Sex - Female, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Keesport	03-04-0531-8	8/6/2004	Race - Black and White, Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Keesport	03-04-0532-8	8/4/2004	Race - Black and White,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 384 - Discrimination in services and facilities relating to rental, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Keesport	03-05-0626-8	7/5/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Mc Keesport	03-05-0640-8	7/18/2005	Disability - Physical,	430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
						Discrimination Found	
Pennsylvania - Allegheny County	Mc Knight	03-04-0529-8	8/6/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rock	03-06-0663-8	7/28/2006	Sex - Female, Sex - Harassment,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-05-0009-8	10/14/2004	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 445 - Refusing to provide municipal services or property, 460 - Using ordinances to discriminate in zoning and land use,	DOJ Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-07-0085-8	11/21/2006	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-07-0390-8	6/11/2007	Race - Black or African-American,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-10-0270-8	4/20/2010	Race - Black and White,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-10-0266-8	4/15/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-10-0300-8	5/6/2010	Race - Black or African-American,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 440 - Other discriminatory acts,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-11-0449-8	8/24/2011	Race - Black or African-American, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	McKees Rocks	03-12-0156-8	1/23/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-12-0274-8	6/1/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKees Rocks	03-14-0239-8	6/2/2014	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-04-0413-8	6/29/2004	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-05-0104-8	11/10/2004	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-05-0348-8	2/18/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-05-0625-8	7/5/2005	Race - Black or African-American, Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-06-0017-8	10/14/2005	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-07-0400-8	6/12/2007	Race - Black or African-American, Sex - Male,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-07-0479-8	7/5/2007	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-08-0074-8	11/1/2007	Disability - Mental, Disability - Physical, Familial Status -	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
				Under 18, Sex - Female,			
Pennsylvania - Allegheny County	McKeesport	03-08-0073-8	11/1/2007	Race - Black or African-American, Disability - Physical,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-08-0387-8	5/5/2008	Race - Black or African-American,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-10-0175-8	1/26/2010	Sex - Male,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-12-0353-8	6/26/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-13-0100-8	12/4/2012	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKeesport	03-13-0158-8	2/5/2013	Race - Black and White, Familial Status - Under 18,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	McKnight	03-04-0479-8	7/12/2004	Disability - Mental, Familial Status - Under 18,	430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Midland	03-06-0507-8	6/20/2006	Race - Black or African-American,	381 - Discrimination in terms/conditions/privileges relating to sale,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-09-0407-8	6/8/2009	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Monroeville	03-04-0352-8	5/15/2004	Familial Status - Under 18,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-04-0638-8	9/27/2004	Race - Black or African-American, Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-04-0578-8	8/27/2004	Race - Black and White, Familial Status - Under 18, Sex - Female, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 440 - Other discriminatory acts,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-04-0666-8	9/24/2004	Race - Black or African-American, Familial Status - Under 18, Sex - Male,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-05-0621-8	6/29/2005	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-05-0596-8	6/29/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-06-0067-8	11/7/2005	Race - Asian, Disability - Physical, National Origin - Other than Hispanic or Latino, Religion, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 440 - Other discriminatory acts, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Monroeville	03-06-0236-8	2/6/2006	Retaliation	440 - Other discriminatory acts,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-06-0697-8	8/11/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-07-0158-8	1/8/2007	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-07-0446-8	4/5/2007	Race - Black or African-American, Familial Status - Under 18, Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-08-0013-8	10/15/2007	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-09-0438-8	6/25/2009	Disability - Physical,	500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-10-0013-8	10/2/2009	Race - White,	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-10-0308-8	5/12/2010	Race - Black or African-American,	330 - False denial or representation of availability,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-11-0018-8	10/14/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-12-0178-8	3/15/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Monroeville	03-13-0306-8	7/3/2013	Race - Black or African-American, Familial	310 - Discriminatory refusal to rent, 332 - False denial or representation of availability - rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
				Status - Under 18,			
Pennsylvania - Allegheny County	Moon Township	03-05-0555-8	7/21/2005	Disability - Physical,	500 - Failure to permit reasonable modification,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Moon Township	03-08-0572-8	8/15/2008	Race - Black or African-American, Familial Status - Under 18, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Moon Township	03-10-0104-8	12/10/2009	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Munhall	03-07-0148-8	1/11/2007	Race - Black or African-American, Disability - Physical,	350 - Discriminatory financing (includes real estate transactions),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Munhall	03-11-0119-8	1/6/2011	Disability - Mental,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Munhall	03-11-0447-8	8/4/2011	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Murrysville	03-04-0481-8	7/19/2004	National Origin - Other than Hispanic or Latino,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Natrona Heights	03-05-0761-8	9/21/2005	Familial Status - Under 18,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Natrona Heights	03-08-0132-8	11/20/2007	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Neville Island, PA	03-10-0256-8	3/30/2010	Race - Black or African-American, Color,	310 - Discriminatory refusal to rent, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	New Kensington	03-06-0287-8	2/15/2006	Sex - Harassment, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-04-0156-8	2/4/2004	Disability - Mental,	320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-05-0477-8	6/3/2005	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-06-0247-8	11/21/2005	Disability - Physical, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-06-0327-8	3/14/2006	Race - Black or African-American, Sex - Female,	302 - Discriminatory refusal to sell and negotiate for sale, 354 - Discrimination in the selling of residential real property, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-06-0569-8	6/30/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-13-0060-8	11/29/2012	Disability - Mental,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	North Versailles	03-15-0185-8	12/30/2014	Sex - Female,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Open	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Oakmont	03-07-0551-8	8/16/2007	Race - Black or African-American,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Oakmont	03-14-0399-8	9/17/2014	Disability - Mental, Disability - Companion Animal,	312 - Discriminatory refusal to rent and negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-04-0378-8	5/27/2004	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-06-0277-8	3/1/2006	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-06-0371-8	4/4/2006	Familial Status - Under 18, Sex - Female, Sex - Harassment, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-07-0133-8	12/13/2006	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-09-0064-8	11/7/2008	Race - Black or African-American,	350 - Discriminatory financing (includes real estate transactions), 353 - Discrimination in the terms/conditions for making loans,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Penn Hills	03-10-0513-8	8/27/2010	Race - Black or African-American, Familial Status - Under 18,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Penn Hills	03-12-0377-8	8/15/2012	Disability - Mental, Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0457-8	6/3/2009	Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pitcairn	03-15-0022-8	10/17/2014	Race - Black or African-American, Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0234-8	3/21/2011	Race - Black or African-American, Disability - Mental,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0149-8	2/2/2004	Familial Status - Under 18, Retaliation	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0258-8	3/26/2004	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0261-8	3/19/2004	Race - Black or African-American,	310 - Discriminatory refusal to rent, 332 - False denial or representation of availability - rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0279-8	4/27/2004	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0240-8	3/31/2004	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0273-8	4/8/2004	Race - Black or African-American, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-04-0308-8	4/16/2004	Race - Black and White,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0300-8	5/17/2004	Familial Status - Under 18, Sex - Female, Sex - Harassment,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0368-8	5/18/2004	National Origin - Other than Hispanic or Latino,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0369-8	5/18/2004	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0473-8	7/28/2004	Race - Black or African-American, Disability - Mental, Disability - Physical,	362 - Discrimination in terms and conditions of membership, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0407-8	6/12/2004	Disability - Physical,	510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0421-8	6/25/2004	Disability - Physical,	430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0430-8	7/19/2004	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 332 - False denial or representation of availability - rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0425-8	6/30/2004	National Origin - Other than Hispanic or Latino,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-04-0414-8	6/30/2004	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0452-8	7/26/2004	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0472-8	7/30/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0499-8	7/20/2004	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 410 - Steering, 430 - Otherwise deny or make housing unavailable, 442 - Restriction of choices relative to a rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0573-8	8/20/2004	Race - White,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 442 - Restriction of choices relative to a rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0577-8	8/31/2004	Familial Status - Under 18,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0585-8	8/12/2004	Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0650-8	9/27/2004	Race - Black and White, Familial Status - Under 18, Sex - Female, Sex - Male, Color,	320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-04-0670-8	9/23/2004	Race - Black or African-American,	384 - Discrimination in services and facilities relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-05-0017-8	10/1/2004	Race - Black or African-American,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0027-8	10/15/2004	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0029-8	10/15/2004	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0102-8	11/5/2004	Retaliation	320 - Discriminatory advertising, statements and notices, 362 - Discrimination in terms and conditions of membership, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 443 - Adverse action against an employee, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0106-8	11/8/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0105-8	11/9/2004	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0086-8	11/19/2004	Race - Black or African-American,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0195-8	12/23/2004	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-05-0275-8	12/30/2004	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0302-8	3/7/2005		382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0315-8	3/1/2005	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0374-8	3/25/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0371-8	3/25/2005	Race - Black or African-American, Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0376-8	3/18/2005	Disability - Physical, Familial Status - Under 18, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0378-8	3/23/2005	Race - Black or African-American,	302 - Discriminatory refusal to sell and negotiate for sale,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0377-8	3/23/2005	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0483-8	5/12/2005	Race - Black and White, Familial Status - Under 18,	311 - Discriminatory refusal to negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0522-8	6/15/2005	Disability - Mental, Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-05-0519-8	6/28/2005	Retaliation	430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0623-8	6/28/2005	Disability - Mental,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0597-8	6/30/2005	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0622-8	7/6/2005	Disability - Physical,	510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0609-8	7/25/2005	Race - Black or African-American,	302 - Discriminatory refusal to sell and negotiate for sale,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0610-8	7/21/2005	Race - Black or African-American,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0680-8	8/3/2005	Race - Black or African-American, Disability - Physical, Color, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0685-8	8/3/2005	Sex - Harassment,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0723-8	9/16/2005	Race - Black or African-American,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0714-8	8/30/2005	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-05-0713-8	8/30/2005	Race - Black or African-American, Sex - Male,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0712-8	8/30/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0771-8	9/29/2005	National Origin - Hispanic or Latino,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-05-0770-8	9/27/2005	Disability - Physical, Familial Status - Under 18, Sex - Female, Sex - Male,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0065-8	11/7/2005	Race - Asian,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0112-8	12/15/2005	Familial Status - Pregnant Female,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0150-8	12/5/2005	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0151-8	12/5/2005	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0152-8	12/5/2005	National Origin - Other than Hispanic or Latino,	381 - Discrimination in terms/conditions/privileges relating to sale,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0182-8	12/5/2005	National Origin - Other than Hispanic or Latino,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-06-0153-8	12/5/2005	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0154-8	12/5/2005	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0326-8	3/14/2006	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0360-8	4/10/2006	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0361-8	4/10/2006	Disability - Physical,	302 - Discriminatory refusal to sell and negotiate for sale, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0390-8	4/17/2006	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0433-8	4/27/2006	Race - Black or African-American,	350 - Discriminatory financing (includes real estate transactions),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0434-8	4/28/2006	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0518-8	6/9/2006	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0676-8	8/25/2006	Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-06-0539-8	7/3/2006	Race - Black or African-American, Sex - Female,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0541-8	7/6/2006	Race - Black or African-American, National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0542-8	7/6/2006	Race - Black or African-American, National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0559-8	7/7/2006	Race - White,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0632-8	7/28/2006	Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0629-8	7/26/2006	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0614-8	7/14/2006	Retaliation	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0615-8	7/14/2006	Retaliation	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0680-8	8/30/2006	Familial Status - Under 18,	311 - Discriminatory refusal to negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-06-0682-8	8/31/2006	Familial Status - Under 18,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0669-8	2/17/2006	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0667-8	7/12/2006	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0746-8	9/20/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0033-8	10/26/2006	Disability - Physical,	450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0743-8	9/29/2006	National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0045-8	11/4/2006	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-06-0754-8	9/29/2006	Race - Black or African-American, Familial Status - Under 18, Sex - Female,	312 - Discriminatory refusal to rent and negotiate for rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0038-8	10/20/2006	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0224-8	11/14/2006	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-07-0135-8	12/13/2006	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0134-8	12/13/2006	Retaliation	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0146-8	1/9/2007	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0160-8	1/8/2007	Race - Black or African-American, Familial Status - Under 18, Sex - Female,	312 - Discriminatory refusal to rent and negotiate for rental, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0159-8	1/8/2007	Race - Black or African-American, Familial Status - Under 18, Sex - Female, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0164-8	1/8/2007	Familial Status - Pregnant Female, Sex - Female,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0168-8	1/8/2007	Sex - Female, Sex - Harassment, Retaliation	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 440 - Other discriminatory acts, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0198-8	1/3/2007	Race - Black or African-American,	302 - Discriminatory refusal to sell and negotiate for sale,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-07-0223-8	1/18/2007	Familial Status - Under 18,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0226-8	2/5/2007	Race - Black or African-American, Sex - Female, Sex - Male, Color,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0227-8	2/5/2007	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0220-8	2/21/2007	National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0244-8	2/23/2007	National Origin - Other than Hispanic or Latino, Religion, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0247-8	3/6/2007	Sex - Male,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0326-8	4/16/2007	National Origin - Other than Hispanic or Latino, Religion, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0352-8	5/16/2007	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0453-8	4/25/2007	Race - Black or African-American,	310 - Discriminatory refusal to rent,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
				Disability - Physical,			
Pennsylvania - Allegheny County	Pittsburgh	03-07-0476-8	5/20/2007	Race - Black or African-American,	300 - Discriminatory refusal to sell,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0361-8	5/22/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0397-8	6/18/2007	Familial Status - Under 18,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0401-8	6/12/2007	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0493-8	7/10/2007	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0506-8	7/5/2007	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0444-8	7/11/2007	National Origin - Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0502-8	7/12/2007	Race - Black or African-American, Color, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0534-8	7/19/2007	Disability - Mental,	320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-07-0530-8	7/18/2007	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0541-8	7/24/2007	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0653-8	9/6/2007	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 332 - False denial or representation of availability - rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0607-8	8/15/2007	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 350 - Discriminatory financing (includes real estate transactions), 351 - Discrimination in the making of loans, 353 - Discrimination in the terms/conditions for making loans, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 422 - Redlining - mortgage, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0608-8	8/14/2007	National Origin - Other than Hispanic or Latino, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 384 - Discrimination in services and facilities relating to rental, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-07-0606-8	8/16/2007	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0047-8	10/23/2007	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0056-8	11/1/2007	Disability - Physical, National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-08-0033-8	10/12/2007	Sex - Female,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0043-8	10/19/2007	Familial Status - Under 18, National Origin - Other than Hispanic or Latino, Sex - Female, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0140-8	11/20/2007	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0130-8	11/16/2007	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0144-8	12/10/2007	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0201-8	1/2/2008	Disability - Physical,	471 - Failure to provide an accessible building entrance,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0202-8	1/4/2008	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0207-8	1/7/2008	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0219-8	1/18/2008	Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-08-0220-8	1/28/2008	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0313-8	3/25/2008	Race - Black or African-American, Sex - Male,	311 - Discriminatory refusal to negotiate for rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0269-8	2/14/2008	Race - Black and White,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0324-8	3/12/2008	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0345-8	3/31/2008	Race - Black or African-American, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 330 - False denial or representation of availability,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0337-8	4/10/2008	Disability - Physical, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 472 - Failure to provide accessible and usable public and common user areas, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0430-8	6/10/2008	Race - Black or African-American,	310 - Discriminatory refusal to rent, 311 - Discriminatory refusal to negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0383-8	4/25/2008	Race - Black or African-American, Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0397-8	4/28/2008	Race - Black or African-American, Familial Status -	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
				Under 18, Sex - Female, Color,			
Pennsylvania - Allegheny County	Pittsburgh	03-08-0416-8	5/20/2008	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0523-8	8/4/2008	Race - Black or African-American,	420 - Redlining,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0492-8	7/15/2008	Familial Status - Having Custody,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0551-8	8/12/2008	Sex - Male, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 480 - Discriminatory acts under Section 901 (criminal),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0552-8	8/13/2008	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0571-8	8/15/2008	Familial Status - Under 18, Sex - Female, Color, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0573-8	8/18/2008	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0584-8	9/8/2008	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0094-8	12/2/2008	Race - Black or African-American,	310 - Discriminatory refusal to rent, 322 - Discriminatory advertisement - rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-08-0598-8	9/15/2008	Disability - Physical, National Origin - Other than Hispanic or Latino, Religion,	384 - Discrimination in services and facilities relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0639-8	9/29/2008	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0003-8	10/3/2008	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0017-8	10/1/2008	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0068-8	11/19/2008	Disability - Mental, Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0124-8	12/15/2008	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0125-8	12/15/2008	Race - White, Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0158-8	1/14/2009	Race - Black or African-American,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0160-8	1/14/2009	Race - Black or African-American,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0222-8	2/5/2009	National Origin - Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-09-0260-8	3/26/2009	Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0266-8	3/10/2009	Race - Black or African-American, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0267-8	3/10/2009	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0273-8	3/16/2009	Familial Status - Under 18, Sex - Female,	350 - Discriminatory financing (includes real estate transactions),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0329-8	4/28/2009	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0356-8	5/13/2009	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0400-8	6/10/2009	Race - Black or African-American,	350 - Discriminatory financing (includes real estate transactions),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0389-8	6/5/2009	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0425-8	6/17/2009	Race - Black or African-American, Disability - Mental, Familial Status - Under 18, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-09-0426-8	6/17/2009	Race - Black or African-American, Disability - Mental, Familial Status - Under 18, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0508-8	8/10/2009	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0526-8	8/14/2009	Familial Status - Under 18, National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0527-8	8/14/2009	Race - Black or African-American,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0524-8	8/14/2009	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-09-0553-8	8/19/2009	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0203-8	3/3/2010	Race - Black or African-American, Disability - Mental, Disability - Physical, Sex - Female,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0044-8	11/4/2009	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-09-0593-8	9/14/2009	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0031-8	10/27/2009	Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0047-8	11/6/2009	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0040-8	11/3/2009	Disability - Physical,	510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0070-8	11/9/2009	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0056-8	11/17/2009	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0081-8	12/7/2009	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0108-8	12/4/2009	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0109-8	12/8/2009	Race - White, Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0155-8	2/2/2010	National Origin - Other than Hispanic or Latino,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-10-0157-8	1/14/2010	Race - Asian, Disability - Physical,	500 - Failure to permit reasonable modification,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0158-8	1/26/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0196-8	2/16/2010	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0188-8	2/17/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0189-8	2/17/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0187-8	2/17/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0211-8	3/5/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0216-8	3/8/2010	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0210-8	3/5/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0251-8	4/5/2010	Sex - Male,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0292-8	5/5/2010	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-10-0253-8	3/25/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0259-8	4/7/2010	Disability - Mental,	510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0283-8	4/28/2010	Familial Status - Under 18,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0277-8	4/23/2010	Disability - Mental, Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0280-8	1/14/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0290-8	5/3/2010	National Origin - Other than Hispanic or Latino, Religion,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0306-8	5/4/2010	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0336-8	5/13/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0326-8	5/21/2010	Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0325-8	5/21/2010	Disability - Mental,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-10-0388-8	6/22/2010	Race - Black or African-American, Familial Status - Under 18,	330 - False denial or representation of availability,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0392-8	6/3/2010	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0437-8	7/16/2010	Disability - Physical, Religion,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0429-8	7/8/2010	Race - White,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0423-8	3/29/2010	Sex - Male,	384 - Discrimination in services and facilities relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0497-8	8/18/2010	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0477-8	7/20/2010	Race - Black or African-American,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0490-8	8/16/2010	Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0508-8	8/25/2010	Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0016-8	10/13/2010	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-10-0559-8	9/9/2010	Disability - Mental, Religion,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0560-8	9/10/2010	Race - White,	384 - Discrimination in services and facilities relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0567-8	9/18/2010	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-10-0582-8	9/28/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0014-8	10/5/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0035-8	10/1/2010	Disability - Mental, Religion,	310 - Discriminatory refusal to rent,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0061-8	11/4/2010	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0057-8	11/16/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0096-8	11/30/2010	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0109-8	12/6/2010	Sex - Female, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0102-8	12/16/2010	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-11-0101-8	12/16/2010	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0112-8	12/6/2010	Disability - Mental,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0142-8	1/26/2011	National Origin - Other than Hispanic or Latino,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 332 - False denial or representation of availability - rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0156-8	1/25/2011	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0222-8	2/25/2011	Race - Black and White,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0205-8	3/15/2011	Familial Status - Under 18,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0207-8	3/22/2011	Race - Black or African-American, Disability - Mental, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0226-8	3/25/2011	Retaliation	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0215-8	3/29/2011	Disability - Mental,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0231-8	2/10/2011	Race - White,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-11-0228-8	4/6/2011	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0277-8	5/4/2011	Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0273-8	5/9/2011	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0292-8	5/24/2011	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0360-8	7/6/2011	Disability - Physical,	500 - Failure to permit reasonable modification,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0358-8	6/23/2011	Race - Black or African-American, Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0401-8	8/3/2011	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0361-8	7/7/2011	Race - Black or African-American,	310 - Discriminatory refusal to rent,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0405-8	7/20/2011	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0427-8	8/11/2011	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-11-0441-8	7/27/2011	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0457-8	9/16/2011	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-11-0485-8	9/21/2011	Race - Asian, National Origin - Other than Hispanic or Latino,	310 - Discriminatory refusal to rent,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0013-8	10/11/2011	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0028-8	10/11/2011	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0099-8	11/3/2011	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0073-8	11/14/2011	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0163-8	1/1/2012	Race - White,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0166-8	1/31/2012	Race - White,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0167-8	3/23/2012	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-12-0158-8	1/13/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0159-8	1/13/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0155-8	1/19/2012	Religion,	383 - Discrimination in services and facilities relating to sale, 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0170-8	2/6/2012	Race - Black or African-American,	381 - Discrimination in terms/conditions/privileges relating to sale,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0182-8	3/29/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0224-8	4/30/2012	Familial Status - Under 18,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0181-8	3/6/2012	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0267-8	5/30/2012	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0263-8	5/21/2012	Familial Status - Under 18,	311 - Discriminatory refusal to negotiate for rental, 320 - Discriminatory advertising, statements and notices,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0200-8	3/6/2012	Religion,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0227-8	4/4/2012	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



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Pennsylvania - Allegheny County	Pittsburgh	03-12-0226-8	4/4/2012	Disability - Mental, Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0348-8	7/16/2012	Disability - Mental, Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0276-8	4/30/2012	Race - Black or African-American, Familial Status - Under 18, National Origin - Other than Hispanic or Latino,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0273-8	6/1/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0301-8	5/15/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0358-8	7/24/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0337-8	7/11/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0349-8	6/21/2012	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0439-8	9/21/2012	National Origin - Other than Hispanic or Latino,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-12-0396-8	7/12/2012	Race - Black or African-American, Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0080-8	12/18/2012	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0412-8	7/31/2012	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0044-8	11/14/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0043-8	11/14/2012	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0420-8	8/24/2012	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0428-8	8/27/2012	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0427-8	8/20/2012	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-12-0431-8	10/17/2012	Disability - Mental,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0016-8	10/5/2012	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-13-0079-8	12/17/2012	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0096-8	11/30/2012	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0181-8	1/4/2013	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0381-8	8/27/2013	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0386-8	9/3/2013	Familial Status - Pregnant Female, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0401-8	9/19/2013	Familial Status - Pregnant Female, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0315-8	7/17/2013	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0355-8	8/7/2013	Sex - Male,	382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0354-8	8/7/2013	Disability - Physical, Retaliation	310 - Discriminatory refusal to rent, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-13-0359-8	8/9/2013	Disability - Physical,	450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0341-8	5/2/2013	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-13-0397-8	9/18/2013	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0179-8	4/4/2014	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0223-8	12/10/2013	Race - Black or African-American, Sex - Male,	312 - Discriminatory refusal to rent and negotiate for rental, 382 - Discrimination in terms/conditions/privileges relating to rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0243-8	1/14/2014	Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0166-8	3/28/2014	Disability - Physical,	320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable, 460 - Using ordinances to discriminate in zoning and land use,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0163-8	3/26/2014	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0177-8	4/2/2014	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0176-8	3/31/2014	Familial Status - Pregnant Female, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-14-0342-8	4/1/2014	Disability - Physical, Retaliation	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 473 - Failure to provide usable doors,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0338-8	8/4/2014	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0296-8	6/16/2014	Disability - Physical,	310 - Discriminatory refusal to rent,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0295-8	6/6/2014	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0297-8	6/6/2014	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0299-8	6/6/2014	Disability - Physical,	311 - Discriminatory refusal to negotiate for rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0051-8	10/21/2014	Race - Asian, National Origin - Other than Hispanic or Latino, Color,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0018-8	10/17/2014	Religion,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0358-8	7/25/2014	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0033-8	10/10/2014	Disability - Physical,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Pittsburgh	03-15-0020-8	10/17/2014	Disability - Physical,	500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0386-8	8/8/2014	Race - Black or African-American,	300 - Discriminatory refusal to sell, 302 - Discriminatory refusal to sell and negotiate for sale, 354 - Discrimination in the selling of residential real property,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0001-8	10/2/2014	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0107-8	11/13/2014	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0108-8	11/13/2014	Disability - Physical,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0136-8	12/2/2014	Disability - Companion Animal,	310 - Discriminatory refusal to rent, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 410 - Steering, 430 - Otherwise deny or make housing unavailable, 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0132-8	12/2/2014	Disability - Companion Animal,	510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-14-0408-8	9/11/2014	Disability - Physical, Sex - Female, Sex - Harassment,	445 - Refusing to provide municipal services or property, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0110-8	11/14/2014	Disability - Mental, Disability - Companion Animal,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0039-8	10/10/2014	Disability - Physical, Sex - Male, Sex - Harassment,	382 - Discrimination in terms/conditions/privileges relating to rental, 384 - Discrimination in services and facilities relating to rental, 440 - Other discriminatory acts, 450 - Discriminatory acts under Section 818	Open	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
				Sex - LGBT, Retaliation	(coercion, Etc.), 510 - Failure to make reasonable accommodation,		
Pennsylvania - Allegheny County	Pittsburgh	03-15-0149-8	11/7/2014	Religion, Retaliation	311 - Discriminatory refusal to negotiate for rental, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 440 - Other discriminatory acts,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0248-8	2/9/2015	Disability - Mental, Disability - Physical, Sex - Male,	440 - Other discriminatory acts, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-08-0285-8	3/13/2008	Disability - Mental, Disability - Physical,	310 - Discriminatory refusal to rent, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0063-8	10/30/2014	Familial Status - Under 18,	312 - Discriminatory refusal to rent and negotiate for rental, 322 - Discriminatory advertisement - rental,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pittsburgh	03-15-0196-8	12/12/2014	Disability - Physical, Retaliation	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Pleasant Hills	03-05-0331-8	3/8/2005	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-07-0280-8	3/16/2007	Disability - Mental,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0001-8	10/1/2007	Disability - Physical,	510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0002-8	10/1/2007	Disability - Physical,	510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County



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Pennsylvania - Allegheny County	Rankin	03-08-0003-8	10/1/2007	Disability - Physical,	510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0012-8	10/15/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0065-8	11/6/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0066-8	11/6/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0067-8	11/6/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0068-8	11/6/2007	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-08-0290-8	3/18/2008	Disability - Physical,	310 - Discriminatory refusal to rent, 510 - Failure to make reasonable accommodation,	FHAP Judicial Consent Order or Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-10-0015-8	10/2/2009	Disability - Mental,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Rankin	03-10-0161-8	2/5/2010	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County



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Pennsylvania - Allegheny County	Sewickley	03-09-0149-8	1/12/2009	Race - Black or African-American, Familial Status - Under 18,	310 - Discriminatory refusal to rent,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Shaler Township, Pit	03-07-0003-8	10/4/2006	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 460 - Using ordinances to discriminate in zoning and land use, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	South Park	03-10-0083-8	12/7/2009	Disability - Physical, Retaliation	450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Swissvale	03-06-0495-8	6/8/2006	Race - Black or African-American,	312 - Discriminatory refusal to rent and negotiate for rental, 322 - Discriminatory advertisement - rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Tarentum	03-06-0584-8	7/7/2006	Disability - Physical,	312 - Discriminatory refusal to rent and negotiate for rental, 320 - Discriminatory advertising, statements and notices, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Turtle Creek	03-04-0382-8	6/22/2004	Race - Black and White,	302 - Discriminatory refusal to sell and negotiate for sale,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Turtle Creek	03-04-0420-8	6/25/2004	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable, 440 - Other discriminatory acts,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Turtle Creek	03-10-0363-8	6/10/2010	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Turtle Creek	03-10-0505-8	8/23/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 500 - Failure to permit reasonable modification,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-04-0424-8	6/28/2004	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 440 - Other discriminatory acts, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 480 - Discriminatory acts under Section 901 (criminal),	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Verona	03-04-0648-8	9/27/2004	Race - Black or African-American, Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-05-0518-8	6/28/2005	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-05-0628-8	6/29/2005	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-05-0627-8	6/29/2005	Race - Black or African-American,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-06-0532-8	6/28/2006	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-06-0568-8	6/28/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-06-0567-8	6/30/2006	Race - Black or African-American,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-10-0023-8	10/14/2009	Race - Black or African-American, Sex - Female,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-11-0397-8	7/28/2011	Disability - Physical, Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Verona	03-12-0048-8	10/24/2011	Race - Black or African-American,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Versailles	03-06-0143-8	1/20/2006	Race - Black or African-American,	300 - Discriminatory refusal to sell,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Versailles	03-12-0195-8	4/6/2012	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 320 - Discriminatory advertising, statements and notices, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Homestead	03-06-0499-8	6/7/2006	Race - Black or African-American, Sex - Male,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-04-0209-8	1/22/2004	Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 500 - Failure to permit reasonable modification, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-06-0066-8	11/7/2005	Race - Black or African-American, Familial Status - Under 18, Sex - Female,	312 - Discriminatory refusal to rent and negotiate for rental, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-06-0620-8	7/14/2006	Retaliation	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	FHAP Judicial Dismissal or No Discrimination Found	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-09-0409-8	6/8/2009	Race - Black or African-American,	302 - Discriminatory refusal to sell and negotiate for sale,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-10-0063-8	11/12/2009	Race - Black or African-American,	300 - Discriminatory refusal to sell,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-10-0492-8	8/17/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-10-0493-8	8/17/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-10-0494-8	8/17/2010	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	West Mifflin	03-11-0004-8	10/6/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-11-0005-8	10/6/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-11-0003-8	10/6/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-11-0017-8	10/14/2010	Disability - Physical,	510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-14-0269-8	6/16/2014	Disability - Physical, Retaliation	450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	West Mifflin	03-15-0119-8	11/19/2014	Disability - Mental, Disability - Physical, Disability - Companion Animal,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wexford	03-10-0529-8	9/13/2010	Familial Status - Pregnant Female, Sex - Female,	350 - Discriminatory financing (includes real estate transactions), 353 - Discrimination in the terms/conditions for making loans,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wexford	03-10-0530-8	9/13/2010	Familial Status - Pregnant Female, Familial Status - Under 18, Sex - Female,	350 - Discriminatory financing (includes real estate transactions), 353 - Discrimination in the terms/conditions for making loans,	DOJ Election	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wexford	03-11-0268-8	4/22/2011	National Origin - Other than Hispanic or Latino,	300 - Discriminatory refusal to sell,	No Cause	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	White Hall	03-05-0729-8	9/19/2005	Familial Status - Under 18,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	White Oak	03-07-0387-8	6/7/2007	Disability - Mental, Sex - Female,	312 - Discriminatory refusal to rent and negotiate for rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	White Oak	03-08-0329-8	4/2/2008	Race - Black or African-American, Familial Status - Under 18, Sex - Female, Color,	380 - Discriminatory terms, conditions, privileges, or services and facilities,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	White Oak	03-08-0376-8	4/22/2008	Disability - Mental, Sex - Female, Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	White Oak	03-15-0143-8	11/18/2014	Race - Black or African-American, Retaliation	310 - Discriminatory refusal to rent,	Open	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Whitehall	03-08-0398-8	4/28/2008	Disability - Mental, Disability - Physical,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 430 - Otherwise deny or make housing unavailable,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilksburg	03-14-0025-8	11/8/2013	Disability - Mental, Familial Status - Under 18,	310 - Discriminatory refusal to rent, 382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.), 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-04-0513-8	7/18/2004	Disability - Physical,	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-05-0030-8	10/15/2004	Race - Black or African-American, Familial Status - Under 18, Sex - Female,	380 - Discriminatory terms, conditions, privileges, or services and facilities, 382 - Discrimination in terms/conditions/privileges relating to rental, 430 - Otherwise deny or make housing unavailable, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	Conciliated/ Settled	Pennsylvania - Allegheny County



County	City	Case Number	HUD Filing Date	Bases	Issues	Date Closed by HUD	Closure Reason
Pennsylvania - Allegheny County	Wilmerding	03-10-0111-8	12/23/2009	Disability - Mental,	510 - Failure to make reasonable accommodation,	Administrative Closure	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-12-0057-8	10/11/2011	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-12-0311-8	6/1/2012	Retaliation	384 - Discrimination in services and facilities relating to rental,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-12-0407-8	7/18/2012	Retaliation	510 - Failure to make reasonable accommodation,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-13-0032-8	10/9/2012	Disability - Physical,	382 - Discrimination in terms/conditions/privileges relating to rental,	No Cause	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-13-0265-8	5/30/2013	Disability - Mental,	320 - Discriminatory advertising, statements and notices, 380 - Discriminatory terms, conditions, privileges, or services and facilities, 510 - Failure to make reasonable accommodation,	Conciliated/ Settled	Pennsylvania - Allegheny County
Pennsylvania - Allegheny County	Wilmerding	03-14-0186-8	3/21/2014	Retaliation	382 - Discrimination in terms/conditions/privileges relating to rental, 450 - Discriminatory acts under Section 818 (coercion, Etc.),	No Cause	Pennsylvania - Allegheny County

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



National Trends

The U.S. Department of Housing and Urban Development (HUD) releases annual reports on the basis of fair housing complaints nationwide. The following table highlights the frequency of housing complaints by basis of complaint from 2010 to 2013. The FY 2013 information is the most up to date data that has been released.

Table IV-8 - Housing Complaints Nationwide

Basis	FY 2010		FY 2011		FY 2012		FY 2013	
	Number of Complaints	% of Total						
Disability	4,839	48%	4,498	48%	4,379	50%	4,429	53%
Race	3,483	34%	3,025	32%	2,597	29%	2,337	28%
Familial Status	1,560	15%	1,425	15%	1,301	15%	1,149	14%
National Origin	1,177	12%	1,195	13%	1,114	13%	1,040	12%
National Origin - Hispanic or Latino	722	7%	759	8%	691	8%	629	8%
Sex	1,139	11%	1,033	11%	1,067	12%	985	12%
Religion	287	3%	856	9%	970	11%	928	11%
Color	219	2%	262	3%	229	3%	220	3%
Retaliation	707	7%	185	2%	155	2%	170	2%
Number of Complaints filed	10,155	-	9,354	-	8,818	-	8,368	-

Source: HUD FY 2012-2013 Annual Report on Fair Housing

The housing complaints filed in the City of Pittsburgh were primarily based on disability and race, which are consistently the most common causes for complaints across the nation. Note, the percentages for each year do not equal 100% and the number of complaints each year do not equal the total complaints across all areas. This is because there are often more than one basis for the filing of a fair housing complaint.

6. Housing and Human Services Agencies

The City of Pittsburgh interviewed agencies offering housing and human services within the City in order to obtain their input and gain insight into potential impediments to fair housing. The following agencies participated in the information gathering through roundtable discussions, individual meetings, or through surveys:

- Achieva
- ACTION-Housing, Inc.



- AIDS Coalition
- Allegheny Housing Rehabilitation Corporation (AHRCO)
- Area Agency on Aging
- City of Pittsburgh City Planning
- City of Pittsburgh Commission on Human Relations
- Community Human Services
- DePaul School for the Hearing Impaired
- Fair Housing Partnership of Greater Pittsburgh
- Habitat for Humanity of Greater Pittsburgh
- Housing Alliance of Pennsylvania
- Housing Authority of the City of Pittsburgh
- Hill House
- Jewish Family & Children's Services
- Life Span
- Life's Work
- Light of Life Ministries
- Macedonia Family & Community Enrichment Center
- Manchester Citizens Corporation
- Neighborhood Legal Services
- Pittsburgh Community Reinvestment Group
- Realtors Association of Metropolitan Pittsburgh
- Rebuilding Together Pittsburgh
- Residential Resources, Inc.
- Three Rivers Center for Independent Living
- Urban League of Greater Pittsburgh
- Urban Redevelopment Authority
- Western Pennsylvania School for the Blind



Housing Needs:

- There is a need for more affordable housing and the development of new housing. There is not enough affordable housing that is safe, affordable, and sanitary.
- There is a need for additional low- and moderate- housing units for singles, families, and the elderly.
- Over the past year in Allegheny County, Habitat for Humanity has received 700 inquiries about home rehabilitation, 900 for home ownership, and 1 inquiry came from an organization.
- There is a great need for funding to support the rehabilitation of existing housing stock. It is easier to obtain funds for new homes, but many people want to stay where they are.
- There is a large housing stock in the City of Pittsburgh. There is a tremendous need for rehabilitation funding.
- The Code Department is more complaint driven, which is most likely due to a lack of available resources.
- Roofs are the most commonly requested projects for home rehabilitation.
- The United Way has a help hotline (211). The most common call received is related to housing.
- Efficiency apartments are too small. They work well as transitional housing, but most people would prefer a single bedroom unit.
- Apartments are often multi-generational, and require more bedrooms. Accessible housing for families, especially those with children with disabilities, is very difficult to find. One-bedroom accessible units are easier to find.
- Action Housing is looking to develop in areas where people don't need a car. Action Housing is working with the Land Bank to take control of prime locations on the transit line.
- The City of Pittsburgh is facing market pressure to locate affordable housing in desirable areas with access to transit, jobs, etc.
- The URA (Urban Redevelopment Authority) Land Bank should boost the City's capacity for taking control of blighted areas. There is a need for Council Members in the Land Bank to have a say in what is done with properties in their communities.
- In public housing communities, staff is available to assist residents with parenting, budgeting, and household management. If you move out of public housing, there is no transitional agency. CYF (Children, Youth and Family) Services provide programs, but only to those living in public



housing. There is a lack of programming available to those living just above the poverty line.

- There is a need for training on homeownership. Staff services will go away when mortgages become increasingly outsourced. There are a large number of people who need housing budgeting and financial literacy training.
- Behavioral support and emotional wellness support is necessary in senior residential buildings. There are often service coordinators in the buildings, but there are not enough resources.
- Funding is available for housing, but not for plates, furniture, or toiletries. People may have housing, but they lack the basic essentials. There are examples of people living in apartments, but sleeping on the floor. They are still not living a decent existence.
- There is a need for emergency rental assistance. The County conducted a study of the effectiveness of emergency housing. They found that the cost to keep people in their homes is much less than the cost to treat the homeless.
- In 2012, the country was recovering from the banking meltdown. As a result, a new regulatory environment was created. Nationally, values and prices plummeted. In Pittsburgh, value continued to increase but the number of received applications decreased.
- There is a clear delineation between those that qualify for a loan and those that do not. The PNC Bank FHA loan program was putting a 680 score overlay on mortgages. The government standard was 580. According to HUD, credit overlays are illegal because HUD guarantees 100% of the loan.
- There is concern about credit overlays on all mortgage packages, primarily because of punitive measures due to the secondary market.
- There is some concern that the rate of lending to African Americans is related to credit overlays.
- According to a recent lending study, only 50% of low-income and minority borrowers' mortgage loan originations were returned.
- The loan origination rate varies by race: In 2012, loan origination value was 75-78% of whites and 44% of African Americans. The 2013 data for rejections showed the same rate of denial for African Americans.
- One reason for rejection is the HMDA regulation changes regarding credit.
- Credit for home mortgages is down 5%, and FHA is down 2%.
- Fannie Mae and Freddie Mac have not bought any loans. There is a need to bring back the Conventional 97% mortgage program.



- Loan leveling assessment is adding points to perceived risk.
- Guaranteed fees are charged to protect against credit-related losses in the mortgage portfolio.
- There is a need for financial management education in schools. Programs should focus on credit building, etc.
- The URA has a first time homebuyer program that is underutilized.
- The PCRG down payment assistance program has nine loans in process, which should help to address some of the denial issues. Approximately 80% of those applying for the program live in LMI neighborhoods.
- There are 6 purchase rehab loans in process. PCRG functions as a guarantor. PCRG is hoping to build a fund that will serve about 500 people. A 30 year purchase and rehab mortgage requires 5% down. PCRG will hold loans and sell them when they are seasoned to primary mortgage holders.
- PCRG wants to continue working with the Fair Housing Partnership, but they also want to look into testing.
- There is a need to provide education to neighborhoods regarding historic districts to help residents to understand their responsibilities. There should be residents on Historic Review committees.
- The City's Code Enforcement side does not have a historic enforcement officer. There are building code inspectors, but none with the necessary training
- There is a resource and staff capacity problem. Historic Review Commissions need to be educated and trained.
- There is a need to look into the injustices that exist in the market when it comes to accessing property. Instead of letting communities take over vacant properties, they often go to private investors who then turn them into rentals. The Land Bank could fix many of these problems.
- The Housing Authority plays a role in the Five Year Plan as a primary deliverer of affordable housing. However, there are provisions for not housing those with felonies. The Housing Authority also offers a supplemental mortgage program.
- There is a need for the City to ensure that those displaced by new developments have access to housing stock. For example, Addison Terrace in the Hill District was once home to almost 800 units, but when it was torn down and rebuilt, it only included 400 units.
- It is difficult for Section 8 vouchers to transfer to "bedroom communities". Bedroom communities have few local businesses and most residents who have jobs commute to employment centers some



distance away. The lack of public transportation in these areas is what makes it so difficult.

- The City should consider homesteading as an option, grants for rehab, and the development of available land. Developments should include both new structures and rehabbing old structures.
- Development has halted on some streets. Bedford Dwellings is an old model of public housing. It should have been part of the next phase of development.

Housing Needs for Special Populations:

- Housing is needed to accommodate those on the Autism spectrum.
- Achieva has a program, but the waiting list is an issue.
- Those with a criminal record and developmental or intellectual disabilities, or with mental health issues, sit on long waiting lists for housing.
- There is a need to improve the current Veteran Leadership programs. Veteran mothers are having problems accessing services. Many of the existing programs are for older, veteran men.
- Many of those living in nursing homes choose to stay there due to a shortage of transitional housing.
- Three Rivers Center for Independent Living (TRCIL) is trying to develop a relationship with the Housing Authority to get preference on the waiting list for those with vouchers.
- TRCIL operates a Tenant Based Rental Assistance program through PHFA. The program allows tenants to rent from private landlords when they are transitioning out of a nursing home or other institutions. They must follow HUD income guidelines. The program is good for 2 years. This program is underutilized.
- TRCIL would like to be more involved with the Fair Housing Partnership. They would like to have their consumers involved with testing.
- There is a need for home modifications for those with physical disabilities.
- There is a need for rehab assistance for occupied housing. This would help those not on the waiver programs, as well as seniors.
- There is a need for available, accessible, and affordable housing in desirable neighborhoods with access to public transportation.
- Many accessibility challenges are due to the City's topography. The age of homes can also be a challenge. Much of the housing stock is old and needs to be retrofitted to meet the needs of the disabled.



Fair Housing:

- Some landlords are aware of fair housing laws, but choose to ignore them.
- Many homeowners and renters do not know their rights. There is a need for quarterly programs that teach people what their rights are when it comes to fair housing.
- The City of Pittsburgh has a new rental registration program, which could potentially be used to communicate with tenants.
- Better communication regarding the Fair Housing Act is necessary. Information could be sent out in newsletters, the City Paper, and online. Social service organizations could get the word out as well.
- Real Estate agents also need fair housing training.
- The City should consider incentives to encourage people to take fair housing training. They could discount monthly rent cost for attendance at workshops.
- Over the last two years, familial status has moved from third to the second most common fair housing complaint. Disability remains first, and race is third.
- Familial status creates an occupancy issue. There should be no more than two (2) people per bedroom.
- There is a need for Commissioners of the HRC to be more properly trained, particularly in the area of fair housing.
- There is a need for the City to evaluate actual data, and not only rely on FHEO numbers.
- The new AFFH rule came about because of groups like the Fair Housing Partnership. The City should show it is serious about fair housing by showing the analysis in the budget.
- Fair Housing should be enforced through education.
- Fair Housing needs to be promoted and funded City-wide, not only in low- and moderate-income neighborhoods.
- There is a need to look at the issue of gentrification. Pittsburgh is changing quickly and exponentially. There is a need to look at the impact of those changes, particularly on LMI neighborhoods and minorities.
- There is a need for financial/mobility counseling to encourage people to move to high opportunity areas.
- The City should look at a goal of 30% affordable housing stock.
- There is a need for the City to set aside a reasonable amount of funds to address the issues identified in the A.I.



- There is a need for the City to provide the funding necessary to study the impact on religious groups.
- The Fair Housing Commission and Fair Housing Partnership need better funding.
- The Fair Housing Partnership has conducted studies about accessibility versus usability.
- There is a need to determine why the Hispanic population is not coming to Pittsburgh. One reason might be unnecessary language barriers.
- There is a need for resources to examine reasonable accommodations with the Housing Authority.
- The City should look at what the needs are by protected class, and the impact of the Choice Communities.
- There is a need for a relocation plan. New developments should be built first, before people are displaced. Before tearing down their homes, the City should give them somewhere to go.
- There is a need for an examination of what geographic barriers exist in terms of race and topography that promote segregation.
- Mortgage lending testing should be done.
- The biggest barrier to Fair Housing is ignorance.
- People requesting building permits are not given information on fair housing.
- There are not systems in place to enforce fair housing.
- Some landlords limit the number of disabled residents. If senior buildings are full, some landlords will only provide accessibility on the first floor.
- There is often a bias against those with vouchers. There are biases against large families. Requirements for health and safety are high with the voucher program.

B. Public Sector:

Part of the Analysis of Impediments is to examine the public policies of the jurisdiction and the impact on fair housing choice. The local government controls land use and development through its 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 receives approximately \$12,750,000 in CDBG funds each year. This funding level has seen a notable decrease in recent years. The City allocates its funds to public facility improvements, public services, and housing activities.

In particular, the City in its FY 2015 CDBG Program proposed to allocate the CDBG funds as outlined in the table below to affirmatively further fair housing. The City of Pittsburgh anticipates a reduction in the annual CDBG allocation in the coming years as a result of further cuts in the Federal budget.

Table IV-9 - FY 2015 CDBG Allocation for the City of Pittsburgh

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)	
City Council and Mayor’s Office Activities	\$ 1,408,000
City Planning Activities	\$ 2,050,000
Commission on Human Relations Activities	\$ 35,000
Parks and Recreation Activities	\$ 850,000
Personnel and Civil Service Activities	\$ 1,000,000
Public Works Activities	\$ 3,165,522
Urban Redevelopment Authority Activities	\$ 4,258,000
Total:	\$ 12,766,552

All activities listed above are undertaken in low/mod areas of the City which is a high priority of the City. Additionally, each activity meets the National Objectives of serving a low/mod area, low/mod people, job creation, or reducing slum/blight. Many activities in each funding category specifically work to increase the supply of quality affordable housing units, as well as promote fair housing choice in the City.

The City of Pittsburgh annually funds the following activities to promote and affirmatively further fair housing choice:

- Funding for the Pittsburgh Commission on Human Relations.

In its FY 2010-2014 Five Year Consolidated Plan, the City of Pittsburgh identified several goals to prioritize funding and address housing needs during this five year period, as outlined below in the following table:



Table IV-10 - Five Year Objectives

Housing Priority – HS (High Priority)
HS-1 Homeownership - Assist low- and moderate-income households to become homeowners by providing down payment assistance, closing cost assistance, and requiring housing counseling training.
HS-2 Housing Construction - Increase the supply of decent, safe, sound, and accessible housing that is affordable to owners and renters in the community through rehabilitation of vacant buildings and new construction.
HS-3 Homeowner Housing Rehabilitation - Continue to provide financial assistance to low- and moderate-income homeowners to rehabilitate their existing owner-occupied housing.
HS-4 Rental Housing Rehabilitation - Provide financial assistance to landlords to rehabilitate housing units and support facilities that are rented to low- and moderate-income tenants.
HS-5 Neighborhood Revitalization - Promote and strengthen the housing in residential neighborhoods.
HS-6 Fair Housing - Promote fair housing choice through education and outreach in the City.
Homeless Priority – (High Priority)
HO-1 Operation/Support - Assist providers in the operation of housing and support services for the homeless and persons at-risk of becoming homeless.
HO-2 Prevention and Re-Housing - Continue to support the prevention of homelessness through anti-eviction activities and programs for rapid re-housing.
HO-3 Housing - Support the rehabilitation of and making accessibility improvements to emergency shelters and transitional housing for the homeless.
HO-4 Permanent Housing - Support the development of permanent supportive housing for homeless individuals and families.
Other Special Needs Priority – (Low Priority)
SN-1 Housing - Increase the supply of affordable, decent, safe, sound, and accessible housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
SN-2 Social Services - Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.
Community Development Priority – (High Priority)
CD-1 Community Facilities - Improve the parks, recreational centers, trails, bikeways, and all public and community facilities in the municipality.



CD-2 Infrastructure - Improve the public infrastructure through rehabilitation, reconstruction, and new construction, including streets, bridges, curbs, walks, water, sewer, handicap accessibility improvements, etc.
CD-3 Public Services - Improve and enhance public services; programs for youth, the elderly, and disabled, and general public service programs for low- and moderate-income persons.
CD-4 Food Programs - Provide assistance for food and nutritional programs for the low- and moderate-income persons.
CD-5 Code Enforcement - Undertake code enforcement activities in target areas to ensure compliance with City codes and ordinances.
CD-6 Public Safety - Improve the public safety facilities, equipment, crime prevention, community policing, and ability to respond to emergency situations.
CD-7 Clearance - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures.
Economic Development Priority – (High Priority)
ED-1 Employment - Support and encourage new job creation, job retention, workforce development, employment, and job training services for the unemployed and underemployed persons including summer youth programs.
ED-2 Financial Assistance - Support business and commercial growth, expansion, and new development through technical assistance programs and low interest loans.
ED-3 Redevelopment Program - Plan and promote the development, redevelopment and revitalization of economically distressed areas of the City.
ED-4 Infrastructure - Promote the development of open space, parking, landscaping, roads, walks, trails, and other forms of infrastructure in connection with new development projects.
Administration, Planning, and Management Priority – (High Priority)
AM-1 Overall Coordination - Provide program management and oversight for the successful administration of Federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing, and compliance with all Federal, state, and local laws and regulations.
AM-2 Special Studies/Management - Promote special planning and management activities.

2. HOME Program

The City of Pittsburgh receives an annual allocation of HOME funds. The City expects to receive \$1,636,132 in HOME Funds to assist low- and moderate-income households. These funds are often used to develop new



affordable housing, rehabilitate existing housing units, and/or to provide homeownership assistance. The budget outlined below reflects the FY 2015 allocation, as well as the anticipated program income.

Table IV-11 - FY 2015 HOME Allocation

HOME Budget Item	Amount
Program Administration (10%)	\$ 188,613
CHDO Operating (Maximum 5%)	\$ 35,000
Rental Housing Development & Improvement Program	\$ 1,487,519
Pittsburgh Housing Construction Fund	\$ 175,000
Total:	\$ 1,886,132

The Urban Redevelopment Authority of Pittsburgh utilizes CDBG, HOME and other funds for housing programs which provide affordable housing opportunities to low- and moderate-income families in the City of Pittsburgh.

The Rental Housing Development and Improvement Program (RHDIP) provides funding to non-profit and for-profit developers for the acquisition, new construction and rehabilitation of non-owner occupied residential rental housing primarily for low and moderate income households and special populations. This program is designed to increase the supply of decent affordable housing and to eliminate health, safety and property maintenance deficiencies as well as to ensure compliance with applicable codes and standards. All projects that receive RHDIP funds are required to reserve a minimum of 51% of all units for low-moderate income households and/or eliminate instances of blight. Housing developed through the RHDIP program increases the supply of units available to households with Section 8 Vouchers. When a household meets the “worst case” housing scenario, Urban Redevelopment Authority of Pittsburgh utilizes its different programs to provide funds to develop affordable housing for low- and moderate-income persons.

The Pittsburgh Housing Construction Fund (PHCF) program provides construction financing to nonprofit and for-profit developers for the substantial rehabilitation or new construction of for-sale housing. This fund provides low interest rate construction financing and grants for the purpose of increasing the supply of affordable housing for homeownership and to eliminate substandard housing by ensuring compliance with applicable codes and standards. All projects funded through PHCF must-either be made available to low- and moderate-income households or aid in the prevention or elimination of slums or blight.



The Housing Recovery Program (HRP) stimulates the substantial rehabilitation of deteriorated residential buildings and promotes homeownership in targeted city neighborhoods. The Urban Redevelopment Authority of Pittsburgh, through the use of below market rate first and/or second mortgage financing, provides affordable homeownership opportunities in neighborhoods where the acquisition and rehabilitation costs of housing exceed the market value of a completed unit. Grants are also provided for lead abatement and for down payment/closing cost assistance for low income borrowers.



The Pittsburgh Home Rehabilitation Program (PHRP) provides financial and technical assistance to eligible homeowners to rehabilitate and improve residential owner-occupied properties citywide. Zero percent (0%) loans are provided to assist low-income homeowners to bring their homes into compliance with city codes and to undertake eligible general property improvements. Grants are provided for lead abatement, new sidewalks, handicapped accessibility improvements, and other exterior improvements.

3. Neighborhood Housing Program (NHP)

The Neighborhood Housing Program (NHP) provides deferred second mortgages to income eligible homebuyers to assist with the purchase of newly constructed homes (the construction which was financed in part by the URA's single family development programs). The program combines funding from the Pennsylvania Department of Community and Economic Development, CDBG and HOME funds. DCED, CDBG and/or HOME funds are provided in the form of deferred second mortgage loans. HOME funds will be used to assist borrowers with an income of 80% of the area median or less.

4. Emergency Solutions Grant (ESG) Funds

The City of Pittsburgh receives an annual allocation of Emergency Solutions Grant (ESG) Funds. This annual allocation is received and shared in partnership with Allegheny County in order to effectively address homelessness on a county-wide level. These funds are used for activities to address homelessness in the City. The FY 2015 ESG Budget is outlined below.

Table IV-12 - FY 2015 ESG Allocation

Project Name	ESG Funds
Street Outreach/Emergency Shelter	\$ 695,574
Homeless Prevention/Rapid Re-Housing/HMIS	\$ 463,716



Total	\$ 1,159,290
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The ESG funds must be allocated for projects that are eligible under the following six (6) ESG Components:

- **Street Outreach** – is for the unsheltered homeless persons which includes:
 - Engagement
 - Case Management
 - Emergency Health and Mental Health Services
 - Transportation
 - Services for Special Populations
- **Emergency Shelter** – is divided into two (2) sub-categories: Essential Services and Shelter for the sheltered homeless persons.
 - Essential Services include:
 - o case management
 - o child care, education, employment, and life skills services
 - o legal services
 - o health, mental health, and substance abuse services
 - o transportation
 - o services for special population.
 - Shelter includes:
 - o renovation including major rehabilitation or conversion
 - o operations cost including maintenance, utilities, furniture, food, etc.
- **Homeless Prevention** – includes the following items to prevent and stabilize an individual or family from becoming homeless:
 - Housing Relocation and Stabilization Services
 - Short- and Medium-Term Rental Assistance
- **Rapid Re-housing** – includes the following items to assist the actual homeless:
 - Housing Relocation and Stabilization Services
 - Short- and Medium-Term Rental Assistance



- **Homeless Management Information System (HMIS)** – includes payment of the costs of establishing, hosting, customizing, and upgrading the HMIS.
- **Administration** – Up to 7.5 percent can be allocated for the payment of administrative cost relating to the planning and execution of the ESG activities.

Up to 60% of each fiscal year's ESG grant allocation can be used for Street Outreach and Emergency Shelter expenditures. The remaining 40% is for Homeless Prevention, Rapid Re-housing, HMIS, and Administration.

5. **Housing Opportunity for Persons with AIDS (HOPWA) Funds**

The City of Pittsburgh receives an annual allocation of approximately \$721,418 to provide supportive services and housing for persons with AIDS. The Jewish Healthcare Foundation is the primary administrator of the HOPWA funds each year.

The HOPWA funds can be used for the following:

1. Short-Term Rent, Mortgage and Utility assistance will continue to be provided in an effort to maintain and secure decent housing.
2. Tenant-Based Rental Assistance will continue to be provided to secure decent housing.
3. Housing Information and Referral Services.
4. Resource Identification (i.e. establishing, coordinating and developing housing assistance resources).
5. Administrative costs.

6. **Other Funds**

In addition to CDBG, HOME, ESG, and HOPWA funds, the City of Pittsburgh have been successful in leveraging additional financial resources to carry out various projects. These sources include the following:

The URA of Pittsburgh –

- All Urban Redevelopment Authority (URA) housing development projects leverage other public and private funds. One of the goals of the URA's underwriting process is to determine the minimum amount of "gap" financing that needs to be provided by the URA to make the project feasible. The URA maximizes the amount of private financing that can be



supported by the development and by attracting other “soft” subordinate sources of financing to each project.

- For rental developments, the amount of subordinated financing typically provided by the URA varies, but in most instances is less than 20% of the total development cost of the project. For most rental developments, the URA typically leverages CDBG and HOME funds with some combination of the following financing sources:
 - Conventional first mortgage financing
 - Taxable or Tax-Exempt Bond Proceeds
 - Low Income Housing Tax Credit and/or Historic Rehabilitation Tax Credit equity syndication proceeds
 - Pennsylvania Housing Finance Agency (PHFA) PennHOMES funds
 - Federal Home Loan Bank (FHLB) Affordable Housing Program funds
 - Owner equity
 - Private foundation grant funds
 - City bond funds (for infrastructure)
 - Pittsburgh Water & Sewer Authority bond funds (for infrastructure)
 - Housing Authority funds
 - Other HUD funds (e.g. Section 202, Section 811, Up-front Grant, McKinney Act, Neighborhood Stabilization Program (NSP), etc.)
 - State funds
 - New Market Tax Credit equity
- In developing for-sale housing, the amount of subordinated financing typically provided by the URA varies, but in most instances is less than 50% of the total development cost. In its for-sale housing program, the URA typically leverages CDBG and HOME funds with any or all of the following sources:
 - Conventional first mortgage financing (construction & permanent financing)
 - Private foundation grant funds
 - Developer or homeowner equity



- City bond funds (for infrastructure)
- Pittsburgh Water & Sewer Authority bond funds (for infrastructure)
- Other HUD funds
- State funds
- PHFA funds

The Jewish Healthcare Foundation/Senior Care Management (HOPWA) –

- \$125,457.32 Ryan White Housing Assistance
- \$1,643.00 Ryan White Other
- \$35,647.42 State Ryan White Housing Support
- \$6,969.00 State Funds
- \$1,059.00 In-kind Resources

Match Requirements –

- The FY 2013 HOME Program has a match of \$368,908.94. The HOME Match was satisfied through cash, grant funds, and bond financing.
- The FY 2013 ESG Program has a match of \$1,878,135.00. The ESG Match was satisfied through Allegheny County funds, private foundations, individual donations, company donations, United Way, and the Goodwill of Southwestern PA.

7. Public Housing, HUD Assisted Housing, and Low Income Housing Tax Credits

The City of Pittsburgh has a variety of affordable housing options, including public housing managed by the Housing Authority of the City of Pittsburgh. There are also several privately managed HUD-assisted developments throughout the City. Full-sized maps in Part VII, Appendix B illustrate the distribution of Low Income Housing Tax Credit (LIHTC) and other HUD-assisted developments, Public Housing developments, and Section 8 Voucher usage across the City. These affordable housing developments and Section 8 Vouchers are located across the City in areas of varying income, demographics, and housing tenure. The maps in Appendix B illustrate the locations of public housing, Low-Income Housing Tax Credit developments, and Section 8 Vouchers as compared to income, race, and housing tenure.



The Housing Authority of the City of Pittsburgh's (HACP) planned leasing level contains 5,752 Moving To Work Vouchers. Of the total vouchers, 407 are project based. The Housing Authority plans to convert 186

Moving To Work – Step Up To Market Vouchers to project based vouchers which will be leased in 2016 to support the redevelopment of Addison Terrace in the Hill District; and has issued an RFP for approximately 200 additional project based vouchers for new units in the Hill District, Larimer/East Liberty, and/or surrounding neighborhoods where the HACP is planning redevelopment efforts. The Section 8 waiting list has been closed since March 15, 2010, but was re-opened from April 28, 2014 through May 11, 2014. HACP received over 10,000 pre-applications, and will randomly select 5,000 families for placement on the waiting list. Additionally, there are 4,264 public housing units managed privately or by the Housing Authority. These public housing units had an adjusted occupancy rate of 97% as of January, 2015.

Public Housing –

Housing Authority of the City of Pittsburgh owns and operates twenty (20) housing communities and 303 scattered site housing units across the City of Pittsburgh. The complete listing of housing communities is shown below:

Table IV-13 - Housing Authority of the City of Pittsburgh Public Housing

Name	Neighborhood	Community Type	Total Units	Accessible Units
Addison Terrace	Hill District	Family	734	3
Allegheny Dwellings	Northside	Family (1-2 bedrooms)	272	14
Arlington Heights	South Side	Family (1-2 bedrooms)	143	8
Bedford Dwellings	Hill District	Family	411	21
Glen Hazel	Hazelwood	Family	128	7
Homewood North	Homewood	Family (2, 3, 4, and 6 bedrooms)	128	8
Northview Heights	Northside	Family (1-5 bedrooms)	488	21
Caligiuri Plaza	Allentown	Elderly, Disabled (1 bedroom)	104	10
Carrick Regency	Carrick	Elderly, Disabled (1 bedroom)	66	4
Finello Pavilion	Oakland	Elderly, Disabled (1 bedroom)	60	6
Glen Hazel High Rise	Hazelwood	Elderly, Disabled (1-2 bedrooms)	97	16



Gualtieri Manor	Beechview	Elderly, Disabled (1 bedroom)	31	2
Mazza Pavilion	Brookline	Elderly, Disabled (1 bedroom)	30	2
Morse Gardens	South Side	Elderly, Disabled (1 bedroom)	70	4
Murray Towers	Squirrel Hill	Elderly, Disabled (studio, 1-2 bedrooms)	68	4
Northview Heights High Rise	Northside	Elderly, Disabled (32 1 bedroom units, 55 2 bedroom units)	87	5
Pennsylvania Bidwell	Northside	Elderly, Disabled	120	20
Pressley Street	Northside	Elderly, Disabled	211	16
Glen Hazel Homes	Hazelwood	Family	6	0
Scattered sites South	South and West	Family	156	6
Scattered sites North	North and East	Family	141	21

Source: Housing Authority of the City of Pittsburgh

Below is complete list of privately managed assisted housing in partnership with the Housing Authority:

Table IV-14 - Privately Managed Housing in Pittsburgh

Name	Neighborhood	Community Type	Affordable Public Housing Units/units with both public housing and tax credits	Affordable Tax Credit Units	Market Rate Units	Total Units	Accessible Units	Wait List
Garfield Commons	Garfield	Family	97	39	39	175	10	Yes
Bedford Hill	Hill District	Family	180	110	61	351	5	Yes
Manchester	Northside	Family	86			86	3	Yes
Oak Hill	Oakland	Family	475	42	201	718	18	Yes
Christopher A. Smith Terrace	Northside	Elderly (1 bedroom)	25	12		37	1	Yes
New Pennley Place	East Liberty	Family	38	38	26	102	3	Yes
Silver Lake Commons	Homewood	Elderly	75			75	8	Yes
The Commons at North Aiken	Stanton Heights/Garfield	Elderly	62	15		77	7	Yes
Fairmont Apartments	Garfield	Elderly (1 bedroom)	50	10		60	8	Yes



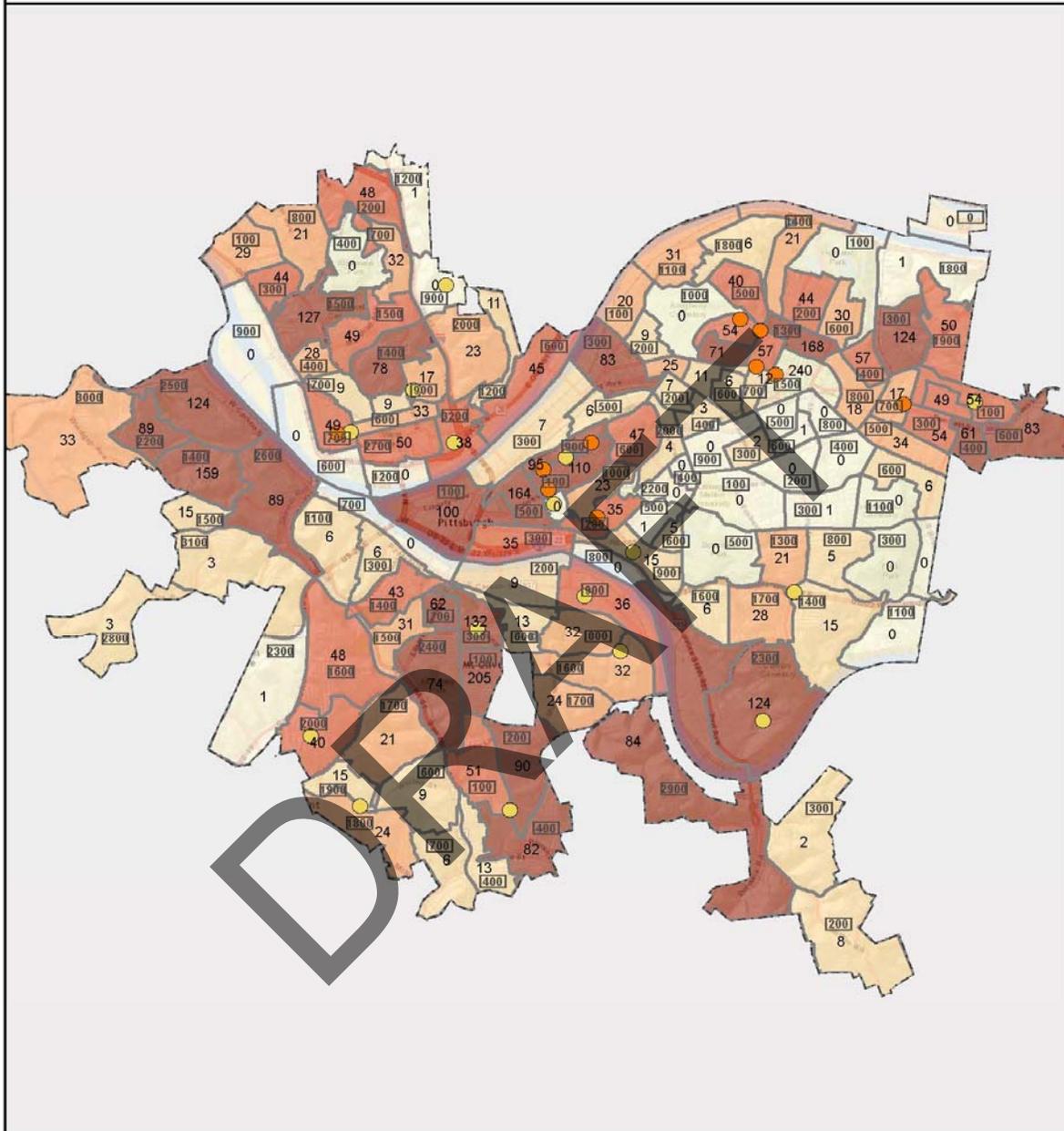
The Legacy Apartments	Hill District	Elderly	90	18		108	5	Yes
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Part VII, Section B includes a map highlighting the locations of HUD assisted housing units and the Census Tracts where Section 8 Vouchers are most commonly used. Below are smaller versions of maps highlighting the distribution of Section 8 Vouchers and HUD assisted housing units across the City.

DRAFT



Section 8 Housing by Tract: City of Pittsburgh, Pennsylvania



Legend

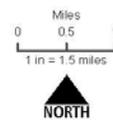
- Privately Managed
- HACP Communities

Section 8 Housing

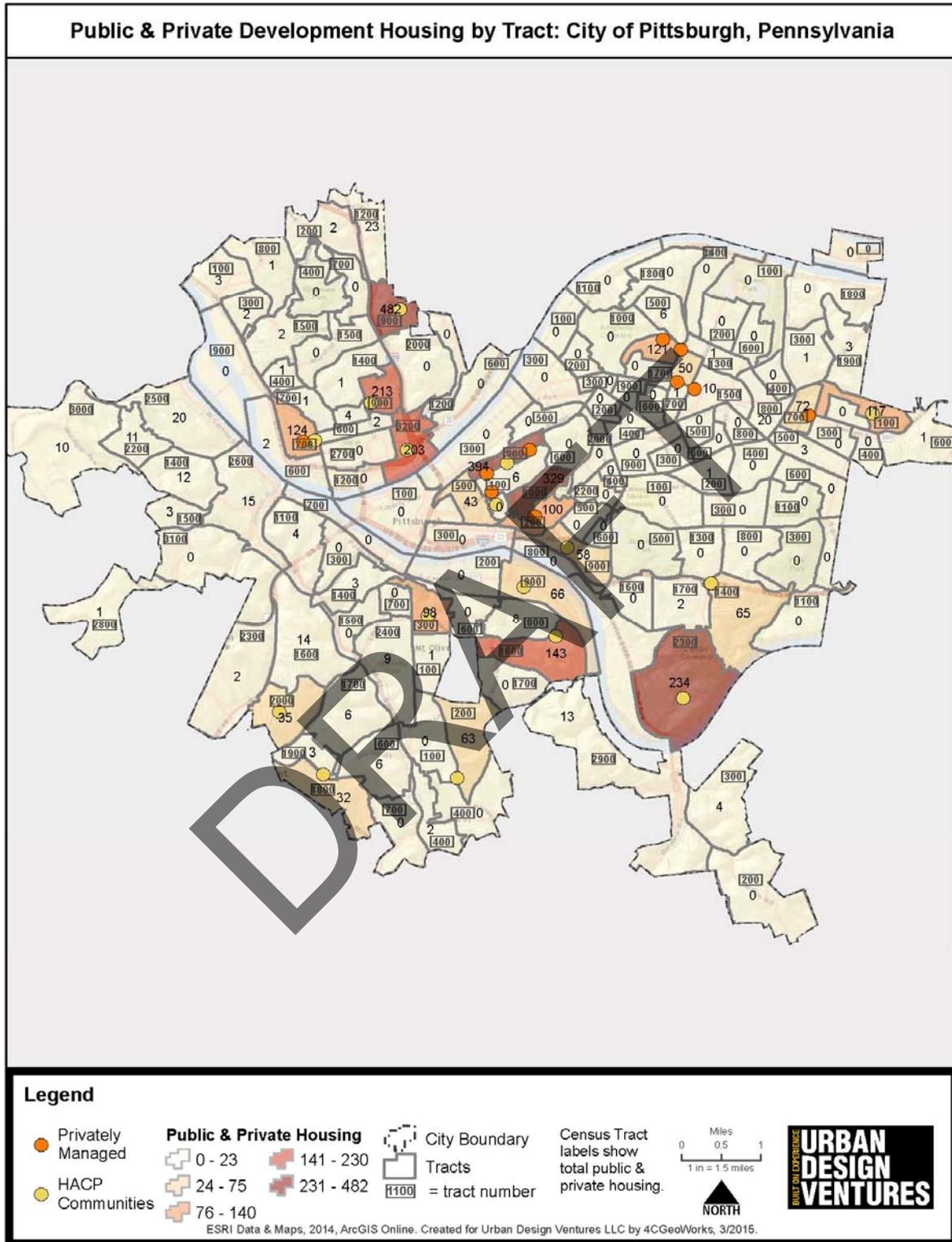
- 0 - 1
- 2 - 15
- 16 - 35
- 36 - 60
- 61 - 240

- City Boundary
- Tracts
- 1100 = tract number

Census Tract labels show total Section 8 Housing.



ESRI Data & Maps, 2014, ArcGIS Online. Created for Urban Design Ventures LLC by 4CGeoWorks, 3/2015.



Source: Housing Authority of the City of Pittsburgh



Low Income Housing Tax Credit –

The Low Income Housing Tax Credit (LIHTC) Program was created under the Tax Reform Act of 1986 and is intended to attract private investment to develop affordable rental housing for low- and moderate-income households. This program provides a dollar-for-dollar tax credit to reduce the developer’s Federal Income Tax.

The City of Pittsburgh is supportive of the use of Low Income Housing Tax Credit (LIHTC) projects to provide housing that is affordable to low income households. There were seventy-eight (78) LIHTC projects completed through 2012 with 2,867 low-income units in the City of Pittsburgh. Fourteen (14) additional developments are proposed, providing an additional 845 units within the City.

The chart below illustrates which LIHTC projects were developed in the City of Pittsburgh between 1987 and 2012. Projects with prefix beginning with “TC” have been applied for and/or have received LIHTC funding through the Pennsylvania Housing Finance Agency (PHFA).

Table IV-15 - City of Pittsburgh LIHTC Projects

HUD ID Number:	Project Name:	Project Address:	Project City:	Project State:	Project ZIP Code:	Total Number of Units:	Total Low-Income Units:
PAA1987125	302 Zara Street Apartments	302 Zara Street	Pittsburgh	PA	15210	25	25
PAA1987250	Ansonia Apartments	2655 Perrysville Avenue	Pittsburgh	PA	15214	8	8
PAA1987260	Bates Hill	3812 Bates Street	Pittsburgh	PA	15213	50	15
PAA1987265	Belvidere I	54 Wabash Street	Pittsburgh	PA	15220	4	4
PAA1987440	Wood Street Commons	300 Wood Street	Pittsburgh	PA	15222	270	270
PAA1988005	1006 Salter Way	1006 Salter Way	Pittsburgh	PA	15212	1	1
PAA1988010	1021 Lawndale Street	1021 Lawndale Street	Pittsburgh	PA	15221	1	1
PAA1988125	223 West Burgess Street	223 W Burgess Street	Pittsburgh	PA	15214	2	2
PAA1988145	2612 Sarah Street	2612 Sarah Street	Pittsburgh	PA	15203	2	2
PAA1988280	5143-45-47 Blair Street	5143 Blair Street	Pittsburgh	PA	15207	3	3
PAA1988440	Bellefield Dwellings	4400 Centre Avenue	Pittsburgh	PA	15213	158	157
PAA1988560	O'Hara Place Apartments	3625 Liberty Avenue	Pittsburgh	PA	15201	59	59
PAA1988625	Stanton Avenue Project	5240 Stanton Avenue	Pittsburgh	PA	15201	10	10
PAA1989090	1525 Alton Street	1525 Alton Avenue	Pittsburgh	PA	15216	2	2
PAA1989170	217-225 Luray Street	217 Luray Street	Pittsburgh	PA	15214	5	5
PAA1989175	2256 Almont Street	2256 Almont Street	Pittsburgh	PA	15210	1	1
PAA1989190	2320 Cobden Street	2320 Cobden Street	Pittsburgh	PA	15203	4	4



PAA1989450	7754 Tioga Street	7754 Tioga Street	Pittsburgh	PA	15208	1	1
PAA1989490	Anaheim Street	823 Anaheim Street	Pittsburgh	PA	15219	8	5
PAA1989560	Center Avenue	2515 Center Avenue	Pittsburgh	PA	15219	4	3
PAA1989625	Hodgkiss/Superior/Wasbur	1400 Hodgkiss Street	Pittsburgh	PA	15212	52	40
PAA1989635	Inwood	827 Inwood Street	Pittsburgh	PA	15208	1	1
PAA1989640	Liberty Point Apartments	3417 Liberty Avenue	Pittsburgh	PA	15201	56	56
PAA1989680	One Point Breeze	7227 Penn Avenue	Pittsburgh	PA	15208	36	36
PAA1990170	7160 Upland Street	7160 Upland Street	Pittsburgh	PA	15208	1	1
PAA1990175	7260 Campania Street	7260 Campania Street	Pittsburgh	PA	15206	1	1
PAA1990180	Allequippa Place	Allequippa Street	Pittsburgh	PA	15290	24	24
PAA1990315	Hill Com I	Scattered Site	Pittsburgh	PA	15222	63	63
PAA1990320	Hill Com II	Scattered Site	Pittsburgh	PA	15222	50	50
PAA1990340	Lafferty Project	41 Lafferty Avenue	Pittsburgh	PA	15210	1	1
PAA1991315	Ansonia Apartments	2655 Perrysville Avenue	Pittsburgh	PA	15214	8	6
PAA1992020	18 Jacksonia	18 Jacksonia Street	Pittsburgh	PA	15212	4	4
PAA1992075	Campania #2	7262 Campania Street	Pittsburgh	PA	15206	1	1
PAA1993045	244 Swope Street	244 Swope Street	Pittsburgh	PA	15206	1	1
PAA1993065	Brighton Place	Scattered Sites	Pittsburgh	PA		32	32
PAA1993085	Crawford Roberts Redevelopment	Centre Avenue & Crawford Street	Pittsburgh	PA	15219	203	101
PAA1994035	457 Norton Street	457 Norton Street	Pittsburgh	PA	15211	2	2
PAA1994050	606 Mulberry Street Apartments	606 Mulberry Street	Pittsburgh	PA	15221	4	4
PAA1995020	Apartments at Whitehall	1651 Skyline Drive	Pittsburgh	PA	15227	62	61
PAA1995050	Crawford Square Phase II	1707 Centre Avenue	Pittsburgh	PA	15219	71	43
PAA1995125	Milliones Manor	2827 Bedford Avenue	Pittsburgh	PA	15219	39	39
PAA1996010	5635 Stanton Avenue Apartments	5635 Stanton Avenue	Pittsburgh	PA	15206	11	11
PAA1997075	Garfield Jubilee Rehab Project	112 N Fairmount Street	Pittsburgh	PA	15206	18	18
PAA1997145	Manchester Hope	1104 W North Avenue	Pittsburgh	PA	15233	20	20
PAA1998070	Constantin Building	5720 Friendship Avenue	Pittsburgh	PA	15206	37	37
PAA1998170	Manchester Hope Phase II	Scattered Sites	Pittsburgh	PA	15233	25	25
PAA1998220	Riverview Terrace	2829 Bedford Avenue	Pittsburgh	PA	15219	37	36
PAA1999060	Constantin Building	5720 Friendship Avenue	Pittsburgh	PA	15206	37	37
PAA1999067	Crawford Square Phase III	510 Protectory Place	Pittsburgh	PA	15219	74	48
PAA1999130	Manchester Hope	1406 W North Avenue	Pittsburgh	PA	15233	20	20
PAA1999135	Manchester Hope Phase II	1105 Pennsylvania Avenue	Pittsburgh	PA	15233	25	25



PAA1999197	Pennley Park Apartments Phase	200 N Negley Avenue	Pittsburgh	PA	15206	102	25
PAA1999276	Wylie Avenue Townhomes	2037 Wylie Avenue	Pittsburgh	PA	15219	24	24
PAA2000140	Riverview Terrace	2829 Bedford Avenue	Pittsburgh	PA	15219	36	36
PAA2000165	Sycamore Street Apartments	124 W Sycamore Street	Pittsburgh	PA	15211	20	20
PAA2001135	New Pennley Place Phase II	5601 Penn Avenue	Pittsburgh	PA	15206	34	28
PAA2002035	Emory Senior Housing	324 N Beatty Street	Pittsburgh	PA	15206	24	24
PAA2002090	Oak Hill Phase 1C	415 Burrows Street	Pittsburgh	PA	15213	150	93
PAA2002135	St. Georges Close	3400 Mexico Street	Pittsburgh	PA	15212	18	18
PAA2003010	Bedford Phase 1A	245 Hillside Drive	Pittsburgh	PA	15219	48	36
PAA2003015	Bedford Phase 1B	2060 Webster Avenue	Pittsburgh	PA	15219	99	75
PAA2003115	Oak Hill Phase 1D	415 Burrows Street	Pittsburgh	PA	15213	86	56
PAA2003150	Silver Lake Commons	6935 Frankstown Avenue	Pittsburgh	PA	15208	75	75
PAA2004110	North Aiken Apartments	5330 N Aiken Ct.	Pittsburgh	PA	15224	76	76
PAA2005155	Rosshill Retirement Residence	7500 Ross Park Drive	Pittsburgh	PA	15237	93	85
PAA2006040	Fairmont Apartments	5461 Penn Avenue	Pittsburgh	PA	15206	60	60
PAA2006055	Generations	700 Wood Street	Pittsburgh	PA	15221	15	15
PAA2006125	Penn Manor	125 N Saint Clair Street	Pittsburgh	PA	15206	55	39
PAA2006180	Widows Home	308 N Taylor Avenue	Pittsburgh	PA	15212	24	24
PAA2007115	Liberty Park Phase I	6201 Broad Street	Pittsburgh	PA	15206	124	84
PAA2007120	Lou Mason Jr Apartments	2121 Centre Avenue	Pittsburgh	PA	15219	108	108
PAA2007185	West Park Court	710 W North Avenue	Pittsburgh	PA	15212	112	110
PAA2008015	Bedford Hill Apartments Phase II		Pittsburgh	PA	15219	116	91
PAA2008110	Marian Plaza	8601 Bricelyn Street	Pittsburgh	PA	15221	50	50
PAA2008160	Second East Hills Phase II	2303 E Hills Drive	Pittsburgh	PA	15221	66	66
PAA2009005	Bedford Hill Phase III		Pittsburgh	PA	15219	88	88
PAA2009010	Benet Woods	Rodenbaugh Avenue	Pittsburgh	PA	15229	11	11
PAA2009105	The Century Building	130 7th Street	Pittsburgh	PA	15222	60	28
TC2008-0603	South Hills Retirement Residence	101 Ruth Street	Pittsburgh	PA	15211	106	
TC2009-0522	Oak Hill Apartment Phase II Wadsworth	2531 Wadsworth	Pittsburgh	PA	15213	86	
TC2010-0801	Dad's House and Safe Haven	506 N. St. Clair Street	Pittsburgh	PA	15206	14	
TC2010-0405	Garfield Heights Phase III	Schenley and Columbo Streets	Pittsburgh	PA	15224	40	
TC2010-0408	Dinwiddie Street Housing II	218-220 Dinwiddie Street	Pittsburgh	PA	15219	23	
TC2010-0804	Garfield Glen	Scattered Sites	Pittsburgh	PA	15224	49	
TC2010-0607	Liberty Park Phase II	Scattered Sites	Pittsburgh	PA	15206	71	



TC2011-0313	Bellefield Dwellings	4400 Centre Avenue	Pittsburgh	PA	15213	158	
TC2011-0404	East Liberty Place South	5800 Penn Avenue	Pittsburgh	PA	15206	60	
TC2011-0408	Garfield Heights Phase IV	242 Fern Street	Pittsburgh	PA	15224	50	
TC2011-0410	Dinwiddie Street Housing III	Scattered Sites	Pittsburgh	PA	15219	24	
TC2011-0803	Shanahan Apartments	1801 Forbes Avenue	Pittsburgh	PA	15219	43	
TC2012-0406	Addison Terrace Phase I	2136 Elmore Square	Pittsburgh	PA	15219	80	
TC2012-0457	Homewood Senior Apartments	524 N Homewood Avenue	Pittsburgh	PA	15208	41	

Source: <http://lhtc.huduser.org/> and <http://www.phfa.org>

HUD Assisted Housing –

HUD funds the Section 202 and Section 811 Supportive Housing programs to encourage and support the development of assisted housing in cities across the Country. The Section 202 Supportive Housing for the Elderly Program provides financial support for the construction, rehabilitation, or acquisition of supportive housing for the elderly. Similarly, the Section 811 Supportive Housing for the Disabled provides financial assistance for nonprofit organizations seeking to develop affordable, supportive housing for low-income adults with disabilities. The City of Pittsburgh is supportive of the use of Section 202 and Section 811 Supportive Housing developments to increase the supply of affordable supportive housing in the City. There are many existing developments, developments currently under construction, and planned proposals.

8. Planning, Zoning, and Building Codes

City of Pittsburgh

The City of Pittsburgh, through its Department of City Planning, regularly reviews and updates its Zoning Ordinance to ensure that it offers accurate guidance for future development within the City.

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

- The International Building Code, 2009 Edition
- The International Existing Building Code, 2009 Edition
- The International Property Maintenance Code, 2006 Edition
- International Mechanical Code, 2003 Edition
- The International Fuel Gas Code, 2009 Edition



- The International One and Two Family Dwelling Code, 2009 Edition
- National Electric Code, 2008 Edition
- International Energy Conservation Code, 2009 Edition

The International Code Council has released the 2009 version of its model codes. The City has adopted the latest versions, as several revisions have significantly improved consistency with the Fair Housing Act, the regulations implementing that Act, and the Fair Housing Accessibility Guidelines.

The City's Zoning Ordinance does not include any discriminatory language, however some minor revisions were recommended in 2012 A.I. which still should be considered by the City Planning Department and Planning Commission. The following items should be reviewed for inclusion in the Zoning Ordinance:

- Under §901.03 – Purpose and Intent. Add a new subparagraph to the list of purposes:
(j) Affirmatively further fair housing in the City in accordance with the Fair Housing Act of 1968, as amended (42 U.S.C. 3601 et seq.)
- Under Chapter 926: DEFINITIONS. There is no definition for a "Community Home" listed in this Chapter. However, under Chapter 911: PRIMARY USES, §911.02 – Use Table, there is a category entitled "Community Home" under the list of Residential Uses. It states: *Community Home is a group of more than eight unrelated disabled persons living together as a single housekeeping unit with shared common facilities. If required, staff persons may reside on the premises. A Community Home may not be a Multi-Suite Residential use or an Assisted Living use as defined in Section 911.02. For the purposes of this definition, "disabled" means "handicapped" as defined according to the Fair Housing Act Amendments of 1988 [42 U.S.C. 3602 (h)], and any amendments thereto. This use does not include Custodial Care Facilities. This use includes halfway houses where persons are aided in readjusting to society following a period of hospitalization or institutionalized treatment for a medical, psychiatric, developmental, emotional, or other disability or handicap. This does not include halfway houses for people leaving a correctional facility.*
- Since the definition of "Family" encompasses up to 8 unrelated "disabled" individuals who live together in a single unit with shared facilities, there is no need to clarify a "disabled



person's ability to live independently with up to 7 other individuals. This is in keeping with the Fair Housing Act.

- The “Community Home” definition should be included in Chapter 926 DEFINITIONS, which would clarify the situation of more than 8 “disabled” individuals who live together.
- However, there is a potential for discrimination in the fact that “Community Homes” are shown in §911.02 – Use Table as a “Special Exception” which must be reviewed by the Zoning Board of Adjustment. This use should be “Permitted” in the RM, Mixed Use, and the DT districts in which Multi-Unit Residential is permitted by right. This would afford equal treatment for the “disabled.”
- Under Chapter 926: DEFINITIONS there is no definition for “Housing for the Elderly” listed. However, under Chapter 911: PRIMARY USES, §911.02 – Use Table, there is a category entitled “Housing for the Elderly” under the list of Residential Uses. It states: *Housing for the Elderly means a building, or portion thereof, with dwelling units and shared facilities for residents, designed specifically for occupancy predominantly of persons or heads of households who are sixty-two or more years of age.* In addition, there is also a definition for “Housing for the Elderly (Limited),” which states: *Housing for the Elderly (Limited) means a Housing for the Elderly use with less than 30 units;* as well as a definition for “Housing for the Elderly (General),” which states: *Housing for the Elderly (General) means a Housing for the Elderly use with 30 or more units.* It is recommended that these definitions be added to Chapter 926: DEFINITIONS.
- In addition, “Housing for the Elderly” is listed as a “Special Exception” or a “Zoning Administrator Exception.” This, too, is a potential for discrimination since Multi-Unit Residential is permitted by right in the RM, Mixed Use, and DT districts. If this was changed, it would afford equal treatment for the elderly, which is a protected class.

U.S. Department of Housing and Urban Development (HUD)

HUD encourages its grantees to incorporate “visitability” principles into their designs. Housing that is “visitable” has the most basic level of accessibility that enables persons with disabilities to visit the home of a friend, family member, or neighbor. “Visitable” homes have at least one accessible means of egress/ingress for each unit, and all interior and bathroom doorways have 32-inch clear openings. At a minimum, HUD grantees are



required to abide by all Federal laws governing accessibility for disabled persons. The Housing Authority of the City of Pittsburgh appears to be in full compliance with the HUD visitability standards. In addition, the City appears to be including the “visitability” standards in its Plan Review of new residential developments.

Federal Requirements

Federal laws governing accessibility requirements include Section 504 of the Rehabilitation Act, the Americans with Disabilities Act, and the Fair Housing Act.

Section 504 of the Rehabilitation Act (24 CFR Part 8), known as “Section 504” prohibits discrimination against persons with disabilities in any program receiving Federal funds. Specifically, Section 504 concerns the design and construction of housing to ensure that a portion of all housing developed with Federal funds is accessible to those with mobility, visual, and hearing impairments.

The Americans with Disabilities Act (42 U.S.C. 12131; 47 U.S.C. 155, 201, 218, and 225) (ADA) prohibits discrimination against persons with disabilities in all programs and activities sponsored by state and local governments. Specifically, ADA gives HUD jurisdiction over housing discrimination against persons with disabilities.

The Fair Housing Act was amended in 1988 to include persons with disabilities as a protected class, as well as to include design and construction requirements for housing developed with private or public funds. Specifically, this law requires property owners to make reasonable modifications to units and/or public areas in order to allow the disabled tenant to make full use of the unit. Additionally, property owners are required to make reasonable accommodations to rules or procedures to afford a disabled tenant full use of the unit. As it relates to local zoning ordinances, the Fair Housing Act prohibits local government from making zoning or land use decisions, or implementing land use policies that exclude or discriminate against persons of a protected class.



The City of Pittsburgh in cooperation with Allegheny County has established a Task Force on Disabilities. The City also has hired an ADA coordinator, Richard Meritzer. Mr. Meritzer and the Task Force have prepared a plan entitled “Hospital Compliance Guidelines” for consumers who are deaf, deaf-blind,



and hard of hearing. These guidelines are in accordance with the Americans with Disabilities Act. The City and County have also adopted a “Residential Visitability Design Tax Credit Program.” Under this program, a property owner can receive a property tax credit of up to \$2,500 on their County Real Estate Taxes and can also qualify for an additional \$2,500 credit on their City of Pittsburgh Real Estate Taxes if they make modifications to their buildings to make them “visitabile.” This applies to all types of residential structures, single-family homes, a duplex, a triplex, townhouse, row house, and adapting a former industrial or commercial building to a multi-family residential use.

The City, through its ADA Coordinator, has been streamlining the building permit process for accessibility. There is no charge for this service. It is a “One Step Process” whereby applicants are walked through the system. The City has produced a “One Step” video on the program as well as a video on “Visitability” to market the tax credit program.

9. 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, Allegheny County, and the City of Pittsburgh School District set the real estate taxes for the City of Pittsburgh. The millage rates in the City are outlined below.

Real Estate Millage Rates in the City of Pittsburgh - 2015

- County 4.73 mills
- City 8.06 mills
- School 9.84 mills

The Allegheny County tax rates remained the same between 2014 and 2015, while the School district tax rose to 9.84 mills and the City of Pittsburgh tax rose to 8.06 mills. The table below illustrates the real estate taxes for properties assessed at \$100,000 and \$65,000 (the median 2015 certified court ordered reassessed property value for all residential properties according to the Allegheny County Office of the Controller).

Table IV-18 - City of Pittsburgh Property Taxes - 2015

	Taxes for Property Assessed at \$100,000	Taxes for Property Assessed at \$65,000
County Taxes	\$ 473.00	\$ 307.45



City Taxes	\$ 806.00	\$ 523.90
School Taxes	\$ 984.00	\$ 639.60
Total Taxes	\$ 2,263.00	\$ 1,470.95

Taxes themselves may not be an impediment to fair housing, however the relatively high taxes in the City do affect the affordability of housing. In 2013, Allegheny County had a new reassessment. Property values increased significantly in all areas of the City. Over 100,000 appeals were filed in the County and all of these appeals have been heard. The elderly have been especially burdened with increased taxes and many are having difficulty paying their taxes and are experiencing a cost overburden in their living expenses. The new real estate tax bills adversely affected this protected class and may cause a further “Exodus” of residents from the City.

10. Transportation

The Allegheny County Port Authority provides public transportation to residents in and around the City of Pittsburgh. Public transit is important to the economic development and housing development in the City and County. Many people rely on bus service to access work, school, and other services, and often use mass transit routes to decide where they will live. The public transit system is currently facing severe budget shortages, which has resulted in drastic service cuts. Many neighborhoods of the City have experienced reduced service, while others are losing service altogether.

11. Education

Education is often an important factor influencing the opportunities for where people choose to live. Many families living in the City of Pittsburgh send their children to the Pittsburgh Public Schools, especially if they cannot afford tuition to send their children to a private or parochial school. Pittsburgh Public Schools are divided by neighborhood, but the neighborhood school boundaries often change. This allows the school district to encourage more schools to be diverse in their composition, particularly in areas of the City that are less diverse by nature. Unfortunately, this can make it difficult for families interested in sending their children to specific neighborhood schools.

In addition to neighborhood schools, the Pittsburgh City School District also has “magnet” and “charter” schools. Magnet and charter schools increase the educational choices and opportunities for children attending the Pittsburgh Public Schools.



The “Pittsburgh Promise” has also been a valuable asset to the Pittsburgh Public Schools since it was first announced in 2006. The “Pittsburgh Promise” provides grants up to \$40,000 for in-state college tuition to students living in the City of Pittsburgh and graduating from a Pittsburgh Public School with a GPA of at least 2.5. The “Pittsburgh Promise” scholarship is not competitive and is awarded to every eligible student meeting the guidelines. This program is designed as an incentive for families to enroll their students in the Pittsburgh Public Schools from an early age, with the maximum award amount being made to those who have attended schools in the district since Kindergarten. No scholarships are available to students who began attending a school in the district in 10th grade or later. This program has been a positive driving force in promoting attendance and improved performance of the students.

“A+ Schools” is a non-profit organization that provides an annual report outlining the status and accomplishments of each school within the district. This annual report, the most recent being titled “2014 Report to the Community on Public School Progress in Pittsburgh” provides some insight into the progress and accomplishments of each elementary, K-8, Middle, 6-12, High, and Charter Schools in the Pittsburgh Public School District. This report indicates that enrollment has increased slightly, with the most growth occurring at the high school level. Populations of Asian and Hispanic enrollment have also increased. Additionally, the percentage of students eligible for free/reduced lunches (used as a measure of poverty) increased by more than three points between 2012 and 2014 (71.3% to 75%).



**Table IV-19 - Student Demographic Information
At Each Grade Level Configuration for 2013-2014**

	District	K-5	K-8	Middle	6-12	9-12
Number of schools	56	22	12	7	5	4
Average enrollment	467	341	499	329	659	1,059
Range of enrollment	108 to 1,374	108 to 533	240 to 783	180 to 577	459 to 919	725 to 1,374
Percent black	54%	56%	52%	49%	64%	43%
Percent white	34%	30%	35%	36%	28%	44.7%



Percent multi-ethnic	7%	8%	8%	7%	5%	5%
Percent Asian	4%	4%	3%	4%	2%	7%
Percent Hispanic	2%	3%	2%	3%	1%	2%
Percent other	-	-	-	-	-	-
Percent eligible for free/reduced lunch	75%	78%	74%	80%	63%	71%

Source: A+ Schools 2012 Report to the Community on Public School Progress in Pittsburgh

“A+ Schools” also noted a large increase in the number of schools (primarily elementary and 6-12 schools) that had achievement gaps by race that were less than 10 percentage points. There were 15 schools, including four charter schools, with gaps of less than 10 points in Math, while there were eight (8) schools, including two (2) charters, with gaps of less than 10 points in Reading.

Two high schools have achievement gaps of greater than 50 percentage points in reading and math. The 2012-2013 school year reported a graduation rate of 77%, which was an increase of 8% points from the 2011 rate of 69%. The Update to the 2012 Analysis of Impediments to Fair Housing Choice noted that the Pittsburgh Public School Board voted to close schools and has laid off 280 faculty and support staff, due to the decreased enrollment.

Enrollment Change By Grade Level



Source: A+ Schools 2013-2014 Report to the Community on Public School Progress in Pittsburgh



The policies and procedures of the Pittsburgh Public Schools influence residents of the City of Pittsburgh. It is possible for neighborhood school boundary lines set by the school district to mitigate segregation within the City. The City of Pittsburgh does not have direct control over these policies, but has been an active participant in helping to mitigate unintended consequences of policies that might be detrimental to the long-term development of the City, and fair housing choice based on location.

12. Section 3

HUD's definition of Section 3 is:

Section 3 is a provision of the Housing and Urban Development Act of 1968. The purpose of Section 3 to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

The following is the City of Pittsburgh's guidelines that is uses to accomplish Section 3 compliance:

- When a contract or project is put out for bid, as part of the bid package, the advertisement contains the Section 3 information describing the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701U (Section 3). The first three pages of this five page document are the actual wording of Section 3, including 25 CFR Part 135. These three pages are to be read by and signed by all contractors bidding on City projects and contracts, stating that the contractor "will abide by and include in all subcontracts the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended." Page four is the "Estimated Work Force Breakdown" sheet which requires the following: total estimated positions needed; number of positions occupied by permanent employees; number of positions not occupied; and number of positions to be filled with Section 3 residents. Page four also is a signature page. Page five is the "Section 3 Business Utilization" sheet. This form asks for general contract information and requests the following: name of subcontractor; Section 3 business; address; trade/service or supply; contract amount; award date; and competitive or negotiated bid. It then asks for the total dollar amount awarded to Section 3 businesses. This form is then checked by the City's Labor



Compliance Officer (DCP) to ensure that it was indeed filled out and signed by those contractors submitting bids.

- Once the contract is awarded to a contractor, a Pre-Construction Conference is then scheduled. At this conference the Labor Compliance Officer spends time going over all of the U.S. Department of Labor, U.S. Department of Housing and Urban Development, and City of Pittsburgh regulations and requirements with the contractor. The above stated Section 3 document is given to the contractor during the conference for a second time, and must be filled out, signed and sent to the Labor Compliance Officer with all the other documents/paperwork involved in the Pre-Construction Conference. When this form is approved the second time with the contractor, additional information (received from HUD in 2009) is covered regarding Section 3, amplifying and describing this effort in much more detail.
- Two other areas of concern are addressed during the Pre-Construction Conference: the requirement that contractors inform the Labor Compliance Officer (LCO) as to locations and times, once the work on a project begins, and a second piece that relates specifically to Section 3. Contractors are given a form with two sections to complete. The first requires the contractor to submit in writing where Section 3 “new hires” will be located and the source they were recruited from for the contract. The second section requires the contractor to confirm in writing if the crew-size for all work done on a project is sufficient and no new-hires of any kind will be needed. This is the case for a number of City construction contracts, as contractors have crews as small as two to four long time employees. This form is signed and returned to the LCO with all other requested written information for Section 3. The contractor is made aware that failure to submit all of the above will be considered non-compliance.
- Finally, in reference to the submission in writing that a sufficient crew exists and no new hires will be necessary, it is requested that contingent plans regarding the recruiting and hiring of Section 3 residents be considered.

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, the provision of brokerage services, or in the availability of financing for real estate



purchases. The Fair Housing Act and local laws 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, national origin, and sexual orientation.

1. Real Estate Practices

The Realtors Association of Metropolitan Pittsburgh (RAMP) is the local organization of real estate brokers operating in the Greater Pittsburgh area. The Realtors Association of Metropolitan Pittsburgh 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. RAMP has several committees, one of which is the “Equal Opportunity/Cultural Diversity Committee.” The primary responsibility of this committee is to promote equal opportunity and cultural diversity by providing program and services to RAMP members as they work to protect the rights of persons covered under the Fair Housing Act, the Civil Rights Act, and ADA laws.



Through the Realtors Association of Metropolitan Pittsburgh, new agents are required to take fourteen (14) hours of continuing education during their first two years of membership. Between two (2) and three (3) hours directly address Fair Housing. The Realtors Association of Metropolitan Pittsburgh offers continuing education courses on a variety of topics including a 3.5 hour course on Fair Housing as well as Diversity Training, several times each year, to ensure that its members are up to date on policies, practices, and procedures. RAMP estimates that the average agent is exposed to approximately 6-8 hours of continuing education that directly or indirectly relates to Fair Housing, including all pre-license and post-license education.

2. Newspaper/Magazine Advertising

Under Federal Law, no advertisement 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 from several real estate publications, including *Apartment Finder*, *Apartment Rental Guide*, *Apartments for Rent*, *HOMES*, and the Real Estate section of the Sunday editions of the *Pittsburgh Post-Gazette*, and the *Daily News*. The *Apartment Finder* and *Apartments for Rent* included a disclaimer from the publisher indicating that each advertisement is subject to the Federal Fair Housing Act, and reinforcing that all dwellings advertised in each publication are available on an equal opportunity basis. *HOMES* contained the fair housing logo on the bottom of each page. Only some advertisements in *Apartment Rental Guide* contained the fair housing logo, but none appeared to contain discriminatory language. None of the advertisements contained language that prohibited occupancy by any protected class.

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 annual HMDA data can be found online at www.ffiec.gov/hmda/ and is included in Part VII, Appendix C of this Analysis of Impediments. This analysis uses 2011 HMDA data in order to go relate with the Five-Year Consolidated Plan. The available data indicates discriminatory lending patterns between minority and non-minority households. The following tables provide an analysis of the HMDA data in the Pittsburgh, PA Metropolitan Statistical Area (MSA). Data for the City of Pittsburgh and Allegheny County is highlighted where possible. All other data is that of the entire Pittsburgh, PA MSA, which includes Allegheny County, and parts of, or all of, Armstrong County, Beaver County, Butler County, Fayette County, Washington County, and Westmoreland County.

The table below compares lending in the City of Pittsburgh to lending in Allegheny County and the Greater Pittsburgh Metro Area. Lending in the City of Pittsburgh has been extracted from the MSA data based on census tract. Many of the census tracts extend beyond the City borders, resulting in an overstatement of lending within the City. Conventional loans in the City of Pittsburgh comprised 17% of the conventional loans in the County and sixteen and one-half percent (16.5%) of the value of conventional loans made in the County. Of all conventional loans made in the metro area, just



over ten percent (10.1%) by count and almost ten percent (9.6%) by volume were made in the City.

Table IV-20 - HMDA Data Analysis for 2011

	Home Purchase Loans							
	FHA, FSA/RHS & VA		Conventional		Refinancing		Home Improvement Loans	
	#	Amount	#	Amount	#	Amount	#	Amount
Pittsburgh	379	40,767	316	53,870	501	76,703	11	1,681
Allegheny County	2,663	338,584	1,856	327,006	3,816	635,168	88	13,008
MSA/MD	4,917	634,755	3,140	561,414	6,989	1,162,117	159	23,632
% of county lending in Pittsburgh	14.2%	12.0%	17.0%	16.5%	13.1%	12.1%	12.5%	12.9%
% of metro area lending in Allegheny County	54.2%	53.3%	59.1%	58.2%	54.6%	54.7%	55.3%	55.0%
% of metro area lending in Pittsburgh	7.7%	6.4%	10.1%	9.6%	7.2%	6.6%	6.9%	7.1%

**Note: Amounts in thousands.*

The table below shows the conventional loan applications in the City of Pittsburgh. Almost three quarters (70.9%) of the loan applications in the City were originated, while approximately thirteen percent (13.5%) were denied.

Table IV-21 - Disposition of Conventional Loans

	City of Pittsburgh		
	Count	% of Pittsburgh Applications	% of Total MSA Applications
Loans Originated	1,188	70.9%	7.8%
Approved, Not Accepted	90	5.4%	0.6%
Applications Denied	226	13.5%	1.5%
Applications Withdrawn	140	8.4%	0.9%
File Closed for Incompleteness	32	1.9%	0.2%

The table below outlines the disposition of conventional loans in the Pittsburgh MSA by income level. Loan applications from low-income households have the highest denial rates, and upper-income households have the highest origination rates.



Table IV-22 - Disposition of Conventional Loans by Income Level

Income Level	Applications Received		Loans Originated		Applications Approved, Not Accepted		Applications Denied		Applications Withdrawn		Applications Withdrawn or Closed for Incompleteness	
	Count	% of Total	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level	Count	% of Total Income Level
Less than 50% of MSA Median	1,017	7.1%	596	58.6%	62	6.1%	282	27.7%	65	6.4%	12	1.2%
50-79% of MSA Median	2,477	17.3%	1,668	67.3%	149	6.0%	407	16.4%	206	8.3%	47	1.9%
80-99% of MSA Median	1,470	10.2%	1,100	74.8%	64	4.4%	188	12.8%	94	6.4%	24	1.6%
100-119% of MSA Median	1,444	10.1%	1,103	76.4%	83	5.7%	145	10.0%	96	6.6%	17	1.2%
120% or More of MSA Median	7,509	52.3%	5,890	78.4%	389	5.2%	608	8.1%	542	7.2%	80	1.1%
Income not Available	439	3.1%	318	72.4%	17	3.9%	61	13.9%	25	5.7%	18	4.1%
Total	14,356	-	10,675	74.4%	764	5.3%	1,691	11.8%	1,028	7.2%	198	1.4%

The tables below show the dispositions of conventional loans disaggregated by minority status and income level for the Pittsburgh MSA. The number of applications for conventional loans submitted by white, non-Hispanic applicants significantly outnumbers minority applicants in each income level analyzed. In each of the income categories, the percentage of loans originated by white households is higher than the percentage of loans originated by minority households, based on the number of applicants in each minority status category.

Table IV-23 - Conventional Loan Disposition Rates by Minority Status, Less than 50% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status



White, Non-Hispanic	834	91.7%	514	61.6%	211	25.3%	49	5.9%	49	5.9%	11	1.3%
Minority, Including Hispanic	75	8.3%	36	48.0%	34	45.3%	2	2.7%	2	2.7%	1	1.3%
Total	909	-	550	-	245	-	51	-	51	-	12	-

The number of white, non-Hispanic low-income applicants significantly outnumbers the number of minority applicants. Minority applicants have a lower origination rate and a higher denial rate than white applicants with income less than 50% of the MSA median income.

Table IV-24 - Conventional Loan Disposition Rates by Minority Status, 50-79% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
White, Non-Hispanic	2,120	94.9%	1,469	69.3%	335	15.8%	112	5.3%	168	7.9%	36	1.7%
Minority, Including Hispanic	113	5.1%	66	58.4%	26	23.0%	7	6.2%	11	9.7%	3	2.7%
Total	2,233	-	1,535	-	361	-	119	-	179	-	39	-

The number of white, non-Hispanic middle-income applicants significantly outnumbers the number of minority applicants. Minority households have a lower origination rate and a higher denial rate.

Table IV-25 - Conventional Loan Disposition Rates by Minority Status, 80-99% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
White, Non-Hispanic	1,256	95.8%	955	76.0%	160	12.7%	51	4.1%	77	6.1%	13	1.0%
Minority, Including Hispanic	55	4.2%	39	70.9%	7	12.7%	5	9.1%	1	1.8%	3	5.5%
Total	1,311	-	994	-	167	-	56	-	78	-	16	-



The number of white, non-Hispanic upper middle-income applicants significantly outnumbers the number of minority applicants. In this income category, minority applicants have a lower origination rate but an equal denial rate to whites.

Table IV-26 - Conventional Loan Disposition Rates by Minority Status, 100-119% of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
White, Non-Hispanic	1,221	93.3%	950	77.8 %	119	9.7%	59	4.8%	79	6.5%	14	1.1%
Minority, Including Hispanic	88	6.7%	62	70.5 %	13	14.8 %	7	8.0%	6	6.8%	-	%
Total	1,309	-	1,012	-	132	-	66	-	85	-	14	-

The number of white, non-Hispanic upper-income applicants significantly outnumbers the number of minority applicants. Minority applicants have a lower loan origination rate and a slightly higher denial rate than white applicants.

Table IV-27 - Conventional Loan Disposition Rates by Minority Status, 120% or More of MSA Median Income

Minority Status	Applications Received	% of Total Applications	Loans Originated	% of Received Applications by Minority Status	Applications Denied	% of Received Applications by Minority Status	Applications Approved but Not Accepted	% of Received Applications by Minority Status	Applications Withdrawn	% of Received Applications by Minority Status	Applications Closed for Incompleteness	% of Received Applications by Minority Status
White, Non-Hispanic	6,136	91.9%	4,911	80.0%	465	7.6%	290	4.7%	412	6.7%	58	0.9%
Minority, Including Hispanic	542	8.1%	406	74.9%	52	9.6%	32	5.9%	45	8.3%	7	1.3%
Total	6,678	-	5,317	-	517	-	322	-	457	-	65	-

The number of white, non-Hispanic high-income applicants significantly outnumbers the number of minority applicants. Compared to white applicants, minority applicants have a lower origination rate and a higher denial rate, but the rates are more comparable than in other income categories.



The table below offers a closer look at the denial rates of conventional loans by denial reason and income level. For applicants earning up to 119% of median income, the most common reason for denial is credit history. An incomplete credit application is the most common reason for denial for applicants earning 120% of median income or more, and debt to income ratio is the most common reason for denial for those earning less than 50% of median income. Overall, the most common reason for denial is credit history. Debt-to-income ratio is a close second as the most common reason for the denial of conventional loans in the Pittsburgh MSA.

Table IV-28 - Conventional Loan Denial Rates by Denial Reason and Income Level

	Less than 50% Low		50-79% Middle		80-99% Upper-Middle		100-119% Upper		120% or More High		Income Not Available		Total Denials	
	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Income Level	Count	% of Total
Debt to Income Ratio	109	34%	108	25%	33	18%	31	20%	87	14%	12	17%	380	21.1%
Employment History	14	4%	19	4%	8	4%	6	4%	18	3%	3	4%	68	3.8%
Credit History	106	33%	114	26%	42	23%	37	24%	91	14%	13	18%	403	22.4%
Collateral	23	7%	72	17%	31	17%	33	21%	139	22%	5	7%	303	16.8%
Insufficient Cash	17	5%	11	3%	8	4%	11	7%	25	4%	6	8%	78	4.3%
Unverifiable Information	17	5%	15	3%	8	4%	5	3%	29	5%	4	6%	78	4.3%
Credit Application Incomplete	12	4%	36	8%	27	15%	16	10%	156	25%	14	20%	261	14.5%
Mortgage Insurance Denied	2	1%	3	1%	-	-	2	1%	6	1%	-	-	13	0.7%
Other	25	8%	53	12%	29	16%	14	9%	83	13%	14	20%	218	12.1%
Total Denials/ % of Total	325	100%	431	100%	186	100%	155	100%	634	100%	71	100%	1,802	-

In summary, the HMDA Data indicates that low income households have a higher rate of denial than higher income households do. Overall, in the City of Pittsburgh, the origination rate of conventional loans is 70.9%. In the MSA, the number of white applicants exceeds the number of minority applicants, and the origination and denial rates by race vary by income. The most common reasons for denial are credit history and the debt-to-income ratio.

An additional analysis of loans granted by race in Pittsburgh, Allegheny County, Pennsylvania, and across the country, is beneficial to further



illustrate the financial trends in the City of Pittsburgh. The following tables present data gathered from www.dataplace.org. The table below presents loans for the purchase of single-family homes by race. The City of Pittsburgh has a high proportion of home loans made to minority households relative to Allegheny County and the Commonwealth of Pennsylvania.

Table IV-29 - Home Purchase Loans by Race

Loans by Race	City of Pittsburgh	Allegheny County	Pennsylvania	United States
Percentage of owner-occupied home purchase loans to Whites (2007)	85.3%	90.0%	84.1%	72.7%
Percentage of owner-occupied home purchase loans to Blacks (2007)	7.3%	4.5%	5.9%	7.9%
Percentage of owner-occupied home purchase loans to Asian/Pacific Islanders (2007)	3.3%	2.9%	3.6%	5.2%
Percentage of owner-occupied home purchase loans to Native Americans (2007)	0.2%	0.1%	0.1%	0.3%
Percentage of owner-occupied home purchase loans to Hispanics (2007)	1.4%	0.8%	4.5%	10.8%
Percentage of owner-occupied home purchase loans to mixed race pairs (2007)	2.2%	1.6%	1.7%	2.9%
Percentage of owner-occupied home purchase loans to minorities (2007)	14.7%	10.0%	15.9%	27.3%
Percentage of owner-occupied home purchase loans made to multiracial applicants (2007)	0.3%	0.2%	0.1%	0.2%

Source: www.dataplace.org

The table below highlights home loans made in the City of Pittsburgh, Allegheny County, Pennsylvania, and the United States. The median income in the City of Pittsburgh is lower than the median income of Allegheny County, Pennsylvania, and the United States. The City of Pittsburgh has a higher rate of lending to very low- and low-income borrowers than Allegheny County.



Table IV-30 - Home Purchase Loans by Income

Income	City of Pittsburgh	Allegheny County	Pennsylvania	United States
Median borrower income for owner-occupied purchase 1 to 4 family (2007)	\$54,000	\$64,000	\$66,000	\$74,000
Percentage of owner-occupied home purchase loans to very low-income borrowers (2007)	11.3%	7.0%	8.4%	5.7%
Percentage of owner-occupied home purchase loans to low-income borrowers (2007)	28.2%	22.8%	23.1%	19.2%
Percentage of owner-occupied home purchase loans to middle-income borrowers (2007)	22.6%	24.9%	26.7%	25.8%
Percentage of owner-occupied home purchase loans to high-income borrowers (2007)	38.0%	45.3%	41.8%	49.3%

Source: www.dataplace.org

The table below considers the percentage of conventional and refinancing mortgages made by subprime lenders. The prevalence of these loans in the City of Pittsburgh in 2005 (the most recent data available) exceeds the rates in Allegheny County and the Commonwealth of Pennsylvania.

Table IV-31 - Loans from Subprime Lenders by Purpose and Loan Type

Type	City of Pittsburgh	Allegheny County	Pennsylvania	United States
Percentage of conventional home purchase mortgage loans by subprime lenders (2005)	12.5%	9.7%	9.8%	17.7%
Percentage of conventional refinancing mortgage loans by subprime lenders (2005)	23.7%	20.3%	18.1%	20.4%

Source: www.dataplace.org

There appears to be discriminatory lending practices in the City of Pittsburgh, as there are disparities between the origination and denial rates of minority and non-minority households.



In every income category, White, non-minority applicants for a conventional home purchase loan significantly outnumber minority applicants. The percentage of total applications by Whites accounts for at least 90% or more of the total, regardless of income. Loan origination rates are higher for White applicants than for minority applicants, and minority denial rates are higher than White denial rates, but the disparity in the categories of results of the applications is not as great between Whites and minorities as it is when comparing the percentage of applications. These numbers support the finding that White owner-occupied households greatly outnumber Black owner-occupied households in the City of Pittsburgh, at 85.3% to 7.3%. The gap is slightly wider in Allegheny County, where 90.0% of owner-occupied households are owned by Whites, and 4.5% are owned by Blacks.

Additionally, some citizens completing the citizen survey indicated that predatory lending practices still exist in the City of Pittsburgh in the form of high interest rates, financing more than the home is worth, check cashing facilities, and home equity loans made to elderly homeowners.

D. Citizen Participation:

The City of Pittsburgh's 2015 Analysis of Impediments to Fair Housing Choice was made available for public comment on the City's website (<http://www.city.pittsburgh.pa.us/cp/>), and copies were on display in the City Planning Department, the Urban Redevelopment Authority offices located at 200 Ross Street, Pittsburgh, PA 15219 and the Housing Authority of the City of Pittsburgh offices located at 200 Ross street, Pittsburgh, PA 15219. The document was available beginning on Wednesday, March 11, 2015. Citizens were encouraged to submit written or oral feedback on the Analysis of Impediments by Friday, April 10, 2015.

In order to obtain community input on the barriers to fair housing in the City of Pittsburgh, the City posted a fair housing survey on its website and distributed the link to its social service and housing provider agencies.

The City received 216 completed questionnaires. Respondents were first asked to consider a list of categories and identify which were protected classes. The table below shows the percentage of survey participants who identified each category as a protected class.

Notable Characteristics

Some of the notable characteristics of respondents included (as a percentage of those that answered each question):

- The majority of respondents are female at 64.0%.



- The majority (89.5%) of respondents are White.
- Over half of respondents are over the age of 40 (58.21%), but those between the ages of 30 to 39 make up nearly a third (28.36%) of all respondents.
- Of those that answered the question, 18.4% are low- to moderate-income for their family size.
- 45.89% come from two-person households.
- 70% are homeowners.

Notable Needs

Some of the notable needs identified by respondents included problems with the following (as a percentage of those that answered each question):

- Parking – 52.66%
- Curbs and Sidewalks – 50.89%
- Public Safety – 49.7%
- Litter – 47.34%
- Property Maintenance – 37.87%
- Streets – 33.14%
- Traffic – 23.08%
- Storm Sewers – 20.12%
- Sanitary Sewers – 10.65%
- Handicap Access – 8.88%

The following is a list of needs/issues associated with different areas of community and economic development. Values were calculated as a percentage of those that answered each question.

Recreation:

- 14.29% said they would like updated playgrounds.
- 12.61% mentioned a desire for additional biking and hiking trails.
- 11.76% would like an increase in recreational, community, and senior centers within Pittsburgh.
- 10.08% would also like updated recreational outdoor and indoor facilities.
- Other recreation needs included:



- Cleaner parks with regular maintenance for amenities
- Family oriented activities
- Better lighting in parks and on trails

Medical:

- 36.54% mentioned the need for equal access to medical care for underserved populations.
- 15.38% view the UPMC system as malign.
- 9.62% state they would like more urgent care services.

Social Services:

- Only 16.67% of respondents indicated that they used social services.
- 33.33% of those respondents mentioned using City Team Ministries and the Boys and Girls Club

Programs that are Missing or Under-funded:

- 16.0% mentioned that more funding should be made available for job placement and job training programs.
- Other notable requests for programs include: education programs, after school programs, mentor programs, senior citizen programs, and prison reentry programs.
- There is also a comment focused on the need for social services for senior citizens.

Employment:

- 20% identified the need for more job training within Pittsburgh.
- 16.67% said that there are few job opportunities within the City.
- 6.67% mentioned a concern for recidivism and a need for opportunities for people with criminal records.
- Other employment comments stated a desire for more employment opportunities for students and youth.

Housing:

- 20.0% believe that there are too many rental properties and not enough homeowners to help with taxes.
- 13.33% specifically mentioned too many abandoned and unoccupied houses that have become blighted.



- 10.0% would like more affordable housing for potential homeowners in the area.
- 6.67% also mentioned that there is a sizeable homeless population.

Reasons Fair Housing Complaints Are Not Reported:

- Of those that answered, 100% said that a lack of knowledge is the primary reason that Fair Housing Complaints are not reported.

Additional Comments or Concerns:

- Schools are overcrowded, due to many schools closing down and others consolidating.
- Some desire an increased police presence within the community.
- Absentee landlords are an issue because the houses become blighted.

Citizen Comments

The City is awaiting comments on the “draft” Analysis of Impediments to Fair Housing Choice.

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V. Actions 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 and carried over impediments to Fair Housing Choice are presented in chart format on the pages that follow. Several of the previously identified impediments are still present in the City of Pittsburgh, despite the City's best efforts, and based on economic conditions, will continue to be addressed by the City of Pittsburgh. Below is a list of impediments that were developed as part of Pittsburgh's 2015 Analysis of Impediments to Fair Housing Choice.

- **Impediment 1: Fair Housing Education and Outreach.**

There is a continuing need to educate persons about their rights under the Fair Housing Act and to raise community awareness to affirmatively further fair housing choice. There is a lack of housing choice especially for low-income residents, minorities, and the disabled population.

Goal: All residents of the City of Pittsburgh will have an awareness and knowledge of their rights under the Fair Housing Act and fair housing will be affirmatively furthered especially for low-income residents, minorities, and the disabled population.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **1-A:** Continue to promote Fair Housing awareness through the media, seminars, and training to provide educational opportunities for all persons to learn more about their rights under the Fair Housing Act, Americans With Disabilities Act, and the City-County Visitability Program.
- **1-B:** Continue to provide and distribute literature and informational material concerning fair housing issues, an individual's housing rights, and the landlords' responsibilities to affirmatively further fair housing.
- **1-C:** Continue to support and provide funding for the City of Pittsburgh's Human Relations Commission to affirmatively further fair housing and enforce the rights of protected classes in the City of Pittsburgh.
- **1-D:** Continue to support and provide funding for independent fair housing organizations to provide testing services, referrals,



and assistance in resolving Fair Housing complaints that may arise in the City.

- **Impediment 2: Affordable Rental Housing.**

Even though the City of Pittsburgh has a large supply of rental housing, it is not necessarily affordable to lower income households. The monthly housing cost for apartments has steadily increased to the point that over 55% of all renter households in Pittsburgh with incomes less than 50% AMI, are considered cost overburdened.

Goal: The development of affordable rental housing will occur throughout the City of Pittsburgh, especially for households whose income is less than 50% AMI, through new construction, in-fill housing, the rehabilitation of vacant buildings, and the development of mixed-income housing, to reduce the number of lower income households who are cost overburdened.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **2-A:** Support and encourage both private developers and non-profit housing providers to develop plans for the construction of new affordable mixed income rental housing.
- **2-B:** Continue to support and encourage the rehabilitation of the existing housing stock in the City so it becomes decent, safe, and sound rental housing that is affordable to all lower income households.
- **2-C:** Continue to support and encourage the development of independent housing and community living arrangements for the disabled in the City.
- **2-D:** Provide financial assistance in the form of development subsidies so low-income households that are cost overburdened, particularly those households whose incomes are at or below 50% AMI, are able to afford decent, safe, and sound housing.
- **2-E:** Promote partnerships with the City of Pittsburgh Housing Authority and private and non-profit housing developers to construct additional Low Income Housing Tax Credit (LIHTC) multi-family rental housing.
- **2-F:** Continue to provide Section 8 Housing Choice Vouchers for lower income households throughout the City.



- **Impediment 3: Affordable Housing for Sale.**

The median value and cost to purchase a single family home in Pittsburgh that is decent, safe, and sound, has increased significantly to over \$87,800, which limits the choice of housing for lower income households throughout the City.

Goal: Development of for-sale single family homes for lower income households will occur through new construction, in-fill housing, and the rehabilitation of vacant structures throughout the City of Pittsburgh.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **3-A:** Continue to support and encourage plans from both private developers and non-profit housing providers to develop and construct new affordable housing that is for sale with lower income concentrations throughout the City of Pittsburgh.
- **3-B:** Continue to support and encourage the acquisition, rehabilitation and resale of existing housing units to become decent, safe, and sound for-sale housing that is affordable to lower income households.
- **3-C:** Promote partnerships with the Urban Redevelopment Authority of Pittsburgh, non-profit housing development agencies and local banks to provide financial assistance in the form of down payment assistance and low interest loans to lower-income households to become homebuyers anywhere in the City of Pittsburgh.
- **3-D:** Continue to support homebuyer education and training programs to improve homebuyer awareness and increase the opportunities for lower-income households to become homebuyers to affirmatively further fair housing choice.
- **3-E:** Improve access to information on-line and in the print media regarding home repairs and improvements, and homebuyer assistance offered through the City, the URA of Pittsburgh, local non-profit housing development agencies, and local financial institutions.
- **3-F:** Continue to provide home buyer assistance for public housing residents to become home owners through the Housing Authority of the City of Pittsburgh's Homeownership Program and the URA Down Payment Assistance Program.



- **Impediment 4: Accessible Housing Units**

As an older, built-up urban environment, there is a lack of accessible housing units and developable sites in the City of Pittsburgh, since 61.7% of the City's housing units were built before 1950 and do not contain accessibility features, and 13.9% of the City's population is classified as disabled.

Goal: The number of accessible housing units in the City will be increased through new construction and rehabilitation of existing housing units for the physically disabled and developmentally delayed.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **4-A:** Continue the on-going programs to increase the amount of accessible housing through the rehabilitation of the existing housing stock by providing low-interest loans or grants to homeowners and landlords who will make handicap improvements, and will keep their rents affordable.
- **4-B:** Increase the amount of accessible housing through new construction of handicap units that are accessible and visitable through financial or development incentives on available vacant and developable land in the City.
- **4-C:** Continue to enforce the ADA and Fair Housing requirements for landlords to make "reasonable accommodations" to their rental properties so they become accessible to tenants who are physically disabled.
- **4-D:** Continue to provide financial assistance to elderly homeowners in the City to make accessibility improvements to their properties in order for these residents to remain in their own homes.
- **4-E:** Continue to support the City of Pittsburgh's and Allegheny County's joint Task Force on Disabilities and the tax credits for making residential units "visitable" and "accessible."

- **Impediment 5: Private Lending Practices.**

The HMDA data suggests that there is a disparity between the approval rates of home mortgage loans originated from whites and those originated from minority applicants.



Goal: Approval rates for all originated home mortgage loans will be fair, unbiased and equal, regardless of race, familial status, and location.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **5-A:** The City should undertake or contract with outside independent agencies, private firms, foundations, college and universities to conduct an in depth review of the mortgage lending practices of the local banks and financial institutions.
- **5-B:** Testing should be performed by outside independent agencies, firms, and non-profit organizations to determine if any patterns of discrimination are present in home mortgage lending practices for minorities and for properties located in impacted areas of the City.
- **5-C:** Federal and State funding should be used to provide a higher rate of public financial assistance to potential homebuyers in lower income neighborhoods to improve the loan to value ratio, so that private lenders will increase the number of loans made in these areas.
- **5-D:** Even though the City's CDBG funds are being reduced each year, the City needs to fund its community improvement programs such as street improvements, demolitions, parks, and other infrastructure improvements in targeted low-income neighborhoods to improve the living environment and provide public safety protection in these areas.

• **Impediment 6: Approach to Affirmatively Furthering Fair Housing.**

The housing, racial and socio-economic data, and the amount of subsidized housing in the City of Pittsburgh, illustrates that there is a concentration of low- and moderate-income persons, minorities, and disabled persons living in the City, as compared to the region as a whole.

Goal: Housing and economic opportunities for low- and moderate-income persons and the protected classes will be available so they will be able to live and work anywhere in the City of Pittsburgh and the region.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **6-A:** The City's and County's Human Relations Commissions should establish an Affirmatively Furthering Fair Housing (AFFH) Task Force for the Pittsburgh Region with representatives from the City of Pittsburgh, Allegheny County,



U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburgh (HACP), the Allegheny County Housing Authority (ACHA), the City of McKeesport Housing Authority, the other two federal CDBG Entitlement Communities in Allegheny County (McKeesport and Penn Hills), and other groups and organizations which promote fair housing.

- **Impediment 7: Economic Issues Affect Housing Choice.**

There is a lack of economic opportunities in the City which prevents lower income households from increasing their income and ability to live outside areas with concentrations of low-income households, which makes this a fair housing concern.

Goal: The local economy will provide new job opportunities, which will increase household income, and will promote fair housing choice throughout the City of Pittsburgh.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

- **7-A:** Strengthen partnerships and program delivery that will enhance the City's business base, expand its tax base, and create a more sustainable economy for all residents and businesses.
- **7-B:** Support and enhance workforce development and skills training that result in a "livable" wage and increases job opportunities.
- **7-C:** Support programming that enhances entrepreneurship and small business development, expansion, and retention within impacted areas and minority neighborhoods.
- **7-D:** Support the expansion of existing businesses that will create new job opportunities for the unemployed and underemployed.



VI. Certification

Signature Page:

I hereby certify that this *Fair Housing Analysis Update – 2015* is in compliance with the intent and directives of the Community Development Block Grant Program regulations.

William Peduto, Mayor, City of Pittsburgh, PA

Date

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VII. Appendix

The following items are in the appendix:

- **Appendix A – Maps**
- **Appendix B – Citizens Participation**

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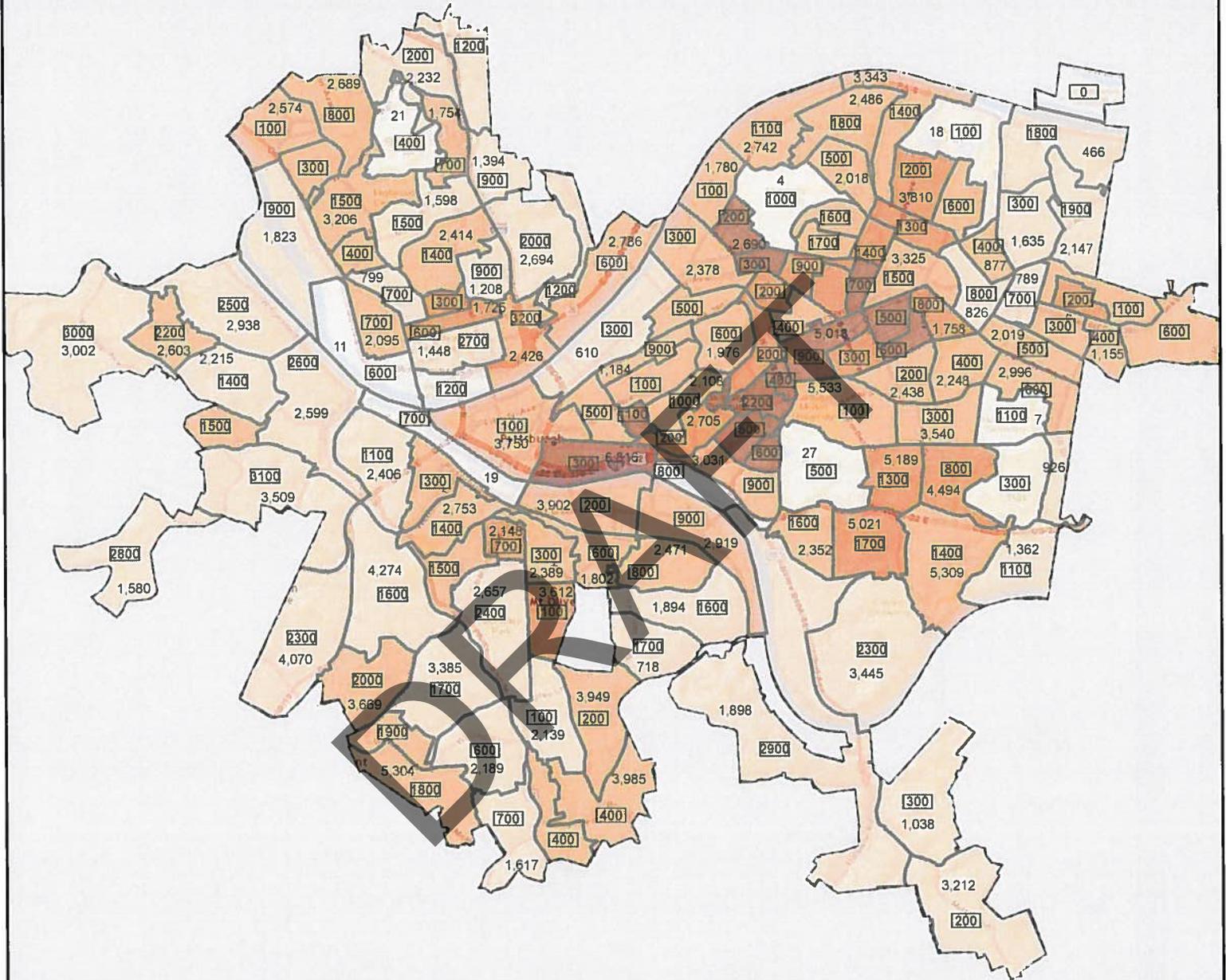


A. Appendix A – Maps

- Population Density by Census Tract
- Percent White Population by Census Tract
- Percent Minority Population by Census Tract
- Percent Population Age 65+ by Census Tract
- Total Housing Units by Census Tract
- Total Housing Units by Block Points & Census Tracts
- Percent Owner-Occupied Housing Units by Census Tract
- Percent Renter-Occupied Housing Units by Census Tract
- Percent Vacant Housing Units by Census Tract
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income with Minority Percentage by Block Group
- Section 8 Housing by Census Tract
- Public & Private Development Housing by Census Tract
- Commercial Hot Spots

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Population Density by Tract: City of Pittsburgh, Pennsylvania



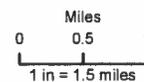
Legend

2014 Population Density (Per Sq Mi)

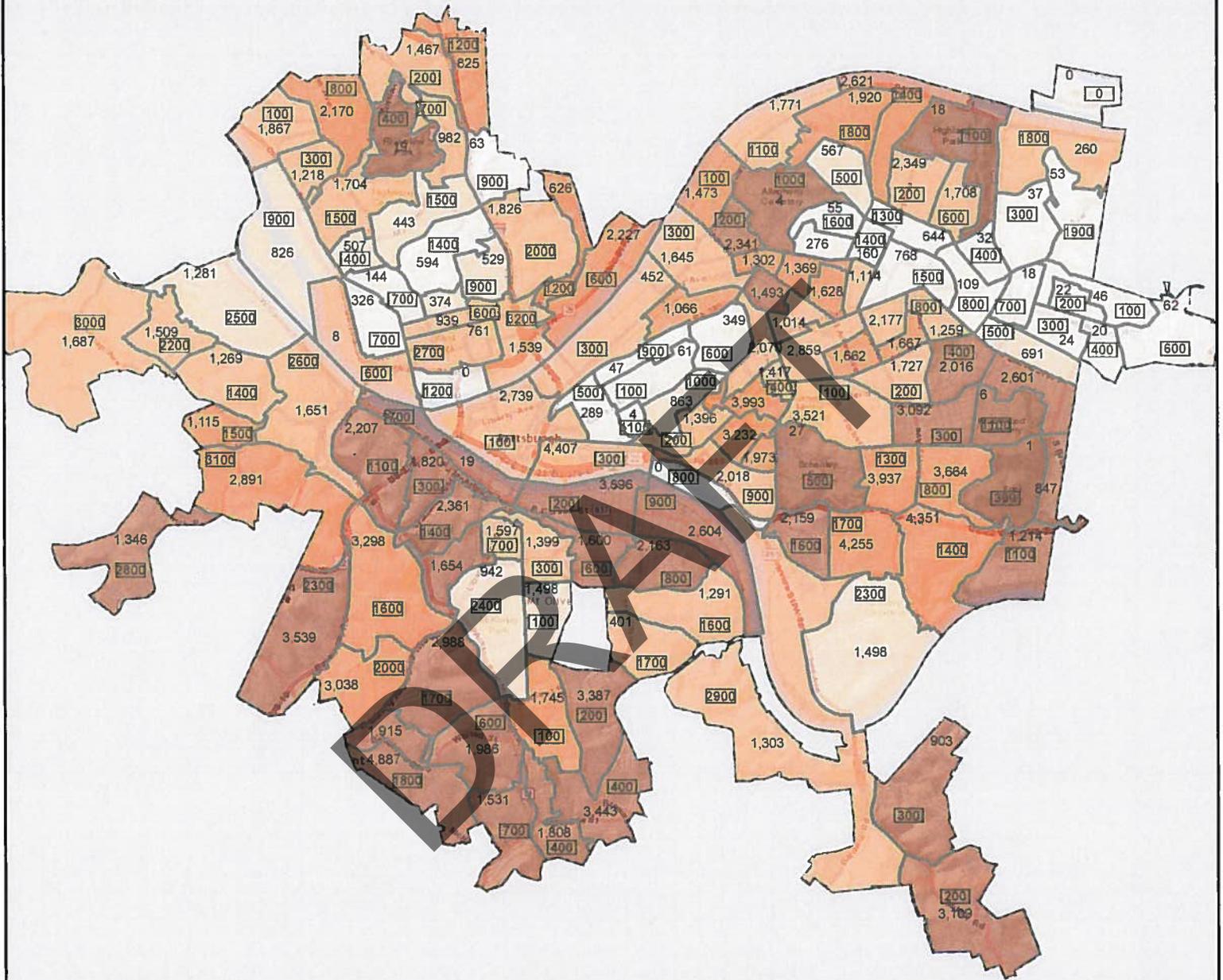
- 0 - 500
- 501 - 5,000
- 5,001 - 10,000
- 10,001 - 15,000
- 15,001 - 35,000

- City Boundary
- Tracts Boundary
- 1100 = tract number

Tracts labels show population 2014.



Percent White Population by Tract: City of Pittsburgh, Pennsylvania



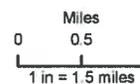
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Percent White Population

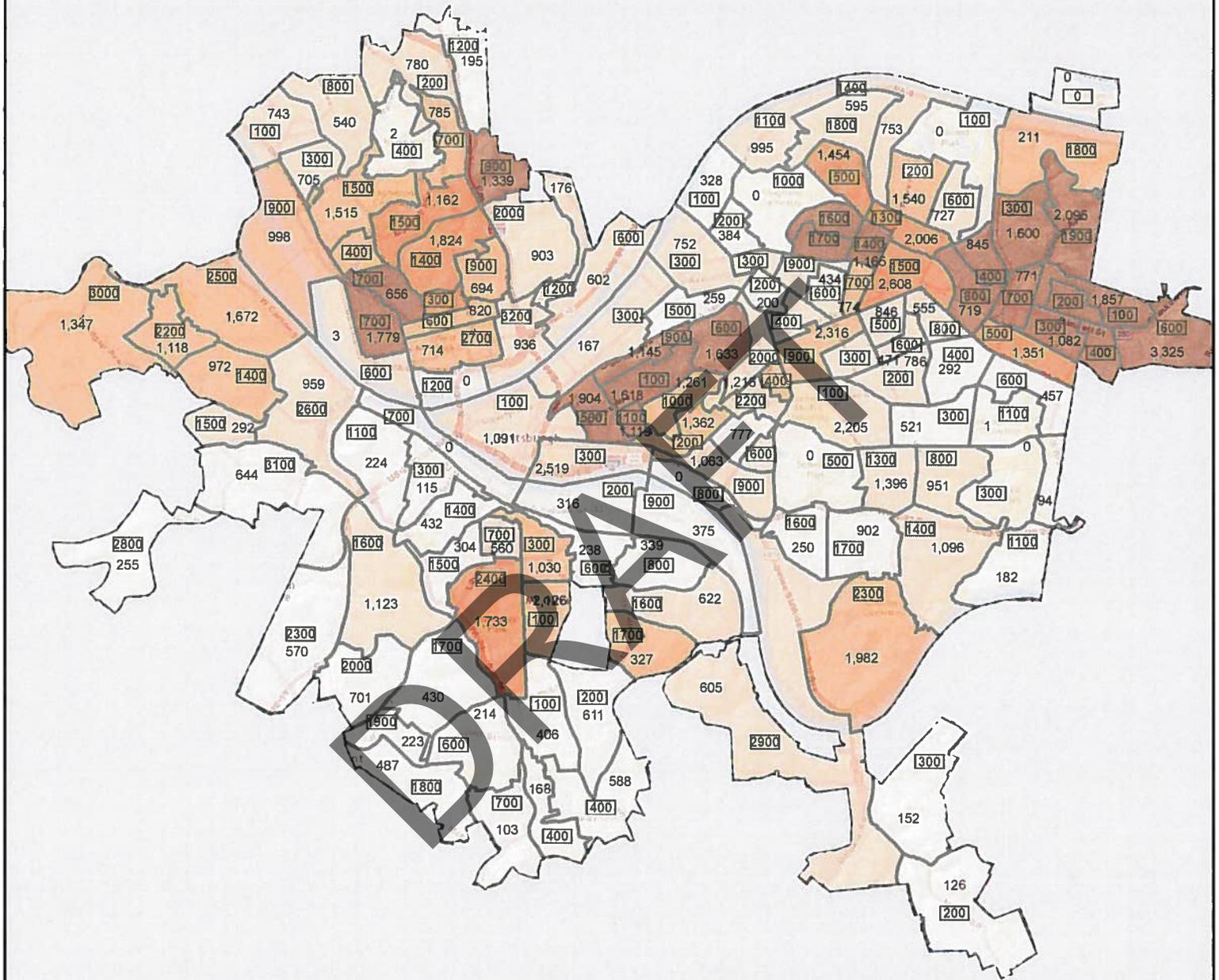
- 0% - 25%
- 26% - 50%
- 51% - 75%
- 76% - 85%
- 86% - 100%

- City Boundary
- Tracts Boundary
- 1100 = tract number

Census Tract labels show total white population 2014.



Percent Minority Population by Tract: City of Pittsburgh, Pennsylvania



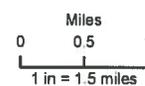
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Percent Minority Population

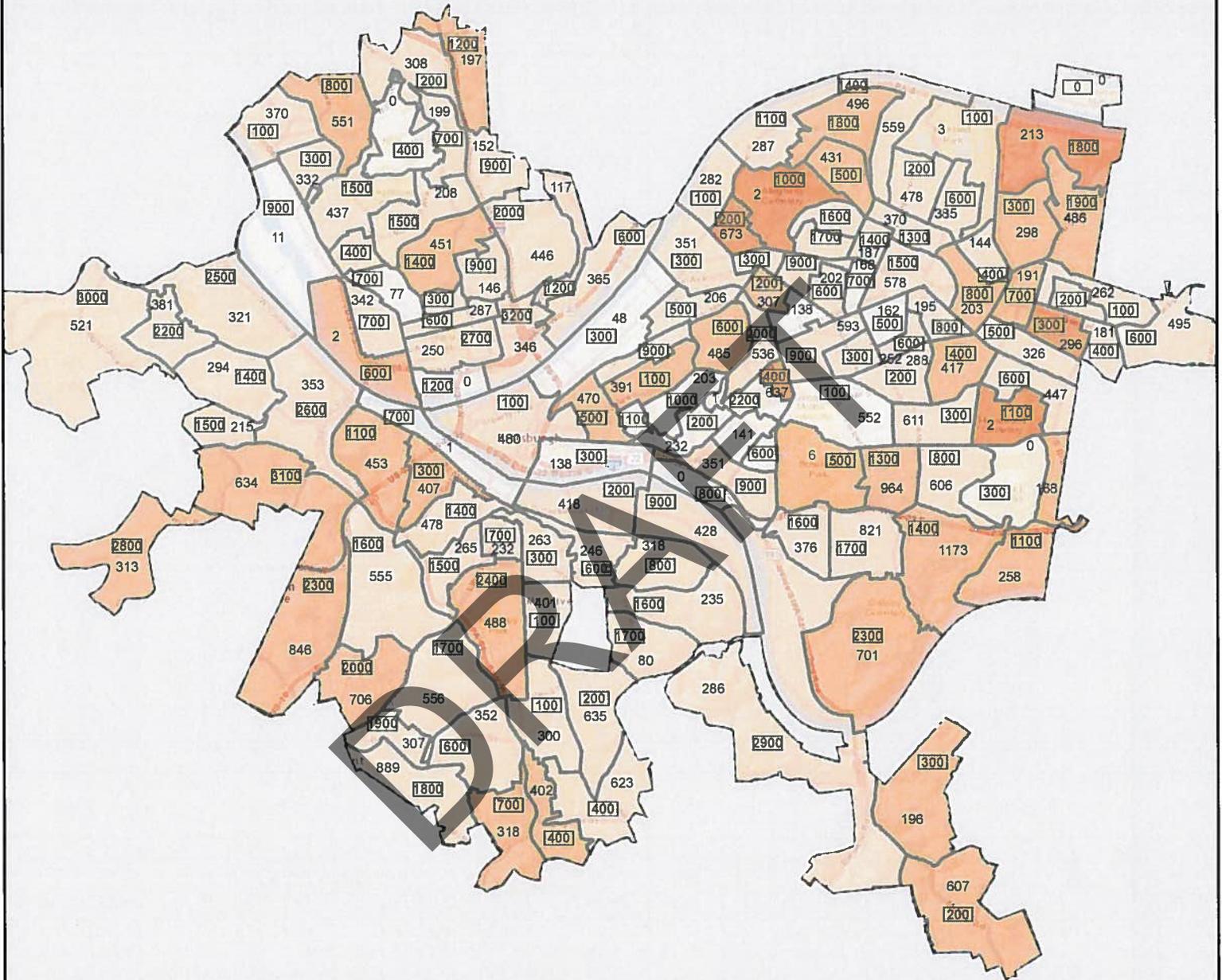
- 0% - 20%
- 21% - 40%
- 41% - 60%
- 61% - 80%
- 81% - 100%

- City Boundary
- Tracts Boundary
- 1100 = tract number

Census Tract labels show total minority population 2014.



Percent Population Age 65 and Over by Block Group: Durham, North Carolina



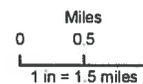
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Percent Population Age 65 and Over

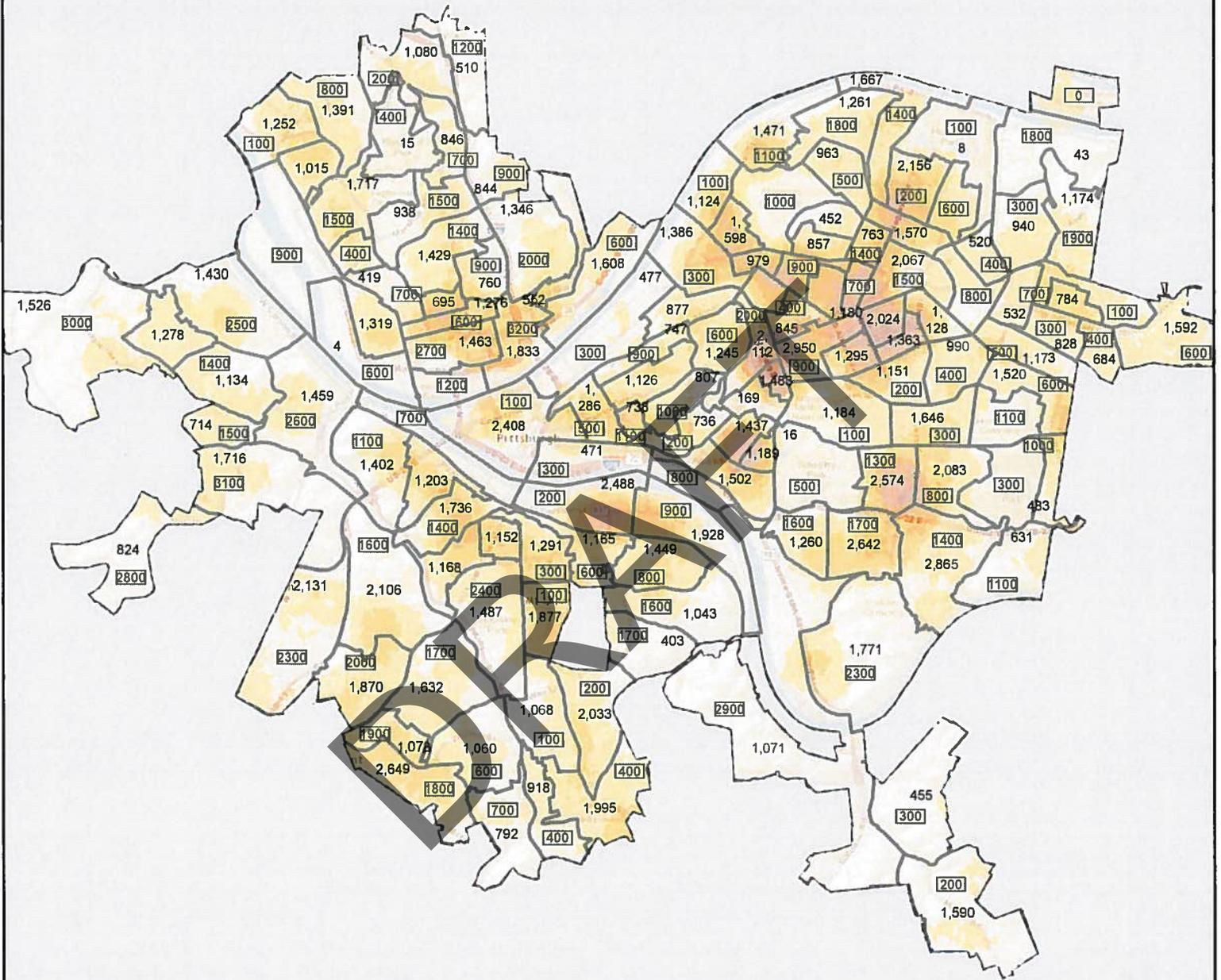
- 0% - 10%
- 10.1% - 18%
- 18.1% - 25%
- 25.1% - 50%

- City Boundary
- Tracts Boundary
- 1100 = tract number

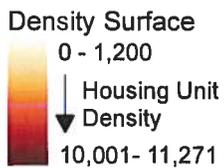
Census Tracts labels show 2014 population Age 65 and over.



Total Housing Units by Tracts: City of Pittsburgh, Pennsylvania

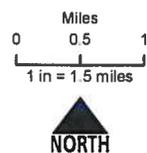


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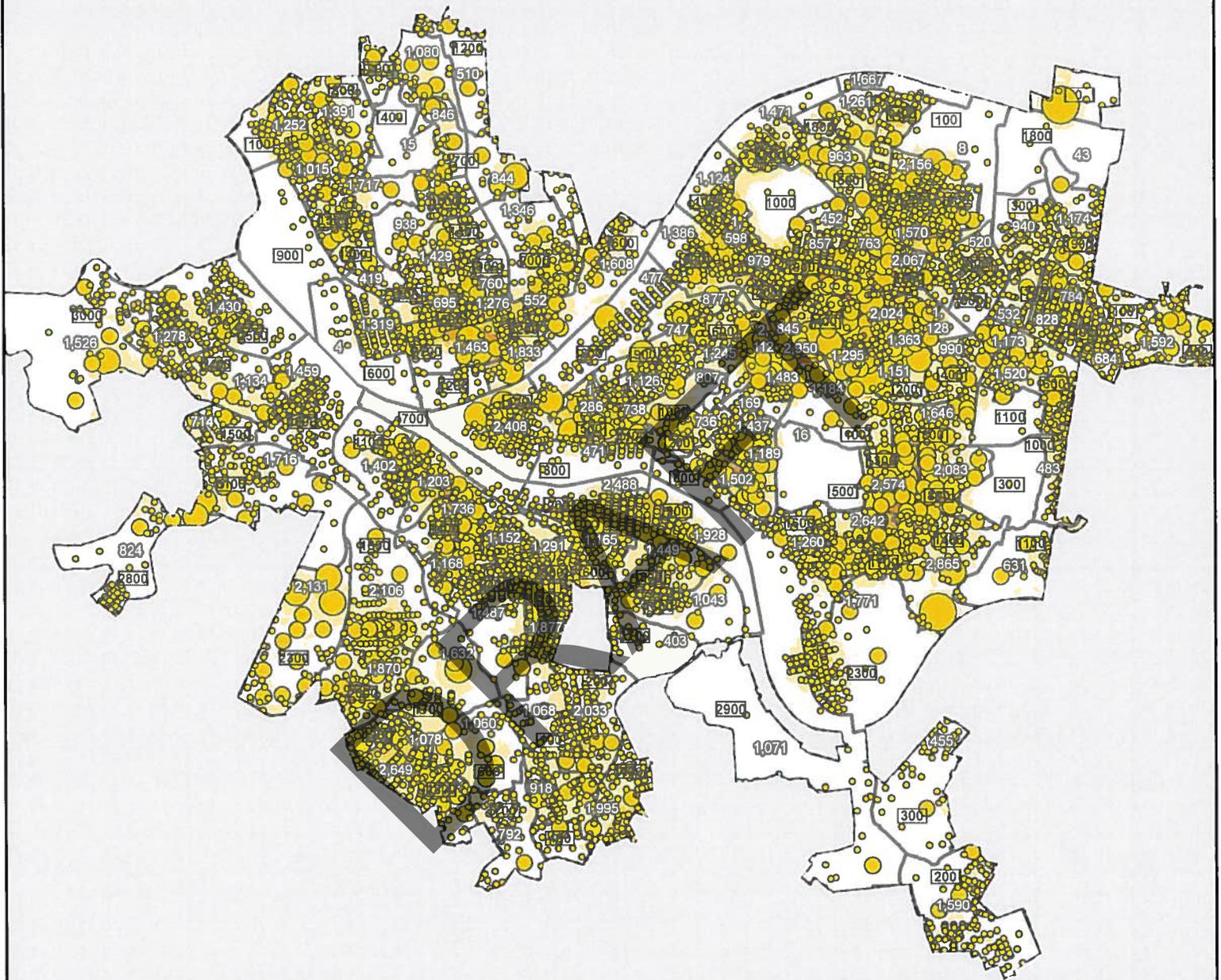


- City Boundary
- Tracts Boundary
- = tract number

Census Tract labels show 2014 total housing units.



Total Housing Units by Block Points & Tracts: City of Pittsburgh, Pennsylvania



Legend

Block Point Housing Units
 401 - 1,339
 0 - 50

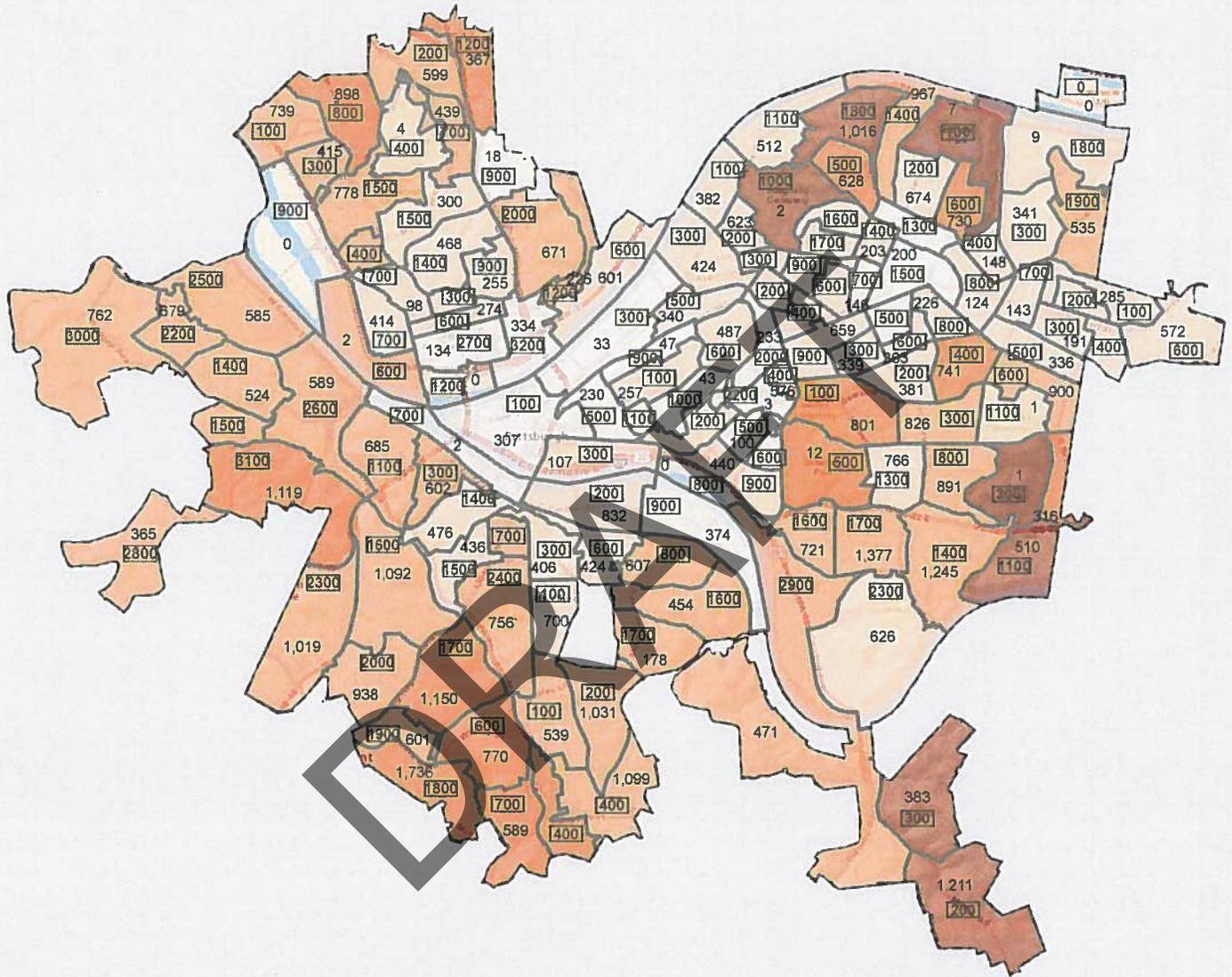
City Boundary
 Tracts Boundary
 = tract number

Census Tract labels show 2014 total housing units.

Miles
 0 0.5 1
 1 in = 1.5 miles



Percent Owner Occupied Housing Units by Tract: City of Pittsburgh, Pennsylvania



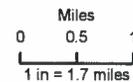
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Percent Owner Occupied Housing Units

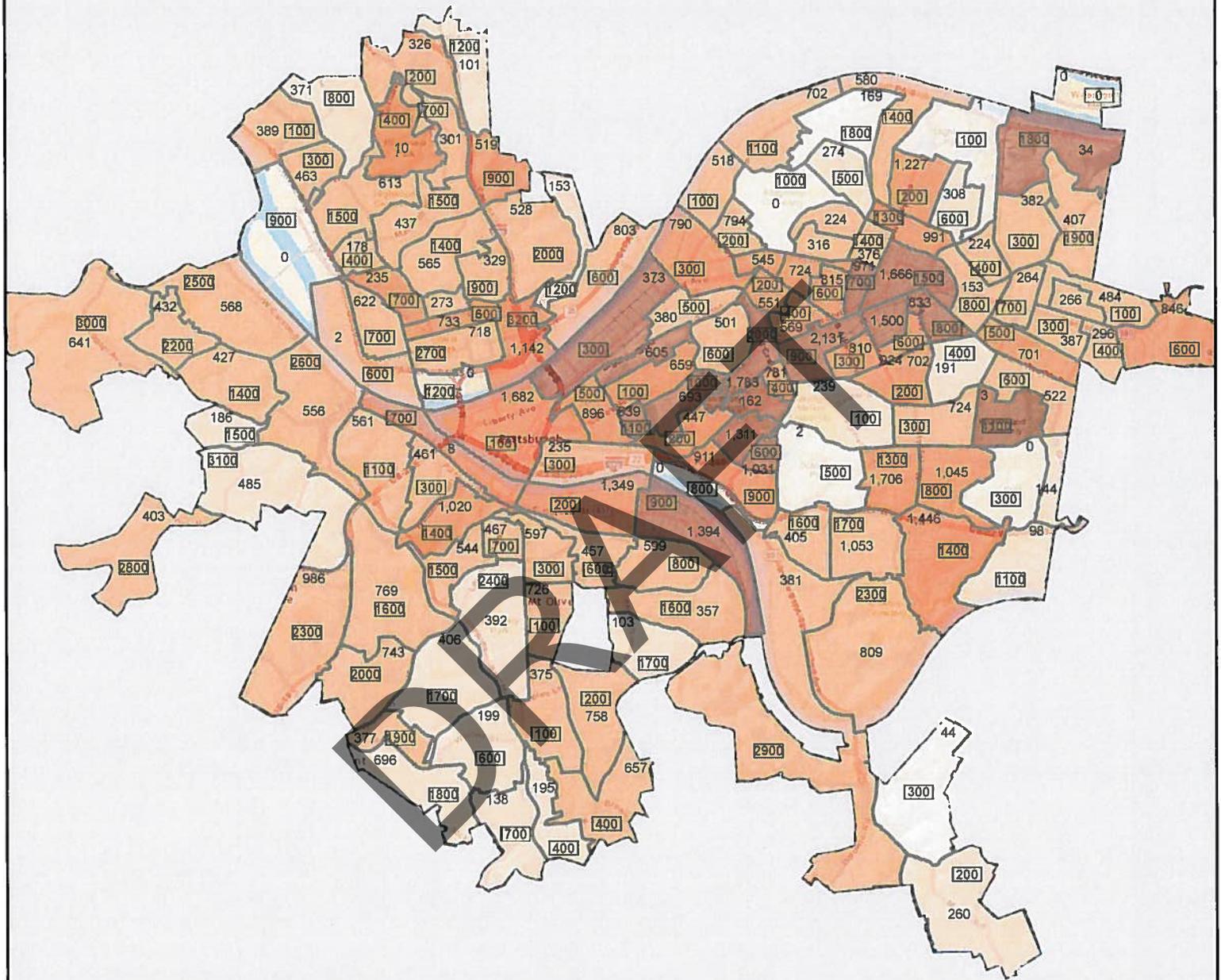
- 0% - 20%
- 20.1% - 40%
- 40.1% - 60%
- 60.1% - 75%
- 75.1% - 100%

- City Boundary
- Tracts Boundary
- 100 = tract number

Census Tract labels show owner occupied housing units.



Percent Renter Occupied Housing Units by Tract: City of Pittsburgh, Pennsylvania



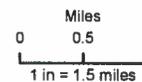
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Percent Renter Occupied Housing Units

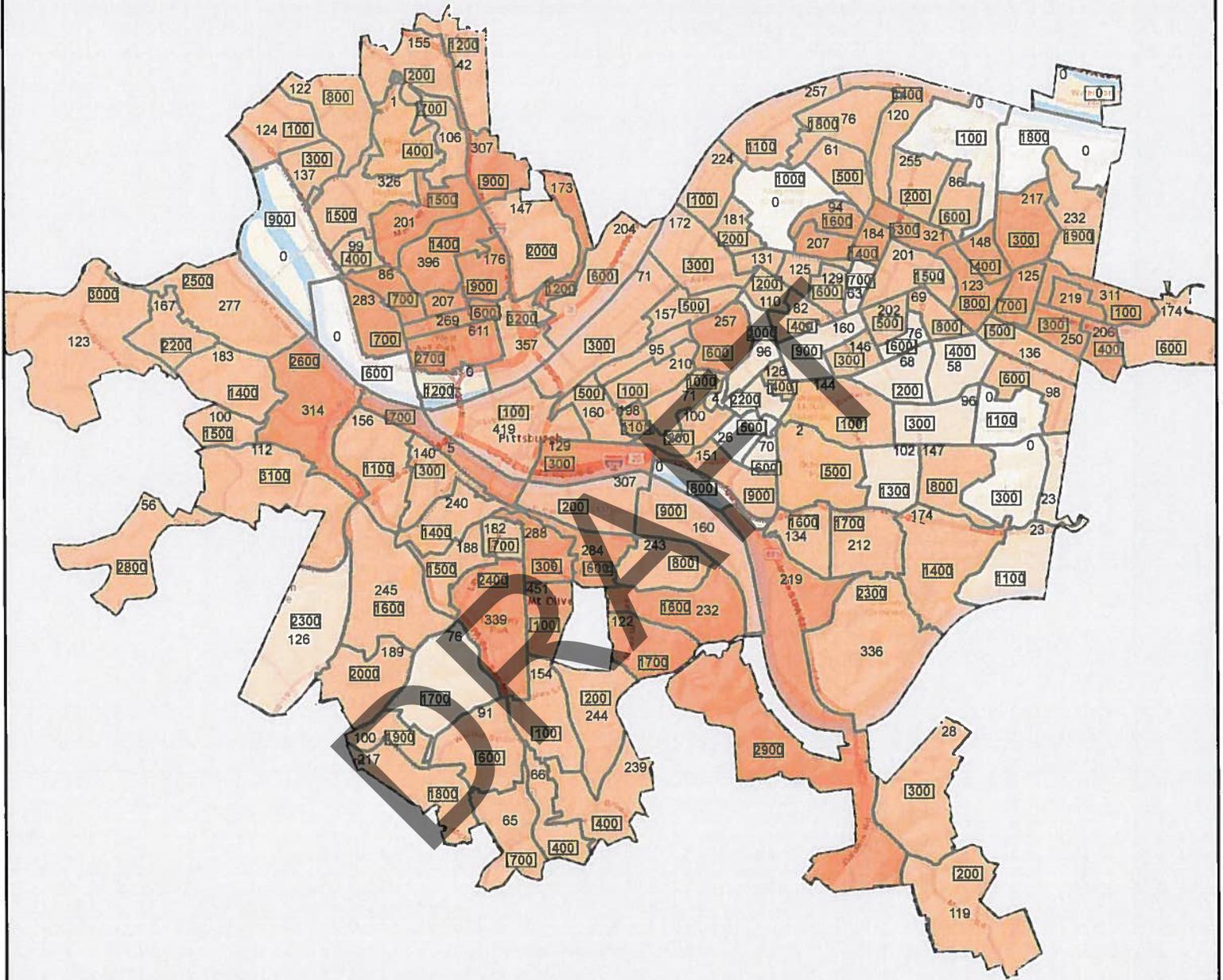
- 0% - 15%
- 15.1% - 30%
- 30.1% - 50%
- 50.1% - 70%
- 70.1% - 100%

- City Boundary
- Tracts Boundary
- 65 = tract number

Block group labels show renter occupied housing units.



Percent Vacant Housing Units by Tract: City of Pittsburgh, Pennsylvania



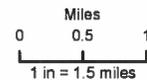
Legend

Percent Vacant Housing Units

- 0% - 2%
- 2.1% - 6%
- 6.1% - 20%
- 20.1% - 50%

- City Boundary
- Tracts Boundary
- 100 = tract number

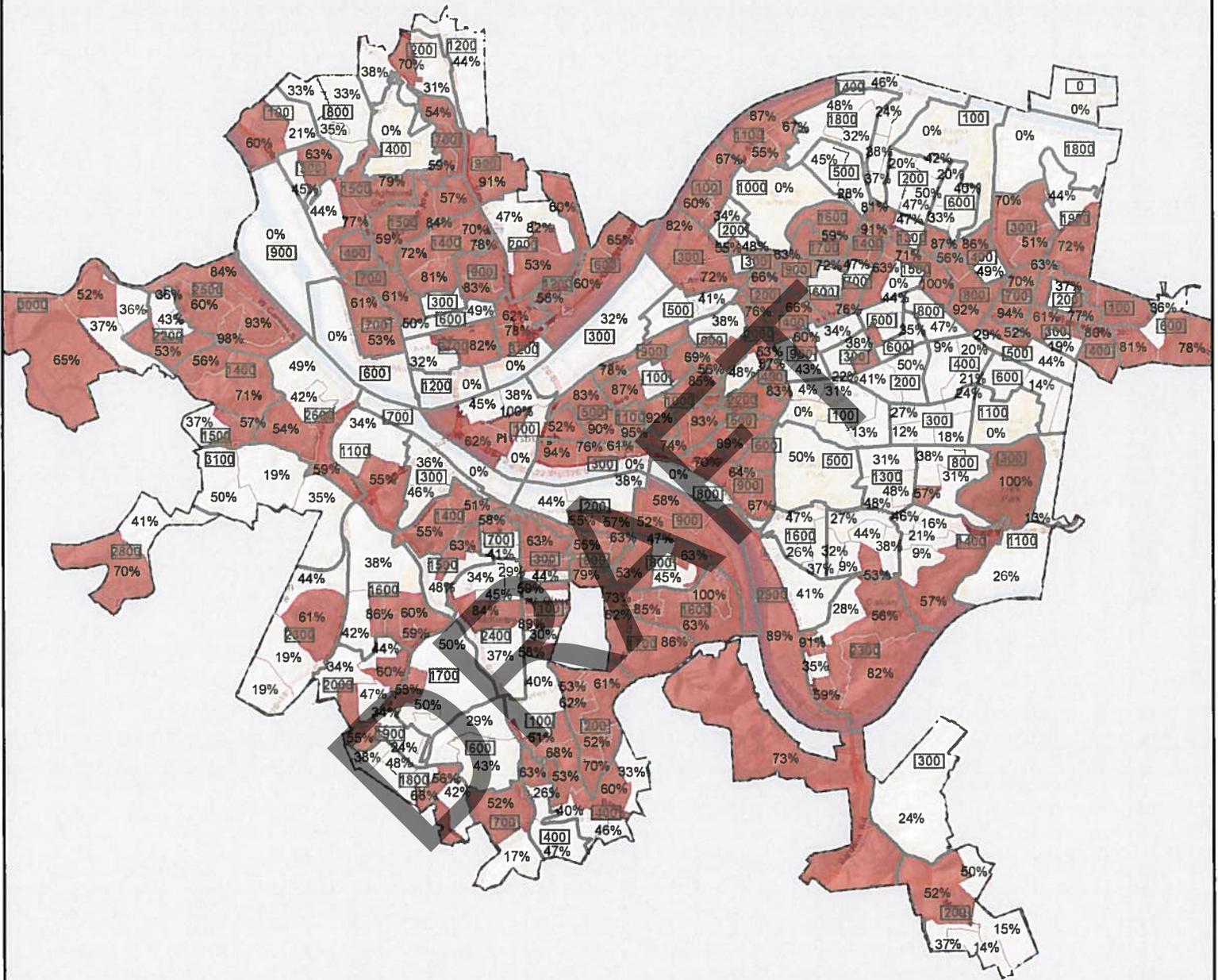
Census Tract labels show vacant housing units.



NORTH



Low/Moderate Income Percentage by Block Group: City of Pittsburgh, Pennsylvania



Legend

Low/Moderate Income

- Less than 51%
- 51% or More

* Based on Census 2010



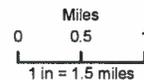
City Boundary



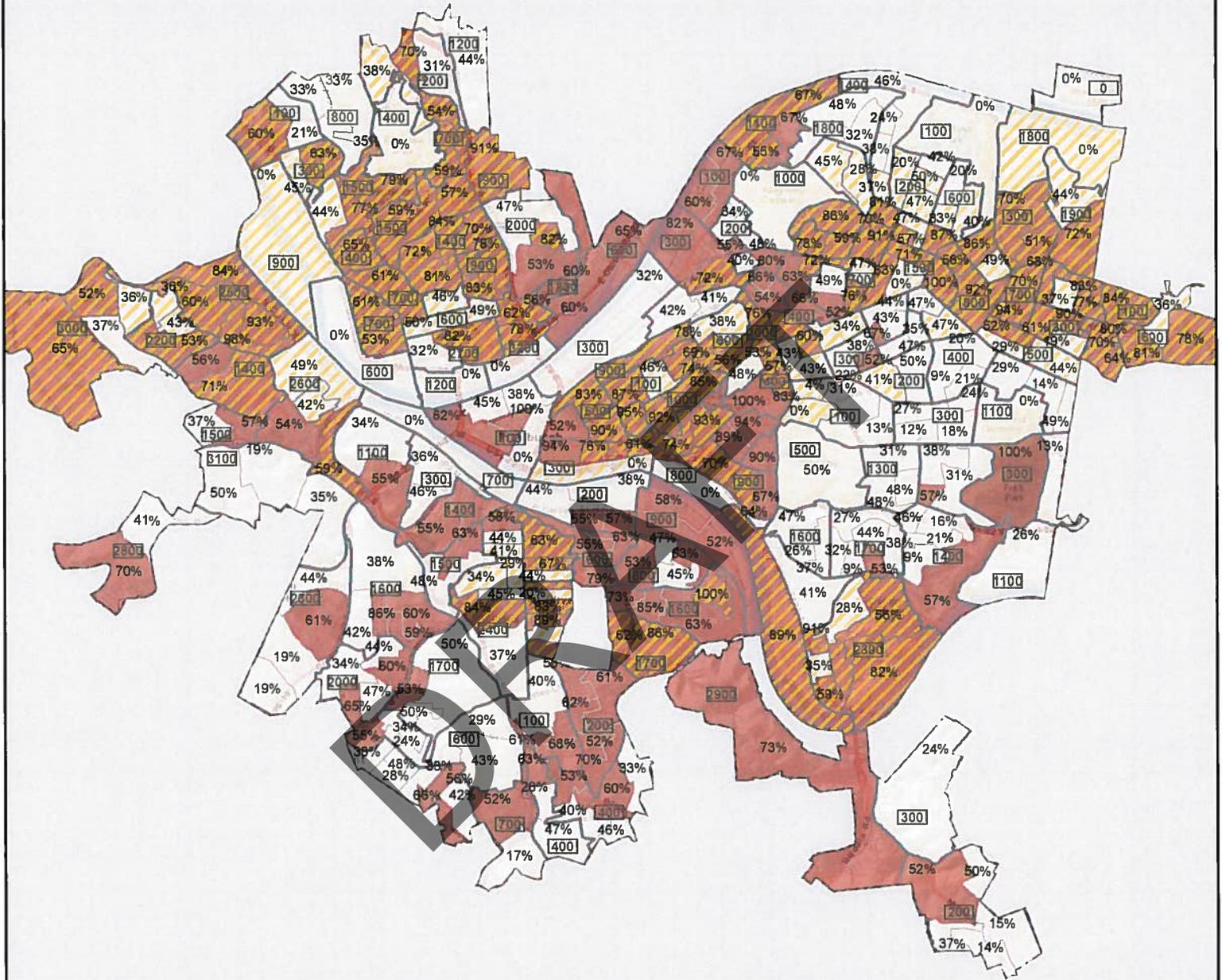
Tracts Boundary

1100 = tract number

Block group labels show the low/moderate income percentage.



Low/Moderate Income with Minority Percentage by Block Group: City of Pittsburgh, Pennsylvania

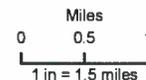


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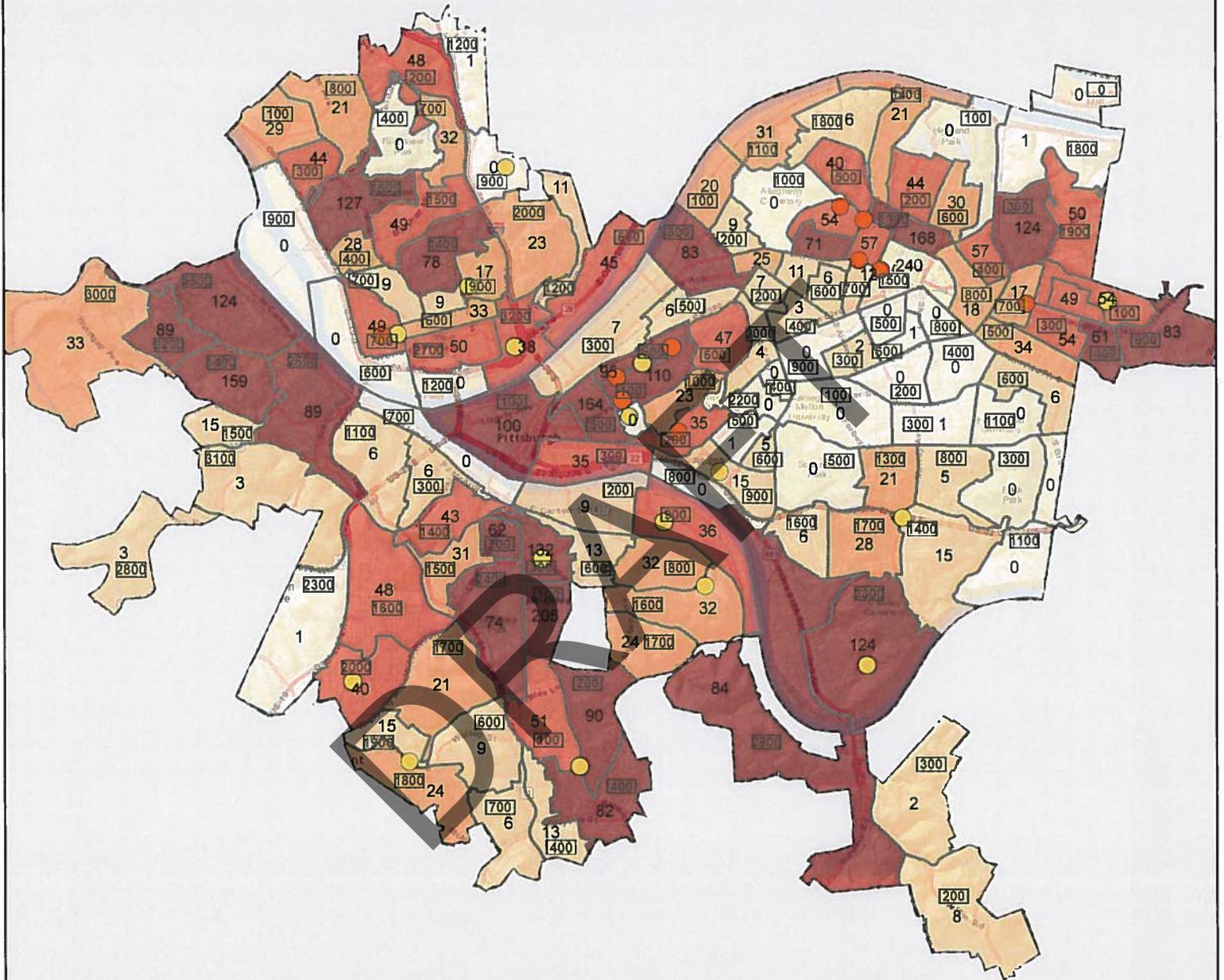
- Low/Moderate Income**
- Less than 51%
- 51% or More
- * Based on Census 2010

- Minority >= 32.55%
- City Boundary
- Tracts Boundary
- [100] = tract number

Block group labels show the low/moderate income percentage.



Section 8 Housing by Tract: City of Pittsburgh, Pennsylvania



Legend

● Privately Managed

● HACPs Communities

Section 8 Housing

0 - 1

2 - 15

16 - 35

36 - 60

61 - 240

○ City Boundary

□ Tracts

1100 = tract number

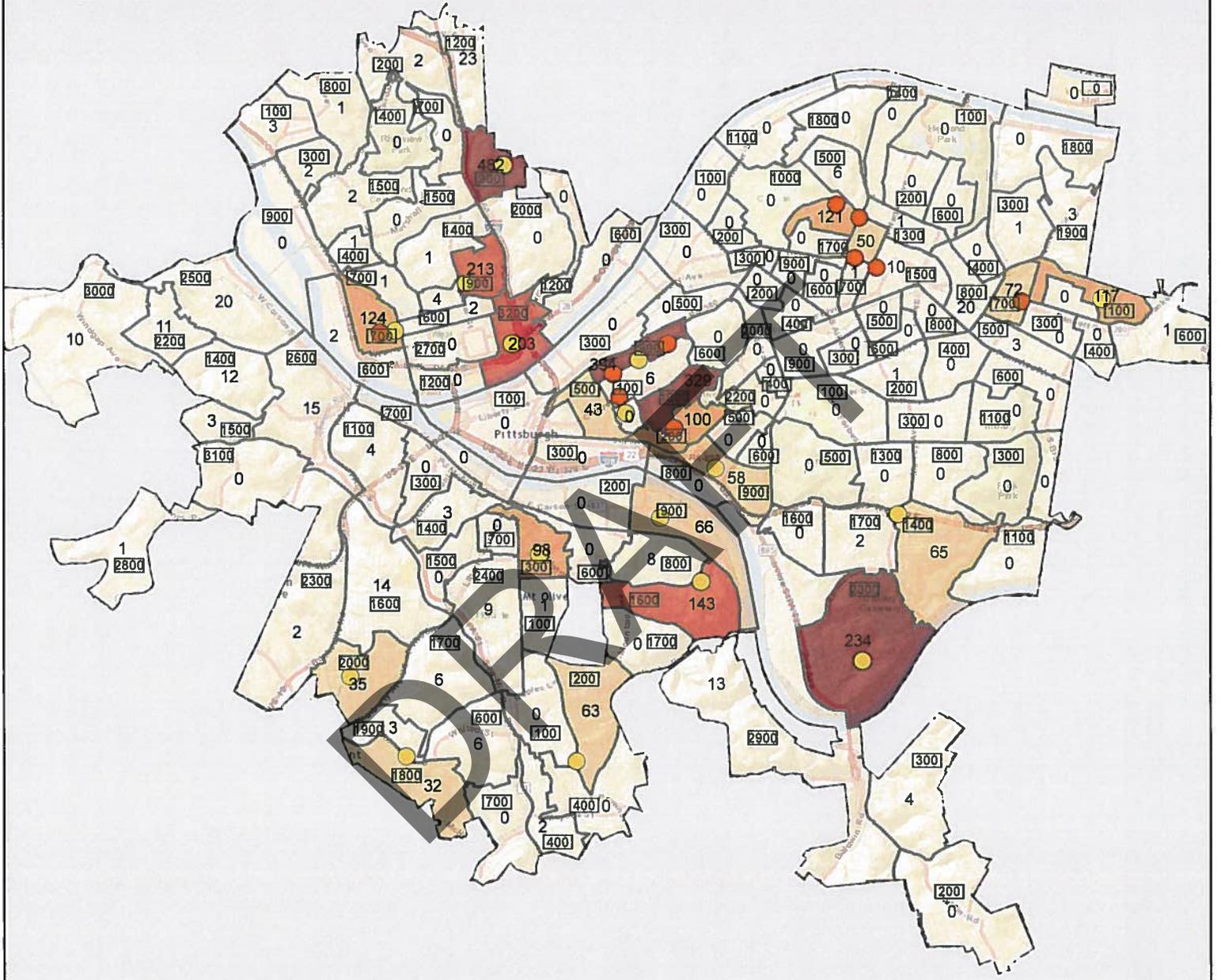
Census Tract labels show total Section 8 Housing.

Miles
0 0.5 1
1 in = 1.5 miles

▲ NORTH

BUILT ON EXPERIENCE
URBAN DESIGN VENTURES

Public & Private Development Housing by Tract: City of Pittsburgh, Pennsylvania



Legend

● Privately Managed

● HACP Communities

Public & Private Housing
 0 - 23
 24 - 75
 76 - 140
 141 - 230
 231 - 482

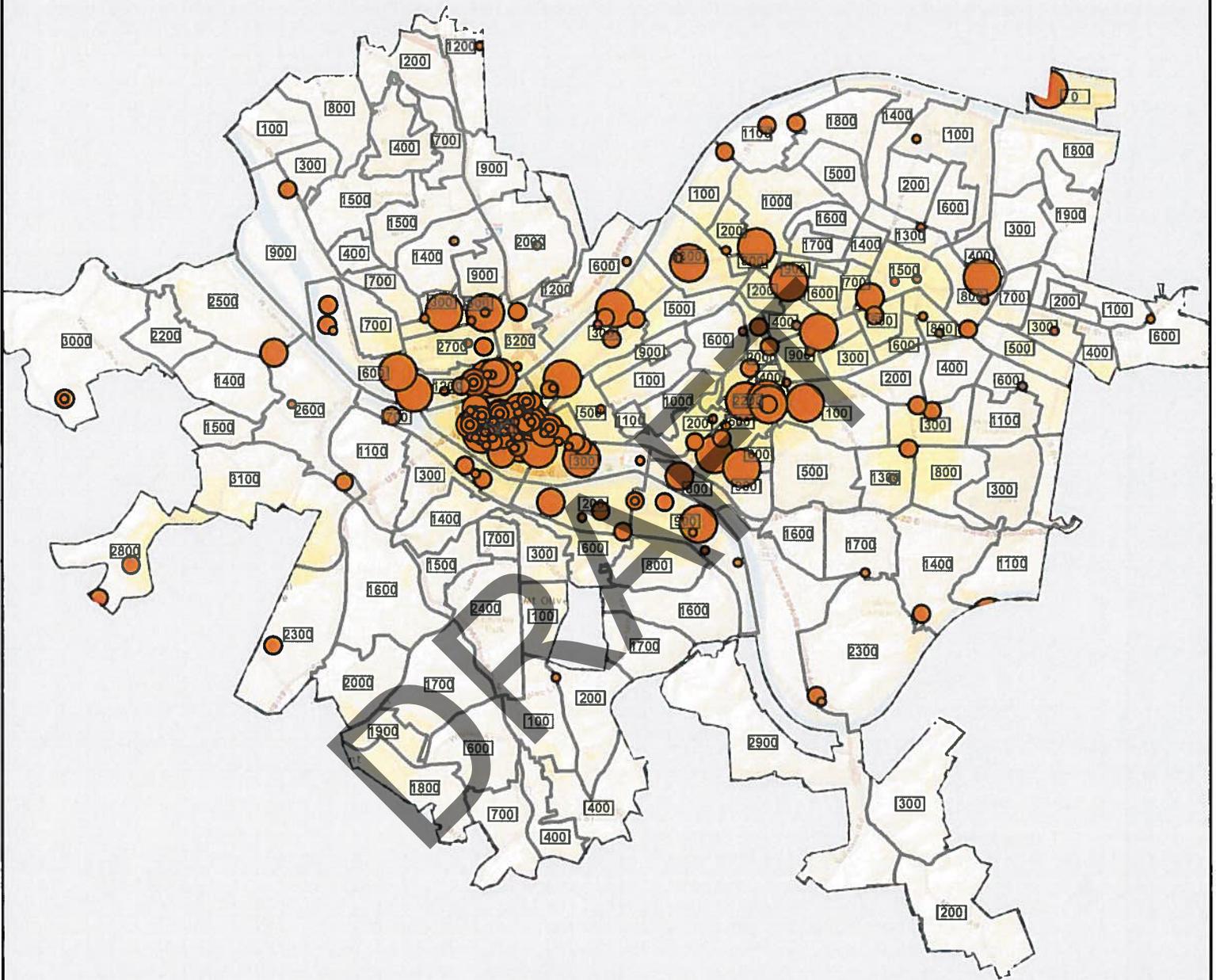
--- City Boundary
 □ Tracts
 [1100] = tract number

Census Tract labels show total public & private housing.

Miles
 0 0.5 1
 1 in = 1.5 miles

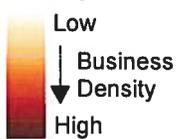


Commercial Hot Spots: City of Pittsburgh, Pennsylvania



Legend

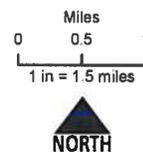
Business Density Surface



Large Businesses by # of Employees

- 102 - 200
- 201 - 500
- 501 - 1,000
- 1,001 - 40,000

- ⬢ City Boundary
- ⬢ Tracts Boundary
- 1100 = tract number





B. Appendix B – Citizens Participation

The following pages include public hearing notices and other documents outlining citizen participation.

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**NOTICE OF DISPLAY OF PLANS AND PUBLIC HEARING
FOR FY 2015-2019 FIVE YEAR CONSOLIDATED PLAN,
FY 2015 ANNUAL ACTION PLAN, & ANALYSIS OF IMPEDIMENTS
TO FAIR HOUSING CHOICE, CITY OF PITTSBURGH, PA**

Notice is hereby given by the City of Pittsburgh, Allegheny County, PA that it has prepared a Five Year Consolidated Plan for FY 2015-2019, an Annual Action Plan for FY 2015, and an Analysis of Impediments to Fair Housing Choice. The City intends to submit its FY 2015 Annual Action Plan in the amount of \$12,766,552 for Community Development Block Grant (CDBG) funds; \$1,636,132 in HOME funds; \$1,159,290 in Emergency Solutions Grant (ESG) funds; and \$721,418 in HOPWA funds. The FY 2015 Annual Action Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or before April 13, 2015.

These plans will be available for review for 30 days. Written or verbal public comments on these plans will be received until 4:00 P.M. on Thursday, April 9, 2015 and should be directed to the City of Pittsburgh's Department of City Planning, attention Michael Petrucci, Assistant Director for Community Development, 200 Ross Street, Pittsburgh, PA 15219. The phone number is (412) 255-2211, fax number is (412) 393-0151, and the TDD number is (412) 255-2222.

The City will hold a public hearing on Wednesday, April 1, 2015 on these plans. The purpose of the public hearing is to receive comments on the draft FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. The meeting will take place at 5:30 p.m. on Wednesday, April 1, 2015 in the First Floor Conference Room, 200 Ross Street, Pittsburgh, PA 15219. The building is handicapped accessible through the rear.

In order to obtain the views of citizens, public agencies and other interested parties, the City of Pittsburgh has placed the Plans on display and online from March 11, 2015 through April 9, 2015, at the City of Pittsburgh's website (<http://pittsburghpa.gov/dcp/community-development/cdbg>). Copies of the plans may also be examined during normal hours of operation at the following locations:

**Department of City Planning
200 Ross Street, Pittsburgh, PA 15219**

**Urban Redevelopment Authority
200 Ross Street, Pittsburgh, PA 15219**

**Housing Authority of the City of Pittsburgh
200 Ross Street, Pittsburgh, PA 15219**

The City of Pittsburgh's proposed activities for funding under the FY 2015 Annual Action Plan and the entire FY 2015 Operating & Capital Budget for the City of Pittsburgh are on display or may be viewed on the City of Pittsburgh's website at:

http://apps.pittsburghpa.gov/mayorpeduto/2015_Operating_Budget_PDF.pdf.

The plans were developed after conducting an initial public hearing; community meetings; round table meetings with housing, social services, and community and economic development agencies/organizations; meeting with City staff; community-wide citizen questionnaire, and

receiving both written and verbal comments, requests, and identified needs from the local community. If you are interested in attending the public hearing to present comments on the documents please contact Ms. Kelli Dixon at (412) 255-2212, by Wednesday, March 25, 2015.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG Funds.

All interested persons, groups, and organizations are encouraged to attend this public hearing and will be given the opportunity to present oral or written testimony concerning the proposed plans and use of Federal funds under the FY 2015-2019 Five Year Consolidated Plan, FY 2015 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice.

Written comments or oral comments may be addressed to Mr. Michael Petrucci, Assistant Director for Community Development, 200 Ross Street, Pittsburgh, PA 15219. The phone number is (412) 255-2211, fax number is (412) 393-0151, and the TDD number is (412) 255-2222.

Michael Petrucci, Assistant Director for Community Development

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